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CITY OF DESERT HOT  
SPRINGS

## DRAFT ENVIRONMENTAL ASSESSMENT

PALM DRIVE @ CLAIRE AVENUE

APN  
657.050.003 - 8

Lead Agency



CITY OF DESERT HOT SPRINGS  
65950 Pierson Boulevard  
Desert Hot Springs • California 92240

July 15, 2018

Preparation



[www.TBNC-California.com](http://www.TBNC-California.com)

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## DRAFT ENVIRONMENTAL ASSESSMENT

### INITIAL AGENCY SUBMITTAL ISSUE

Working Date Record: 07.15.18

Project Title [Working]: **Palm Drive @ Claire Avenue**

Project Site Identification: APN 657.050.003 - 8

Vested Property Title: PALM AVENUE GROUP, a General Partnership  
Chester Allen, Principal 760.716.1031  
9434 Tea Tree Lane  
San Diego, California 92127.2604

Lead Agency: CITY OF DESERT HOT SPRINGS 760.329.6411  
65-950 Pierson Boulevard  
Desert Hot Springs, California 92240

DHS Contact: Scott K. Taschner, MS, GISP 760.329.6411 x 256  
Senior Planner  
City of Desert Hot Springs

Project Location: Southwest Corner @ 9.1 acres [e]  
16-500 [e] Palm Drive & 66-499 [e] Claire Avenue  
Desert Hot Springs, California 92240  
  
Township / Range T3SR5E SEC 7

General Plan Designation: DHS I-10 Community Annexation Land Use  
Current: RR Rural Residential  
Pre-Annex: County of Riverside Commercial  
  
Proposed: C-R = Commercial Retail  
P-D = Planned Development

Zoning: Current: Not in Zoning Overlay  
Proposed: Subject to DHS Planning

Area Plan: RCIP Western Coachella Valley

Project Description: Currently a vacant, generally level parcel, with conjoined properties similarly vacant and level.  
  
Property fronts upon Regional Main Thoroughfare Palm Drive, and perpendicularly aligned Claire Avenue.

The Proposed Project is the creation of a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Food Service Establishments, Neighborhood Retail Support Services and an Executive and Entrepreneurs' Business Park.

A Comprehensive Site Analysis, including conceptual proposed site use applications, vehicular traffic preliminary calculations, hours of operations, and general project narrative to be generated, titled;

- Comprehensive Draft Site Analysis [CDSA]

#### Site Topography:

Located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [<3'] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravelly sand with silt.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

#### Surrounding Land Uses Existing Settings:

500' Project Limits Radius Discussion;

Northerly: Vacant Land of similar topography north of Claire Avenue is approximately 16.71 acres in three [3] parcels previously proposed as a WalMart® Super Center, [unknown development status at this time].

Westerly: Vacant Land of similar topography consisting of more than one hundred fifty [>150] improved single family home site lots, approximately 7,400 sq. ft. to 11,326 sq. ft. net size.

Southerly: Vacant Land of similar topography of approximately 18.35 acres in two [2] parcels.

Easterly: Sited across Palm Drive, of similar topography consisting of seventeen [17] vacant, site improved single family lots approximately 7,400 sq. ft. to 9,580 sq. ft. net size, with an improved Heritage-Class Roadside Motel at the southeasterly intersection of Camino Idilio.

Continued: Surrounding Land Uses  
Existing Settings;

Conjoined easterly to the previous area descriptions, traversing southerly to northerly is West Via Corto, featuring twenty [20] single family lots, greater than 7,400 sq. ft. Single Family Homes are developed upon eleven [11] lots.

Other Previous Related  
Environmental  
Documentation:

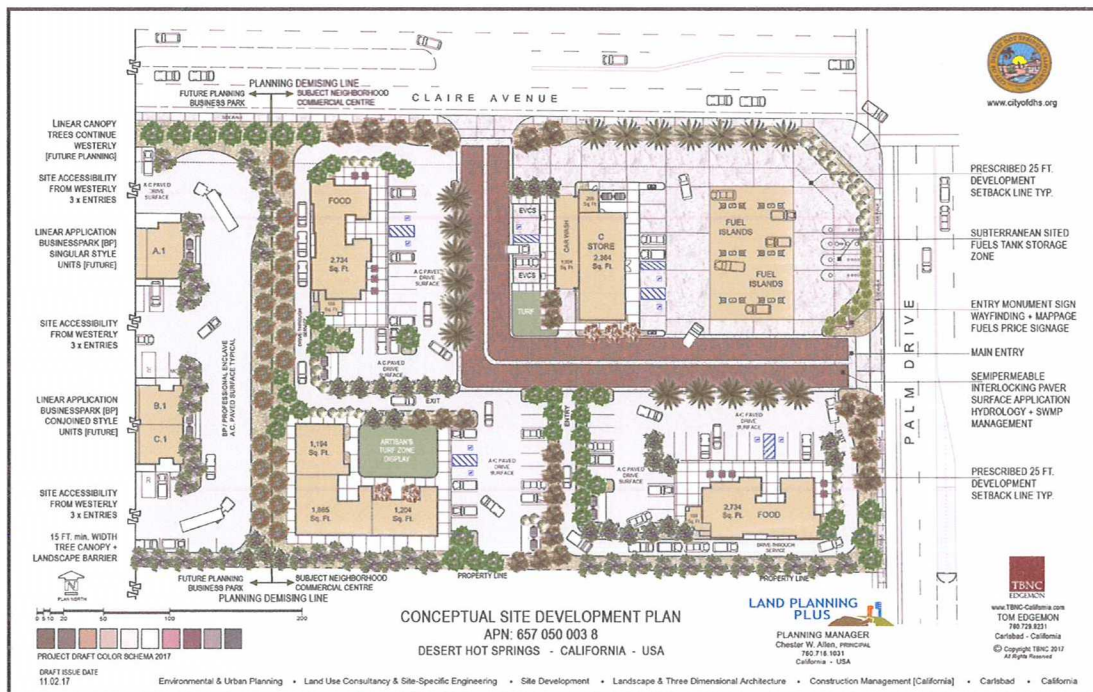
None Discovered

Previous Planning Cases:

CASE # CZ05152 Change of Zone from R-1 to C-P-S  
Approved

Other Agencies Whose  
Approval is Required,  
and Permits Required:

Riverside County Transportation Department  
Riverside County Flood Control & Water Conservation District  
Mission Springs Water District [MSWD]



## CONCEPTUAL SITE PLAN STUDY EXHIBIT

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED  
STUDY DRAFT .001

Descriptions

- 01 A brief explanation is required for all listing items to follow, except for “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in parentheses following each response.

A “No Impact” response is adequately supported if the referenced information sources show that the subject impact simply does not apply to the subject project / property.

A “No Impact” response shall be explained where it is based on project-specific factors as well as general standards.

- 02 All responses shall take in into account the whole actions involved.

Responses shall address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

- 03 “Potentially Significant Impact” discussion is appropriate, if an affect is significant or potentially significant, or if the Lead Agency lacks adequate information to make a finding of insignificance.

If there are one [1] or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report [EIR] is warranted.

- 04 “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced the “Potentially Significant Impact” to a “Less than Significant Impact”.

The Lead Agency must describe the mitigation measures, and briefly explain how they propose to reduce the effect to a less than significant level [mitigation measures from Section XVIII may be cross-referenced].

- 05 Earlier or consequentially conducted analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or Negative Declaration [NegDec].

A source listing may be provided, or other sources may be used, or individuals contacted, being appropriately cited in respective discussions.

- 06 References to information sources for potential impacts [e.g., General Plan, Zoning Ordinances] shall be incorporated into this report discussion.

Other sources utilized, or individuals contacted, may be cited and credited in this report.

## SITE STUDY ISSUES

### STANDARD CONDITIONS OF APPROVAL:

The City of Desert Hot Springs imposes Standard Conditions of Approval on Projects which are considered to be components of or modifications to the Project. Some of these Standard Conditions also result in reducing or minimizing Environmental Impacts to a level of insignificance.

However, because they are considered part of the Project, they may not be identified as Mitigation Measures.

#### **01 LAND USE & PLANNING**, would the Project;

- 01.1 Conflict with any applicable Land-Use Plan, Policy, or Regulation of an Agency with Jurisdiction over the Project, including but not limited to the General Plan, Zoning Ordinance, or Regional Policy, adopted for the purpose of avoiding mitigating and environmental effect?

##### Discussion:

In year 2010 the City of Desert Hot Springs [DHS] annexed approximately four thousand [4,000] acres that connects the city to Interstate 10 via Palm Drive, formerly an unincorporated area of Riverside County.

Now, when touring motorists exit I-10 at Palm Drive, they are in Desert Hot Springs, California.

This annexation, in specificity The Palm Drive Corridor, affords Desert Hot Springs more opportunity for exposure along the I-10, which more than one hundred fifty thousand [150,000] people travel daily.

This annexation provides additional economic development opportunities and the expansion of the community's job base.

The Palm Drive Corridor is a the regional roadway connecting DHS to other neighboring communities, southerly comprising the Coachella Valley metroplex.

The Palm Drive Corridor provides integrated land use and transportation planning opportunities to the benefit of the DHS community.

The city of DHS has recently completed a Five [5] Mile Radius Economic Analysis of Palm Drive and Dillon Road, to validate and promote the attractive business opportunities offered in this planning zone, to benefit the greater DHS community.

The Desert Hot Springs Planning Department is active in the planning of the "Palm Drive Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, produce a livable and sustainable economic community and reduce traffic congestion along Palm Drive.

Often referred to as the "Shining City on the Hill," the city of Desert Hot Springs is combining its plentiful natural assets of hot water, world-class drinking water, unmatched views, and cooler summer temperatures with innovative and aggressive City Leadership to energetically realize its great potential and build the Coachella Valley's "City of the Future."

Applicable Land-Use Planning, Policy, or Regulation of an Agency with Jurisdiction over the Project, including but not limited to the General Plan, Zoning Ordinance, or Regional Policy, is further substantiated by the following;

- 01.1.1 Provide for the timing of Residential, Commercial, Business Park and Industrial Development coincident with the availability of adequate market demand to ensure economic viability.
- 01.1.2 Ensure that the proposed Project Development is adequately served by transportation infrastructure, utility infrastructure and public services.
- 01.1.3 Achieve and maintain high quality architecture, landscape, and public use and open space within the City of Desert Hot Springs environs.
- 01.1.4 Require that all proposed structure and site improvements be constructed in accordance with the requirements of the City of Desert Hot Springs building and other Pertinent Code Regulations.
- 01.1.5 Accommodate existing uses and new development in accordance with the Land Use, Zoning and Site Density Schedules, per the City of Desert Hot Springs.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



01.2 Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

Discussion:

The proposed Project is sited within the Coachella Valley Multi-Species Habitat Conservation Plan [CVMSHCP] Planning Area.

The proposed Project is not in a Cell Group of the Western Riverside County Multi-Species Habitat Conservation Plan [WRMSHCP], or in the Stephen's Kangaroo Rat, Ordinance 663.10 Fee Area.

The City of Desert Hot Springs is a participant of the CVMSHCP, and this entire study site is within the Plan.

There are thirty-three [33] sensitive species documented within a ten [10] mile radius of this site, including the State-Listed, and / or Federally-Listed, as threatened or endangered Peninsular Big Horn Sheep [*Ovis canadensis nelsoni* pop 2], Coastal California Gnatcatcher [*Poliophtila californica californica*], Coachella Valley Fringe-Toad Lizard [*Uma inornata*], Least Bell's Vireo [*Vireo bellii pusillus*], and Valley Milk-Vetch [*Astragalus lentiginosus* var. *coachellae*].

Reportedly, the Burrowing Owl [*Athene cunicularia*], which is a Federal and State of California Species of Special Concern [SSC] has been documented within five [5] miles, of this project site.

The CVMSHCP requires a habitat assessment for the Burrowing Owl [BUOW], if habitat for the BUOW is present, and a focus survey and protocol-level focused survey is required.

There are no stream channels, washes, or significant earthen swales as defined by Section 1600 of the State of California Department of Fish and Game Code [FGC] under jurisdiction of the California Department of Fish and Wildlife [CDFW], or "Waters of the United States" [WoUS] as defined by Section 404 within, or adjoining the proposed Project site.

Therefore, no regulatory permits from these Agencies are envisioned to be required.

Desert Hot Springs Officials are working with the Coachella Valley Association Governments [CVAG] with respect to the Multi-Species Habitat Conservation Plan that affects a large portion of the newly annexed Palm Drive - Interstate 10 Corridor area by setting aside from development natural areas for threatened and endangered desert plant and wildlife species.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 01.3 Physically divide an established community?

#### Discussion:

The proposed Project Site is located approximately 2.32 miles southerly of the DHS Town-Central intersection of Pierson Boulevard at Palm Drive and approximately 1,730 feet northerly of the Intersection of Dillon Road at Palm Drive.

The Dillon Road Intersection features a Heritage Categories Retail Fuel Station, a Convenience Store, a Mixed Retail Center, an Automobile Sales Lot, and westerly on Dillon Road a Mobile Home Park and a Personal Storage Units Complex.

The Project Site is located approximately 3.46 miles north the intersection of Interstate 10 at Palm Drive.

Sited as conjoined to the west of the proposed Project Site is a vacant and unbuilt "mapped" single family residential parcel of more than one hundred fifty [>150] lots.

Conjoined to the north is vacant acreage of more than sixty [>60] acres.  
Conjoined to the south is vacant acreage of more than sixty [>60] acres.

Easterly from the site aligned with Palm Drive are seventeen [17] vacant residential lots, with a Heritage Roadside Motel at the Camino Idilio intersection.

Further site-easterly, established residential homes are enjoyed on West Via Corto, Via el Rancho, Via Corto East, Ave Descanso, served by west-to-east connectors Camino Aventura and Camino Idilio.

The proposed Project does not propose to develop new roads or travelways, only road width and surface improvements to the existing dedicated circulation.

The Palm Drive Corridor planning promotes creative, forward-looking, and sustainable development solutions that fit the needs of Desert Hot Springs [DHS] and at the same time support shared regional values across the Coachella Valley. The City anticipates local and regional benefits; inclusive of increased public transit and alternative transportation use, public health improvements and community cohesiveness.

The City of DHS desires to provide for a mixture of land uses and transportation options that work together to provide a more livable, prosperous and sustainable community. Subsequently, it is not envisioned that this project would disrupt or divide the existing community.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 02 POPULATION & HOUSING, would the Project;

- 02.1 Induce substantial population growth in the area, either directly [e.g. by proposing new homes and businesses] or indirectly [e.g. through extensions of roads or other infrastructure]?

Discussion:

The proposed Project would contribute to the population growth of the immediate area, now currently primarily vacant desert conditions land, as the project proposed would cater to the neighborhood and Palm Drive Commuters; featuring convenience, fuels and food, retail and commercial services, and an Executive Entrepreneur's Business Park.

The City of DHS Planning Department is active in the planning of this "Palm Drive Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, and produce a livable and sustainable economic community.

The proposed project does not propose to develop new roads or travelways, only road width and surface improvements to the existing dedicated roadway's circulation.

Subsequently, it is not envisioned that this project would be considered to induce substantial growth in excess of the scope and scale envisioned by the City of Desert Hot Springs, and the planning of the Palm Drive Corridor.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 02.2 Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion:

The project is sited within a substantially vacant area served by Palm Drive, and no existing housing is to be displaced.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 02.3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion:

The project is sited within a substantially vacant area served by Palm Drive, and no existing housing, or residencies shall be displaced.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 03 GEOLOGY & SOILS, would the Project;

- 03.1 Expose people or structures to potential substantial adverse effects, including the risk of loss, or injury, or death involving?:

- 03.1.1 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?

Discussion:

The Project Site does not lie within a currently delineated State of California, Alquist Priolo Earthquake Fault Zone [Bryant, 2007].

Well delineated fault lines cross through the City of Desert Hot Springs, as depicted on California Geological Survey [CGS] maps [Jennings, 2010]; however, no active faults are mapped in the immediate vicinity of the proposed Project site.

Therefore, active fault rupture is unlikely to occur at the project site. While fault rupture would most likely occur along previously established fault traces, future fault rupture could occur at other locations.

The South Branch segment of the San Andreas fault is reportedly more than one-half [ $\frac{1}{2}$ ] mile northeasterly of the site.

This segment of the fault is well recognized with known active surface fault rupture. In the event of future fault rupture, it is likely that local primary access routes, including Palm Drive may be adversely affected and the probability of closure for several days exists.

continued; 03.1.1 Geology & Soils

The Garnet Hill fault is located southerly of the subject site and is not located within an Alquist Priolo special studies zone. The Garnet Hill fault is a right lateral strike slip type of fault. The most recent surface rupture for this segment of the fault is late Quaternary and is not considered to be active.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

03.1.2 Strong ground shaking?

Discussion:

The primary seismic hazard to the site is strong ground shaking from earthquakes along regional faults including the San Andreas and San Jacinto faults.

The South Branch [Banning] segment of the San Andreas fault is reportedly located more than one-half [ $> \frac{1}{2}$ ] mile easterly of the site.

The Garnet Hill segment of the San Andreas Fault is reportedly located more than one-half [ $> \frac{1}{2}$ ] miles southwesterly of the site.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

03.1.3 Seismic-related ground failure, including liquefaction?

Discussion:

Secondary seismic hazards related to ground shaking include soil liquefaction, ground subsidence, tsunamis, flooding, slope instability, erosion and seiches.

The proposed Project Site is located within an active seismic area in southern California where large numbers of earthquakes are recorded each year.

Approximately thirty-nine [39] magnitude 5.5 or greater earthquakes have occurred within sixty [60] miles of the Project Site since 1856.

The site is far inland, so the hazard from tsunamis is non existent.

The site is relatively flat so the hazard from slope instability is not considered a significant issue for this site.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

03.1.4 Landslides?

Discussion:

The Project Site is generally level, with a project length slope gradient of approximately one [1%] percent.

The conceptual site planning depicts the tallest of site configured retaining walls of less than six [< 6'] feet, and conjoined manufactured landscape slopes of less than eight [<8' ] feet.

The underlying geologic condition for seismic design is Site Class D. Qualified Professional Engineers shall design all permanent structure constructed on the site. The minimum seismic design should comply with the 2016 edition of the California Building Code.

No expectation of landslide is envisioned.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

03.2 Result in substantial soil erosion, loss of topsoils, or changes in topography or unstable soil conditions from excavation, grading or fill operations?

Discussion:

The Project Site is generally level, with a project length slope gradient of approximately one [1%] percent.

The conceptual site planning depicts the tallest of site configured retaining walls of less than six [< 6'] feet, and conjoined manufactured landscape slopes of less than eight [< 8' ] feet.

The proposed Project Site Soils are susceptible to wind and water erosion.

Preventative measures to reduce seasonal flooding and erosion shall be incorporated into site grading and landscape improvement plans.

Dust control shall also be implemented during grading operations and site development construction. Site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District [SCAQMD].

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

03.3 Be located on a geological unit of soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion:

Soils are mapped according to the boundaries of major land resource areas [MLRAs]. MLRAs are geographically associated land resource units that share common characteristics related to geology, climate, water resources, soils, biological resources, and land uses [USDA, 2006].

The composition of the soils at this Project Site is identified as Carsitas Gravelly Sand [CdC]. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement, and are favorable for site stability.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 03.4 Be located on expansive soil, as defined in Table 18-1-B of the Unified Building Code [UBC], current Agency Issue, creating substantial risk to life or property?

Discussion:

Expansive soils are characterized by their ability to undergo significant volume change [shrink or swell] due to variations in moisture content. Changes in soil moisture content can result from rainfall, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors, and may cause unacceptable settlement or heave of structures, concrete slabs supported on grade, or pavements supported over these materials.

Depending on the extent and location below finished subgrade, expansive soils can have a detrimental effect on structures.

Reflecting visual observations, site soils were observed to be predominately Carsitas Gravelly Sand [CdC].

As such, the Expansion Index of the onsite soils is anticipated to be "very low" as defined by ASTM D 4829. Soil Samples of building pad soils shall be observed or tested during grading to confirm or modify these initial findings.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 03.5 Have soils incapable of adequately supporting the use of septic tanks or alternate waste water disposal systems where Municipal Sewer Systems are not available for the disposal of wastewater?

Discussion:

The Project Site is being planned, designed and engineered to be available to be served by the Municipal Agency Mission Springs Water District [MSWD] 760.329.6448, Desert Hot Springs, California 92240.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**04 HYDROLOGY & WATER QUALITY**, would the Project;

**04.1 Violate any water quality standards or waste discharge requirements?**

**Discussion:**

Water quality standards and waste discharge requirements will be addressed in the project design and development phase through preparation of a Storm Water Pollution Prevention Program [SWPPP] and Water Quality Management Plan [WQMP] certified by a Licensed Civil or Environmental Engineer in accordance with the National Pollutant Discharge Elimination System [NPDES] regulations for and approval by the City of Desert Hot Springs Department of Public Works [DPW].

The SWPPP and WQMP will establish Best Management Practices [BMPs] for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site.

The WQMP and SWPPP are standard requirements for development in the City of Desert Hot Springs [DHS], and with implementation, will ensure compliance with water quality standards and waste discharge requirements, which will reduce project impacts to a level that is less than significant.

The Car Wash effluent and surface area waters, and surface water runoff from under the gas pump canopy shall not drain to any storm drain system. The subject waters are to be directed to an engineered flow receptor [basin] complete with screening filtration and clarifier elements, then flow-routed to the subterranean reservoirs and / or recharge chambers.

This is a typical solution for automobile related uses for surface waters run off. Therefore, incorporation of the Department of Public Works' requirements and recommendations will result in a less than significant impact.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.2 Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?

Discussion:

The Project will increase the water demand associated with development of the currently vacant parcel.

Additionally, conjoined vacant lands, when developed will also create water demands.

The Municipal Agency Mission Springs Water District [MSWD] provides water delivery and sewer discharge, and has an existing significant Water Supply Main Line in Palm Drive, providing water availability to this site as well as the improved properties southerly and the residential community to the east.

Reportedly, the subject site is not located near any active ground water wells.

Although the project will contribute to cumulative water usage in the City of Desert Hot Springs, it is considered insignificant since the estimated water demand for the proposed project represents a minimal increase over the area's existing use, and the additional demand can be accommodated by MSWD.

Therefore, less than significant impacts are anticipated.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-site or off-site?

Discussion:

The project will not impact the course of a stream or river, as none exist on or near the Project site.

The proposed development improvements of the Project [Draft Analysis];

The proposed development improvements of the Project [Draft Analysis];

Buildings & Structures	19.5%
Landscape Development	16.6%
Semipermeable Drive Surfaces	9.5%
Concrete Surface [PCC] Fuels Station	6.5%
Concrete Surface [PCC] Restaurant Drive Ques	1.7%
Concrete Utilitarian Surfaces	7.5%
A.C. Paved Surfaces	38.7%

The inclusion of the carwash will not impact erosion or siltation on or off site because all water drainage onsite will be directed into an engineered flow receptor [basin] complete with screening filtration and clarifier elements, then flow-routed to the subterranean reservoirs and / or recharge chambers, or an equally effective approved alternative.

The project will be subject to standard code requirements requiring submittal and Agency Certification of Grading Plans and Hydrology and Hydraulic Studies for review and approval by the City of Desert Hot Springs Public Works Department to determine that the runoff generated by the proposed project will not adversely impact existing drainage systems and adjacent properties.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.4 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Discussion:

The proposed Project would not change or alter the drainage patterns of the site by grading activity. The Project site is vacant, foundationally level land, with a project length slope gradient of approximately one [1%] percent slope northwesterly to southeasterly.

The Project site is to incorporate pre-manufactured subterranean recharge chambers, and / or subterranean stormwater capture basins, and / or a network of dry well units, or a combination of each.

The proposed Structures development is to incorporate positive roof drainage downspout and collector systems, with roof overflow scuppers at mansard and parapet components.

Continued; Hydrology & Water Quality 04.3

The rain water runoff associated with the proposed project would be directed to the prescribed stormwater catch basins, retention and groundwater recharge containment units, with minimal waters release offsite.

The Project shall incorporate both Construction and Post-Construction Best Management Practices (BMPs) for infiltration and water quality purposes, to the approval of the City of Desert Hots Springs Director of Public Works.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.5 Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Discussion:

The Project site is vacant, foundationally level land, with a project length slope gradient of approximately one [1%] percent slope northwesterly to southeasterly.

The rain water runoff associated with the proposed project would be directed to the prescribed stormwater catch, retention and groundwater recharge containment units, with minimal waters release offsite.

The Project shall incorporate both Construction and Post-Construction Best Management Practices (BMPs) for infiltration and water quality purposes, to the approval of the City of Desert Hots Springs Director of Public Works.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.6 Otherwise substantially degrade water quality?

Discussion:

In accordance with National Pollution Discharge Elimination System [NPDES] Regulations in order to control the quality of water runoff and protect downstream areas, NPDES requirements assure compliance with water quality standards and water discharge requirements.

The rain water runoff associated with the proposed project would be directed to the prescribed stormwater catch, retention and groundwater recharge containment units, with minimal waters released offsite.

The Project shall incorporate both Construction and Post-Construction Best Management Practices (BMPs) for infiltration and water quality purposes, to the approval of the City of Desert Hots Springs Director of Public Works.

The Project's planned Car Wash proposes to not direct runoff to any storm drain system, but into an engineered flow receptor [basin] complete with screening filtration and clarifier elements, then flow-routed to the subterranean reservoirs and / or recharge chambers, or an equally effective approved alternative.

A Water Quality Management Plan [WQMP] shall be submitted to the City of Desert Hot Springs Public Works Department for review and approval prior to issuance of a precise grading permit for the project.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.7 Place housing within a 100-Year flood hazard area mapped on a Federal Flood Hazard Boundary of Flood Insurance Rate Map [FIRM] or other Flood Hazard Delineation Map?

Discussion:

The proposed Project Site is designated as Flood Zone AO on the Flood Insurance Rate Map [FIRM], which is described per Federal Flood Development Guidelines;

Areas subject to inundation by one-percent-annual-chance [1%] shallow flooding [usually sheet flow on sloping terrain] where average depths are between one [1'] foot and three [3'] feet.

Average flood depths derived from detailed hydraulic analyses are further detailed in this zone.

Continued; Hydrology & Water Quality 04.7

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

No residential or habitation housing is being proposed in this Project.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.8 Place within a 100-Year flood hazard area structures which would impede or redirect flood flows?

Discussion:

The Project site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravelly sand with silt.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

The grading and conformed finish topography being proposed for this site is to develop a series of surface-level building pads, with specific elevations of greater than three [ $>3'$ ] feet elevated to the mean natural grade.

The placement of the subject specific pads allow for flood inundation, originating from the southeast to flow through the site northeasterly.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.9 Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a levee or dam?

Discussion:

The proposed Project Site is designated as Flood Zone AO on the Flood Insurance Rate Map [FIRM].

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Per NFIP Guidelines Communities are encouraged to adopt more restrictive requirements for these areas.

The grading and conformed finish topography being proposed for this site is to develop a series of surface-level building pads, with specific elevations of greater than three [ $>3'$ ] feet elevated to the mean natural grade.

The placement of the subject specific pads allows for flood inundation, originating from the southeast to flow through the site northeasterly.

The Project Site fronts upon public thoroughfares Palm Drive, Claire Avenue and Cactus Drive served by five [5] thirty-six [36'] foot width concrete approaches, affording ingress and egress from the subject site to public roadways.

Reportedly, no dams or levees are located in or nearby the Project Site.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.10 Inundation by seiche, tsunami, or mudflow?

Discussion:

Seiches are standing waves created by seismically induced ground shaking [or volcanic eruptions or explosions] that occur in large, freestanding bodies of water. No bodies of water as detailed exist on or nearby this Project Site.

A tsunami is a series of waves caused by earthquakes that occur on the seafloor or in coastal areas. The project site is not located near the open ocean of the Pacific Ocean, and therefore, would not be subject to inundation by seiche or tsunami.

Continued; Hydrology & Water Quality 04.10

The project area is relatively flat and does not contain any hillside terrain; therefore, there is no potential for the project site to be inundated by a mudflow.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.11 Potentially impact stormwater runoff from construction activities?

Discussion:

During construction, sediment is typically the constituent of greatest potential concern due to potential erosion during grading and removal and re-compaction or replacement of fill areas.

Other pollutants that could affect surface-water quality during the project construction phase include petroleum products [gasoline, diesel, kerosene, oil and grease], hydrocarbons from asphalt paving, paints and solvents, detergents, fertilizers, and pesticides.

As a condition of project approval and prior to obtaining a grading permit, the City of Desert Hot Springs [DHS] would require the project applicant to prepare and submit a Stormwater Pollution Prevention Plan [SWPPP] in accordance with the NPDES General Construction and Municipal Stormwater Discharge Program permits.

The SWPPP would detail the treatment measures and BMPs that would be implemented during the construction phase of project development to minimize pollutant discharges such as petroleum products, paints and solvents, detergents, fertilizers, and pesticides in stormwater runoff to the maximum extent practicable.

The Erosion Control Plan [ECP], which forms a significant portion of the construction-phase controls required in a SWPPP, typically includes components such as: phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection and provision for revegetation or mulching.



The plan also prescribes treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include: inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds.

Other potential construction-phase pollutants would be controlled to levels below significance through project management and housekeeping measures, as described in the SWPPP that the project applicant would be required to prepare.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 04.12 Potentially impact stormwater runoff from post-construction activities?

##### Discussion:

Once the project has been constructed, the same types of pollutants detailed previously could be mobilized in stormwater runoff from roadway areas, driveways, and landscaping, and in dry-season “nuisance flows” from landscape irrigation and other activities, such as pavement washing.

Sedimentation is not typically a post-construction concern at mixed-use developments because these sites are usually paved, landscaped, and provided with engineered drainage infrastructure.

As detailed previously, preparation of a SWPPP would be required.

The SWPPP includes post-construction BMPs used to reduce pollutant loadings in stormwater runoff once the site is occupied, sets forth the BMP monitoring and maintenance schedule, and identifies the responsible entities during the construction and post-construction phases.

The City of Desert Hot Springs [DHS] would review the SWPPP to verify that the BMPs are designed in compliance with the appropriate criteria, as set forth in the County of Riverside NPDES permit and other recommended guidance, such as the Stormwater Best Management Practices Handbook for New Development and Redevelopment.

It is envisioned the applicable Regional Water Quality Control Board [RWQCB] would enforce compliance with the regulatory requirements of the NPDES General Construction and Municipal Stormwater Discharge permits through site inspections and review of annual reports and other ACCWP document submittals.

Post-construction stormwater treatment controls can be categorized as either "flow-based" [e.g., biofilters] or "volume-based" [e.g., detention basin, wet pond].

Post-construction water quality enhancement measures in the Start at the Source handbook and the recently revised California Stormwater BMP Handbook for New and Redevelopment emphasize site design to reduce impervious area coverage, and source control to prevent pollutants from becoming entrained

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 04.13 Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance [including washing], waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor work areas?

Discussion:

The Project is proposed to be marketed as For Sale or For Lease, and or other commercial opportunities.

To be written in to agreements of sale, lessee contracts, or other facilities commercial uses or applications, specific clauses will delineate, conform and bind responsible parties to the Stormwater Pollution Prevention Plan [SWPPP] in accordance with the NPDES General Construction and Municipal Stormwater Discharge Program permits.

The SWPPP would detail the treatment measures and BMPs that would be maintained during the subject occupancies to minimize pollutant discharges such as petroleum products, paints and solvents, detergents, fertilizers, and pesticides in stormwater runoff to the maximum extent practicable.

Additionally, the Erosion Control Plan [ECP], which forms a significant portion of the site use controls required in a SWPPP, typically includes components such as: limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection and provision for revegetation or mulching. The plan also prescribes treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include: inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.14 Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?

Discussion:

Through compliance with the SWPPP and City of Desert Hot Springs [DHS] Code requirements, and monitoring and maintenance agreements, water quality impacts of the proposed project would be less than significant.

Additionally, the proposed project would maintain or slightly reduce the rate of runoff generated on-site by applicable stormwater catchments, thus the proposed project would not contribute to cumulative impacts related to water quality or storm drain capacity or flooding, and subsequently to receiving waters.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.15 Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?

Discussion:

The proposed project would maintain or slightly reduce the rate of runoff generated on-site by applicable stormwater catchments, subterranean chambers, dry well methodologies, or a combination of all. Thus the proposed project would not contribute to cumulative impacts related to water quality or storm drain capacity, velocities or flooding.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

04.16 Create or contribute significant increases in erosion of the project site or surrounding areas?

Discussion:

With the application of on-site stormwater catchments, subterranean chambers, dry well methodologies, or a combination of all, and the prescribed landscape development improvements, no erosion upon the site or neighboring properties would be envisioned.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 05 AIR QUALITY

Cities and Other Municipalities and Public Agencies have identified significant criteria in the Air Quality Management District's [AQMD] applicable standards to the following determinations.

Would the project;

- 05.1 Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

Air quality conditions are the result of geographic setting and local and regional activities. Local development and growth, traffic, construction activities, and various site disturbances in the City of Desert Hot Springs [DHS] and surrounding region result in the emission of air pollutants that affect the local air quality.

Although air pollution is emitted from various sources locally, regional air quality emissions also have an effect on the local air quality. The proposed Project is located within the Salton Sea Air Basin [SSAB]. Air quality conditions are administered by the South Coast Air Quality Management District [SCAQMD].

Air quality in a given location is a function of the amount of pollutants emitted and dispersed, as well as the local climatic and geographic conditions, which may reduce or enhance the formation of pollutants.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains.

During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast of California, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the Coachella Valley.

Most desert moisture arrives from infrequent warm, moist and unstable air masses from the south. The region averages between three [3"] inches and seven [7"] inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the SSAB. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and locally generated particulate matter [PM10].

The mountains surrounding the regions isolate the Coachella Valley from coastal influences and create a hot and dry low lying desert. As the desert heats up it draws cooler coastal air through the narrow San Geronio Pass, generating strong and sustained winds that cross the fluvial [water caused] and Aeolian [wind] erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The City of Desert Hot Springs [DHS], in relation to other areas in Southern California, has relatively good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, and various site disturbances.

Air Quality in Desert Hot Springs [DHS] is also affected by the wind transporting sand and dust. It is apparent that although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley, such as pollutants originating from the South Coast Air Basin. For this reason, the South Coast Air Quality Management District [SCAQMD] regulates air quality in the project site.

Air Quality is addressed through the efforts of Federal, State, Regional, and local government Agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs.

Criteria Pollutants; Ozone [O<sub>3</sub>], Carbon Monoxide [CO], Nitrogen Oxide [NO<sub>x</sub>], Nitrogen Dioxide [NO<sub>2</sub>], Nitric Oxide [NO], and Sulfur Oxide [SO<sub>x</sub>].

Carbon monoxide is produced from the partial combustion of fossil fuels. The Environmental Protection Agency [EPA] estimates that eighty-five [85%] percent to ninety-five [95%] percent of all CO emissions come from motor vehicle exhaust. Carbon monoxide contributes to the production of methane, ozone, and carbon dioxide. It is a colorless, odorless, and tasteless toxic gas that at high concentrations can contribute to heart disease, anemia, and impaired psychological behavior.

Particulate matter of ten [10] microns or smaller in diameter are referred to as PM<sub>10</sub>, whereas PM<sub>2.5</sub> consists of particles smaller than 2.5 microns. Particulate matter [PM] may be from soil and dust, soot and smoke, or aerosols, and is a byproduct of fuel combustion, tire wear, and wind erosion. Particles less than ten [10] microns in diameter can enter the throat, nose, and lungs. Fine particulate matter poses a significant threat to public health and can cause increased respiratory infections, asthma attacks, and lung cancer.

Lead [Pb] occurs in the atmosphere from the manufacturing of batteries, paint, ink, and ammunition. Excessive exposure to airborne lead can lead to anemia, kidney disease, gastrointestinal dysfunction, and neuromuscular and neurological disorders.

Volatile Organic Compounds [VOC] are also known as Reactive Organic Gas [ROG]. This class of pollutants have no state or federal ambient air quality standards and are not classified as criteria pollutants, however they are regulated because they are responsible for contributing to the formation of ozone. They also contribute to higher PM10 levels because they transform into organic aerosols when released into the atmosphere.

The California Air Resources Board [CARB], which is part of the California Environmental Protection Agency [CalEPA], is responsible for the coordination and administration of both Federal and State air pollution control programs within California, and establishes emission standards for motor vehicles sold in California, consumer products [i.e., hairspray, aerosol paints, and barbeque lighter fluid], and various types of commercial equipment. CARB also sets fuel specifications to further reduce vehicular emissions.

In this capacity, CARB conducts research and establishes the California Ambient Air Quality Standards.

Currently, the Coachella Valley is in attainment with the ambient air quality standards for CO, lead, SO2, NO2, PM2.5, and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide.

The City of Desert Hot Springs [DHS], has the authority and responsibility to address air pollution through its police power and decision-making authority.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 05.2 Expose sensitive receptors to substantial pollutant concentrations?

### Discussion:

Construction associated air emissions may have the potential to exceed the State and Federal air quality standards in the project site and surrounding area, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin [SSAB].

The proposed project shall be analyzed for potential local air quality impacts created from construction associated fugitive dust and diesel emissions; toxic air contaminants; and from construction-related odor impacts. SCAQMD has published a Fact Sheet for Applying CalEEMod to Localized Significance Thresholds [South Coast Air Quality Management District 2011b].

Continued; Air Quality 05.2

A representative exhibit of Prescribed Schedules reflects the maximum number of acres disturbed per day; the maximum number of acres disturbed in a day would be five [5] acres.

The nearest sensitive receptor that could be impacted by the proposed project is the residential community to the east of the Project site.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

05.3 Create objectionable odors affecting a substantial number of people?

Discussion:

The South Coast Air Quality Management District [SCAQMD] CEQA Handbook states that an odor impact would occur if a proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

"A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property".

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

Section 5.50.150 Odor Control of the City of Desert Hot Springs's Municipal Code requires that facilities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the facility that is distinctive to its operation is not detected outside the facility, anywhere on adjacent property or public right-of-way, on or about any exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other area available for common use by tenants or the visiting public, or within any other unit located within the same building as the facility.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



05.4 Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

South Coast Air Quality Management District [SCAQMD] is the agency principally responsible for comprehensive air pollution control in the Coachella Valley. SCAQMD works directly with the Southern California Association of Governments [SCAG], county transportation commissions, and local governments and cooperates actively with federal and state agencies. SCAQMD defines a "sensitive receptor" as a land use such as residences, schools, child care centers, athletic facilities, playgrounds, retirement homes and convalescent homes.

The City of Desert Hot Springs [DHS], has the authority and responsibility to address air pollution through its police power and decision-making authority, and as such no conflict is envisioned with the implementation or application of an Air Quality Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

05.5 Result in a cumulative considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State of California ambient air quality standards, including releasing emissions which exceed quantitative thresholds for ozone precursors?

Discussion Short Term:

The South Coast Air Quality Management District [SCAQMD] has developed rules and regulations, established permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines.

All the Projects Development and Construction Measures within the project site must adhere to SCAQMD Rules 403 and 403.1 for the control of fugitive dust during all phases of construction. The project proponent shall be required to obtain and prepare a Fugitive Dust Control Plan [FDCP]. A copy of the Plan must be submitted to the DHS City Engineer prior to issuance of grading permits.

A copy of the Plan must be available at the proposed Project site.

Continued; Air Quality 05.5 Short Term,,,

The City of Desert Hot Springs [DHS], has the authority and responsibility to address air pollution through its police power and decision-making authority. It is the responsibility of the SCAQMD, Coachella Valley Association of Governments [CVAG], and DHS to monitor pollutant levels and regulate air pollution sources.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Quality 05.2 Result in a cumulative considerable net increase of any criteria pollutant,,,

#### Discussion Long Term:

The Long Term Operation and Utilization of the proposed Project would result in an increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions during the life of the proposed Project.

Area sources of emissions may be generated from fabrication and light manufacturing operations, consumer products delivery, site maintenance and landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, trimmers, shredders, grinders, blowers, chain saws, and hedge trimmers, air compressors, generators, and pumps.

The Project's associated air emissions from onsite sources such as architectural coatings, landscaping equipment, onsite usage of natural gas, as well as operation of vehicles onsite may have the potential to exceed the Federal and State air quality standards in the project site and surrounding area, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin [SSAB]. The nearest sensitive receptor that could be impacted by the proposed project is the residential community to the east of the proposed Project site.

Cumulative Projects Impacts include local development as well as general growth in the vicinity of the project site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the proposed project's air quality must be generic by nature.

Continued; Air Quality 05.5

The Project's Development and Construction Measures must adhere to SCAQMD Rules 403 and 403.1 for the control of fugitive dust during all phases of construction.

The project proponent shall be required to obtain and prepare a Fugitive Dust Control Plan [FDCP]. A copy of the Plan must be submitted to the DHS City Engineer prior to issuance of grading permits. A copy of the Plan must be available at the proposed Project site.

The City of Desert Hot Springs [DHS], has the authority and responsibility to address air pollution through its police power and decision making authority. It is the responsibility of the SCAQMD, Coachella Valley Association of Governments [CVAG], and DHS to monitor pollutant levels and regulate air pollution sources.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

06 TRANSPORTATION / TRAFFIC, would the Project;

- 06.1 Cause an increase in traffic which is substantial in relationship to existing load and capacity of the street system, e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?

Discussion:

The proposed Project is being planned as a neighborhood and Desert Hot Springs [DHS] community supportive commercial use complex, and an Entrepreneurs' Business Park.

The Project site consists of approximately 9.1 [est.] acres of vacant land located westerly of Palm Drive, and southerly of Claire Avenue.

Palm Drive is the existing major thoroughfare traversing southerly from Interstate 10 [I-10] northerly to the DHS central community presence at Pierson Boulevard.

The site is approximately 2.32 miles southerly of Pierson Boulevard, 1,730 feet northerly of Dillon Road, and 3.46 miles northerly of I-10.

Continued; Transportation / Traffic 06.1

The City of Desert Hot Springs [DHS] continues to advance, specify and plan a circulation network that efficiently, safely and economically moves people, vehicles, and goods using transportation facilities that meet current demands and projected needs of the City, while maintaining and protecting its residential and renown Spa Resort character.

A significant planning goal is to establish a distinctive Community "Gateway" into Desert Hot Springs through development of a well designed, high quality mixed use development that would foster connectivity between the mostly undeveloped southern portions of the City and the more densely populated development areas and resource centers in the northern portion.

The following is a draft study of the proposed Project's envisioned build-out daily traffic volumes.

VEHICLE TRIPS PER DAY [VTD] DRIVEWAY • DRAFT STUDY • ISSUE 06.07.18						
APN: 657.050.003-8 PALM DRIVE @ CLAIRE AVENUE • DESERT HOT SPRINGS • CALIFORNIA 92240						
LAND USE / STRUCTURES APPLICATION	EST. DAILY TRIP	PEAK HOUR A.M. IN-OUT RATIO 06:00 - 09:30		PEAK HOUR P.M. IN-OUT RATIO 15:00 - 18:30		TRIP LENGTH
Gasoline / Fuels w/ Food Mart & Car Wash 12 Filling Pump Units @ 155 per Unit	1,860	8% =	148 [5:5]	9% =	168 [5:5]	2.8
Electric Vehicle Charging Station [EVCS] Conjoined Site Application Five [5] Units [Est.]	200	7% =	14 [5:5]	9% =	18 [5:5]	5.9
Restaurant North 2,922 Sq. Ft. Gross Fast Food w/ Drive Through 650 per 1,000 Sq. Ft.	1,900	7% =	133 [5:5]	7% =	133 [5:5]	4.7
Restaurant South 2,922 Sq. Ft. Gross Fast Food w/ Drive Through 650 per 1,000 Sq. Ft.	1,900	7% =	133 [5:5]	7% =	133 [5:5]	4.7
Commercial Retail Sales & Service 4,263 Sq. Ft. Specialty Retail / Strip Commercial 40 per 1,000 Sq. Ft.	171	3% =	6 [6:4]	9% =	16 [5:5]	4.3
Business Park w/ Commercial 54,101 Sq. Ft. Science Research & Development 16 per 1,000 Sq. Ft.	866	12% =	104 [8:2]	12% =	104 [2:8]	9.0
Draft Study Totals:	6,897		435		568	



Based on a SANDAG "not-so-brief" formulae, a twenty-one [21%] study percentage including the Entrepreneurs' Business Park [EBP], the "Pass by Trip" calculation has been applied to the draft study.

As with most commercial, retail and business centers located adjacent to Palm Drive, a percentage of the commercial retail trips can reasonably be expected to come from diverted trips; trips that "divert" while traveling from an origin to a destination other than the commercial retail and would already be on the roadway system. These trips would divert from Palm Drive to the proposed Project and then continue back toward their original destination.

Due to the EBP, trips generated by the project may also be making trips to a other land use within the project, a double counting of those trips occurs. In order to analyze a “conservative” scenario in terms of assignment of trips, the traffic volumes to and from the commercial retail portion of the project site have not been reduced, although the actual trip count could be less.

If the proposed Project is forecasted to result in an impact at a particular study intersection or roadway segment, feasible mitigation measures may be identified that reduce the impact to a less than significant level. Mitigation measures may be in many forms, including addition of travel lanes, traffic control modification, or demand management measures.

The Project’s proposer has committed to the property dedication Right-of-Way [RoW] expansion, and subsequent widening and roadway improvements per the direction and standards of the DHS Engineering Department.

Reflecting harvested data from the City of DHS, the average daily traffic volume forecasts have been determined using the growth increment approach on the Riverside Traffic Analysis Model [RivTAM] Year 2008 and Year 2035 average daily traffic volume forecasts. This difference defines the growth in traffic over the twenty-seven [27] year period. The incremental growth in average daily traffic volume has been factored to reflect the forecast growth between Year 2017 and Year 2035. For this purpose, linear growth between the Year 2008 base condition and the forecast Year 2035 condition was assumed. Since the increment between Year 2017 and Year 2035 is 18 years of the 27 year time frame, a factor of 0.67 [i.e., 18/27] was utilized, in draft.

Reflecting upon recent DHS Publications, the estimated daily traffic volume [DTV] for Palm Drive, between Dillon Road and Two Bunch Palms Trail is 27,370 trips per twenty-four [24] hours.

To assess future traffic conditions, existing traffic is combined with project traffic, ambient growth, and other development.

The Project completion year for this analysis purposes in this report is 2022.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 06.2 Exceed, either individually or cumulatively, a level of service standard established by the applicable City of Desert Hot Springs congestion management standards for designated roads or highways?

Discussion:

The General Plan Circulation Elements of the City of Desert Hot Springs, City of Palm Springs, and City of Cathedral City have established level of Service D as the minimum acceptable Level of Service for their transportation system. Roadway facilities operating at Level of Service E or F are considered deficient.

A Planning Agenda of DHS is to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to increase City of DHS based employment; encourage mixed use development with a residential component contiguous with or near to employment and or commercial centers; facilitate use of the City of DHS's home occupation ordinance; and encourage major employers to evaluate telecommuting opportunities, either home based or local workplace centers, as well as part-time options for employees.

If the proposed Project is forecasted to result in an impact at a particular study intersection or roadway segment, feasible mitigation measures may be identified that reduce the impact to a less than significant level. Mitigation measures may be in many forms, including addition of travel lanes, traffic control modification, or demand management measures.

Offsite mitigation measures may be instituted to achieve acceptable Levels of Service [LOS] during peak hours as per the City of Desert Hot Springs's requirements for Year 2035 with Project traffic conditions.

Potential Traffic Volumes, if impact should be determined shall present mitigation applications that could cause redesigning of intersections with traffic signals, turn and through lanes, and overlap traffic signal phasing is consistent with the circulation of the General Plan. Installation timing of construction of these improvements shall be at the discretion of the DHS City Engineer, as potential phased development of the proposed Project is instituted.

The Project's proposer has committed to the property dedication Right-of-Way [RoW] expansion, and subsequent widening and roadway improvements per the direction and standards of the DHS Engineering Department.

The Project's proponent shall also contribute on a fair share basis through the City's Development Impact Fee Circulation Systems Streets, Traffic Signals, and Bridges Program, or in dollar equivalent in lieu mitigation contributions, in the implementation of the recommended improvements.

Continued; Transportation / Traffic 06.2

It is also envisioned that future projects developed nearby the project site would be responsible for paying a fair share contribution to the intersection improvements. This would be calculated on a project by project basis as projects are proposed and project specific traffic studies are prepared for each new project.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

06.3 Result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Discussion:

The proposed Project will be developed on the site fronting westerly of Palm Drive and southerly of Claire Avenue, as existing straight line roadways conformed to ninety [90°] degrees.

No new public roadways or travelways are to be considered. Existing vehicle and pedestrian travel circulation will remain constant, not encouraging any alternate travel patterns thus causing any additional safety risks.

There is no existing pedestrian circulation system currently serving the project site or its surroundings.

The City of DHS continues to review new and redeveloping projects along Palm Drive from Pierson Boulevard to Interstate 10 with the intent of limiting access and aligning and or consolidating access drives in a manner which minimizes conflicting turning movements and maximizes the use of existing and planned signalized intersections.

The proposed Project has planned for the Palm Drive site entry approach to be one hundred seventy [170'] feet southerly of the intersection with Clair Avenue, and the Claire Avenue entry approach to be two hundred ninety-seven [297'] feet from the intersection at Palm Drive.

It is envisioned that all future projects within the proposed Project influence would be required to undergo discretionary review with the City of DHS to ensure that design features are consistent with General Plan Policies, City Ordinances, and the recommendations for intersection improvements set forth by the City of DHS.

Continued; Transportation / Traffic 06.3

If the proposed Project is forecasted to result in an impact at a particular study intersection or roadway segment, feasible mitigation measures may be identified that reduce the impact to a less than significant level. Mitigation measures may be in many forms, including addition of travel lanes, traffic control modification, or demand management measures.

The Project proposers have committed to the property dedication Right-of-Way [RoW] expansion, and subsequent widening and roadway improvements per the direction and standards of the DHS Engineering Department.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

06.4 Substantial increase in hazards due to design features?

Identifiable as sharp curves, dangerous intersections or incompatible uses.

Discussion:

The Project site consists of approximately 9.1 [est.] acres of vacant land located westerly of Palm Drive.

The proposed Project will be developed on a the site fronting westerly of Palm Drive and southerly of Claire Avenue, as existing straight line roadways conformed to ninety [90°] degrees.

The proposed Project has planned for the Palm Drive site entry approach to be one hundred seventy [170'] feet southerly of the intersection with Clair Avenue, and the Claire Avenue entry approach to be two hundred ninety-seven [297'] feet from the intersection at Palm Drive.

The City of Desert Hot Springs [DHS] continues to advance, specify and plan a circulation network that efficiently, safely and economically moves people, vehicles, and goods using transportation facilities that meet current demands and projected needs of the City, while maintaining and protecting its residential and renown Spa Resort character.

The proposed Project Applicant shall construct all onsite and site adjacent improvements, including traffic control wayfinding, roadway striping, applicable traffic signage and project driveways, as approved by the City of DHS Public Works Department.



The proposed Project's Sight Distance Standards at the project accesses [ingress / egress] shall comply with published standards of CALTRANS and City of Desert Hot Springs [DHS]. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed and approved by the City of DHS as consistent with these measurements prior to issuance of grading permits.

Desert Hot Springs [DHS] sight distance standards shall apply to this Project, and it is envisioned that future proponents proposing projects within the Project's influence area shall also participate in phased construction of off-site traffic signals through payment of traffic signal mitigation fees.

The City of DHS review of the proposed Project would analyze design features and project access to ensure that they are consistent with City guidelines and do not pose hazards to the public.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 06.5 Result in inadequate emergency access?

##### Discussion:

The Project site consists of approximately 9.1 [est.] acres of vacant land located westerly of Palm Drive, and southerly of Claire Avenue.

The site is approximately 2.32 miles southerly of Pierson Boulevard, 1,730 feet northerly of Dillon Road, and 3.46 miles northerly of Interstate 10.

Palm Drive is the existing major thoroughfare traversing southerly from Interstate 10 [I-10] northerly to the DHS central community presence at Pierson Boulevard.

The proposed Project will be developed on a the site fronting westerly of Palm Drive and southerly of Claire Avenue, as existing straight-line roadways conformed to ninety [90°] degree intersection.

The proposed Project has planned for the Palm Drive site entry approach to be one hundred seventy [170'] feet southerly of the intersection with Claire Avenue, and the Claire Avenue entry approach to be two hundred ninety-seven [297'] feet from the intersection at Palm Drive.

Supporting the Entrepreneurs' Business Park are two [2] site entry driveways located on Claire Avenue and a single entry driveway at Cactus Drive.

Emergency access to and within the Project site would be designed to meet City of Desert Hot Springs [DHS] Police and Fire Departments' requirements, as well as the City's General Emergency Access requirements.

The Project access and circulation design shall be reviewed and approved by the City of DHS, more specifically the Public Works Traffic Division, to determine if access planning is adequate.

Construction related traffic may have an impact on existing vehicle circulation and pedestrians by construction vehicles parked or entering or exiting the project site. However, a traffic control plan is required for project construction, which would minimize potential impacts to emergency access vehicles near the project site during construction.

Fire and Emergency Services Access Routing shall be provided and maintained in compliance with City of DHS Specifications.

Minimum Fire Access Route width is twenty-four feet [24'] feet wide, with thirteen feet six inches [13' 6"] vertical clearance.

Fire Apparatus Access and Driving area above the underground storage tanks shall be capable of supporting a fire apparatus [72,000 lbs. and 12,000 lb.] point load].

Fire Access Route Turns and Corners shall be designed with a minimum inner radius of thirty-five [35'] feet and a minimum outer radius of forty-five feet [45'] or as mandated by the Fire Marshal.

Fire Lanes, as determined by the DHS Fire Department, shall be posted, marked, and maintained per mandated specifications.

The Site Plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted for Fire Department approval, reference and demonstrate compliance with City of DHS Specifications

Building Address Numbers shall be installed to comply with City Specification Premise Identification. Building address number sets are required on the front of each structure and shall be a minimum of twelve (12") inches high with a minimum two [2"] inch brush stroke.

Unit address numbers shall be a minimum of eight [8"] inches affixed to the units front door in a contrasting color.

The proposed Project Applicant shall construct all onsite and site adjacent improvements, including traffic control wayfinding, roadway striping, applicable traffic signage and project driveways, as to be approved by the City of DHS Public Works Department.

GIS Mapping Information shall be provided to the Fire and Police Departments in compliance with GIS Department CAD Submittal Guideline requirements.

Minimum submittals shall include the following:

Site Plot Plan showing the building footprint.  
Specify the type of use for the building.  
Location of electrical, gas, water, sprinkler system shut-offs.  
Fire Sprinkler Connections [FDC] .  
Knox® Access locations for doors, gates, and vehicle access.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

06.6 Result in inadequate parking capacity?

Discussion:

On-site parking shall be provided to the satisfaction of the City of Desert Hot Springs Planning Department.

Current Planning ADA Compliant Parking;

Proposed twenty-seven [27] ADA Compliant parking spaces with approximately nine [9] as Van Accessible. A matrix of Blue-Line delineated wayfinding crossings are incorporated to achieve safe internal circulation.

The current ratio is one [1] ADA Compliant Space per 2,533 Square Feet of Building Improvements  $[65,684 \div 27]$  and a ratio calculation of ten [10%] percent of the total applicable parking spaces  $[269 \text{ Spaces} \div 27]$ .

[R] Restricted Dedicated Parking;

Each Entrepreneur' Business Park Occupancy Unit shall feature a "Restricted / Assigned" parking space sited at the Glazed Architectural Roll-Up Door. A minimum five [5'] foot cementitious walkway, with additional inset alcoves front each of the units, with access rampage to the roll-up doors, with applicable embedded truncated ADA Ramp Panels.

Current planning proposes fifty-four [54] Assigned Spaces;

Placards representing "Restricted / Dedicated" Unit assignments to be sited at the assigned space.

Standard Parking;

Current planning depicts one hundred sixty-four [164] parking spaces, with planning spatial configuration at a minimum of 9.5' x 20.0'

Electric Vehicle Charging Station Parking;

Current planning proposes an EVCS compound of five [5] use-specific and placarded parking spaces with five [5] Plug-In Electric Vehicle [PEV] dispensing stanchions. One [1] space is to be ADA Van Accessible.

Motorcycle Parking;

Eight [8] Motorcycle dedicated and placarded parking spaces are proposed with a minimum dimension of 6.0' x 20.0', sited predominantly at the Entrepreneurs' Business Park to facilitate employee and staff support.


Bicycle Racks, Storage & Lockers;

Eight [8] site-dedicated, architecturally enhanced "Bicycle Locking Racks" sited on all-weather cementitious surfaces, with three [3] assigned to the Commercial & Retail Service zone, and five [5] located within the Entrepreneurs' Business Park in support of the employees and staff.

One [1] architecturally enhanced "Bike Locker" to be proposed at the central area of the Commercial / Retail / Service complex, and two [2] Bike Lockers to be located within the Entrepreneurs' Business Park

To encourage the transportation model, bicycle and pedestrian facilities are supported by a Class II Bike Lane along Palm Drive that extending northerly from I-10 to the urban area of Desert Hot Springs and southerly into Palm Springs along Gene Autry Trail.

Additionally, the proposed Project site is currently served by SunLine Transit Agency [SLTA] routes 14, 15, 20, 24, 30, and 32. The City of DHS and SLTA encourages expansion of the service area and the ridership of the public transit systems operated by the SunLine Transit Agency within the City of DHS.

CONCEPTUAL PLANNING • DRAFT SITE ANALYSIS				
APN: 657.050.003-8				
NEIGHBORHOOD COMMERCIAL				
SECTION - A - STUDY				
Gross Parcel Area	3.18	Acres	= 138,624	Square Feet
Net Parcel Area	2.97	Acres	= 129,363	Square Feet
Landscape Required 15%	19,405	Sq. Ft.		
Landscape Concept Design	25,070	Sq. Ft.		
Landscape % Achieved				129% Achieved
Dedicated Building Area				129,363 Square Feet
Building Footprint				
C-Store	2,364	Sq. Ft.		
Canopy w/ Pump Islands	5,523	Sq. Ft.		
Car Wash + Equip.	1,212	Sq. Ft.		
Restaurant # 01 (North)	2,922	Sq. Ft.		
Restaurant # 02 (South)	2,922	Sq. Ft.		
Comm. Bldg x 3 Units	4,263	Sq. Ft.		
Refuse + Recycle x 4 Units	672	Sq. Ft.		
Buildings Footprint Total				19,878 Square Feet
Percentage Bldg. Footprint x Area				
$19,878 \div 129,363$ Sq. Ft.				16% Structures to Area
Parking ADA Compliant	10			
Parking Standard	56			
Parking Loiter	6			
Parking MC + Bike + Locker	2			
EXECUTIVE BUSINESS PARK				
SECTIONS - B - & - C - STUDY				
Gross Parcel Area	6.21	Acres	= 270,507	Square Feet
Net Acreage	5.72	Acres	= 249,163	Square Feet
Landscape Required 15%	37,374	Sq. Ft.		
Landscape Concept Design	36,852	Sq. Ft.		
Landscape % Achieved				99% Achieved
Building Footprint x 54 Units				54,101 Square Feet
Refuse + Recycle x 15 Units	2,520	Sq. Ft.		
Percentage Bldg. Footprint x Area				
$56,621 \div 249,163$ Sq. Ft.				23% Structures to Area
Parking ADA Compliant	17			
(R) Dedicated Restricted Parking	54			
Parking Standard	108			
Parking MC + Bike + Locker	16			
				06.04.18 

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

06.7 Conflict with adopted policies supporting alternate transportation, bus turn-outs, bicycle lanes and bicycle racks?

Discussion:

The City of Desert Hot Springs [DHS] is actively encouraging and supporting commercial, retail and business associated development and mixed use projects consisting of integrated designs that incorporate safe and convenient vehicular and pedestrian oriented circulation, safe and convenient ingress and egress, shared parking, screened outdoor storage and loading and other noisy or unsightly areas, and protected outdoor seating areas, lighting, signage and the planting of mature landscaping to provide an immediate effect of permanency and quality.

Conjoined with this Project existing Bicycle and Pedestrian Facilities feature a Class II Bike Lane along Palm Drive that extends northerly from I-10 to the urban area of Desert Hot Springs and southerly into Palm Springs along Gene Autry Trail.

Reportedly, the proposed Project site is currently served by SunLine Transit Agency [SLTA] routes 14, 15, 20, 24, 30, and 32. Line 14 runs along Palm Drive, Hacienda Avenue, Gene Autry Trail, Vista Chino, and Farrell Drive. Line 15 runs along Palm Drive and Hacienda Avenue. Line 20 runs along Palm Drive, Pierson Boulevard, and the I-10 Freeway. Line 24 runs along Sunrise Way and Ramon Road. Line 30 runs along Ramon Road. Line 32 runs along Gene Autry Trail, Vista Chino, and Ramon Road.

DHS and SLTA encourages expansion of the service area and the ridership of the public transit systems operated by the SunLine Transit Agency [SLTA] within the City of DHS.

Reflecting upon Initial Study Calculations, the distance from the proposed Project site to the nearest airports, include Palm Springs International Airport at more than seven [>7] miles, and Bermuda Dunes Airport at more than sixteen [>16] miles. The proposed Project would not impact existing air traffic patterns.

The proposed Project Applicant shall construct all onsite and site adjacent improvements, including traffic control wayfinding, roadway striping, applicable traffic signage and project driveways, as approved by the City of DHS Public Works Department.

The proposed Project has committed to installing sidewalks conjoined with the roadways improvements of Palm Drive and Claire Avenue, providing sufficient pedestrian circulation throughout the proposed Project site.

The City of DHS review of this proposed Project would analyze design features and project access to ensure that they are consistent with City guidelines and do not pose hazards to the public. Therefore, the proposed Project will not conflict with City policies for public transit, bicycle, or pedestrian facilities.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 07 BIOLOGICAL RESOURCES, would the Project;

- 07.1 Have a substantial adverse effect, either directly or through habitat modification, 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. Fish and Wildlife Service?

### Discussion:

The Project Site is located approximately 2.32 miles southerly of the Desert Hot Springs [DHS] Town-Central intersection of Pierson Boulevard at Palm Drive, and approximately 1,730 feet northerly of the Intersection of Dillon Road at Palm Drive.

The Dillon Road Intersection features a Heritage Categories Retail Fuel Station, a Convenience Store, a Mixed Retail Center, an Automobile Sales Lot, and westerly a Mobile Home Park and a Personal Storage Units Complex.

The Project Site is located approximately 3.46 miles north the intersection of Interstate 10 at Palm Drive.

Conjoined to the west of the Project Site is a vacant and unbuilt "mapped" single family residential parcel of more than one hundred fifty [150] lots.

Conjoined to the north is vacant acreage of more than sixty [>60] acres.  
Conjoined to the south is vacant acreage of more than sixty [>60] acres.

Easterly from the site aligned with Palm Drive is seventeen [17] vacant residential lots, with a Heritage Roadside Motel at the Camino Idilio intersection.

Further site-easterly, established residential homes are enjoyed on West Via Corto, Via el Rancho, Via Corto East, Ave Descanso, served by west-to-east connectors Camino Aventura and Camino Idilio.

The proposed Project does not propose to develop new roads or travelways, only road width and surface improvements to the existing dedicated circulation.

The Desert Hot Springs area is subject to both seasonal and annual variations in temperature and precipitation. Average annual maximum temperatures typically peak at one hundred eight [108°] degrees Fahrenheit [°F] in July, and fall to an average annual minimum temperature of forty-three [43° F] in December.

Average annual precipitation is greatest from December through March and reaches a peak in January at 1.27 inches. Precipitation is lowest in the month of June [0.05 inches]. Annual precipitation averages 4.62 inches.

The City of Desert Hot Springs [DHS] is a participant of the Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP], and Project site lies within the CVMSHCP area.

There are thirty-three [33] sensitive species documented within a five [5] mile radius of the proposed Project site, including the State of California and / or Federally listed as threatened or endangered;

*Astragalus lentiginosus* var. *coachellae*; Coachella Valley milk-vetch

*Ovis canadensis nelsoni*; Peninsular bighorn sheep,  
estimated population of two [2]

*Polioptila californica californica*; Coastal California gnatcatcher

*Uma inornata*; Coachella Valley fringe-toed lizard

*Vireo bellii pusillus*; Least Bell's vireo

There is no suitable habitat on site for any of the State and / or Federally listed species documented within the project vicinity.

Reportedly, Burrowing Owl [*Athene cunicularia*], which is a Federal and State Species of Special Concern [SSC] has been documented within ten [10] miles of the site.

The CVMSHCP requires a habitat assessment for the burrowing owl [BUOW]. If habitat for the BUOW is present, a focused survey is required. Reportedly, this species is considered absent from the project site.

No other listed or sensitive species or sensitive habitat have been observed on the site.

The Project site does not contain suitable habitat for any of the State and / or Federally listed species that may have been encountered or documented in the Project's vicinity; approximately ten [10] miles.



The Desert Hot Springs area is located within the Garnet Hill Hydrologic Sub-Area [HSA 719.41] which comprises a 48,375 acre drainage area within the larger Whitewater River Watershed [HUC 18100201]. The Whitewater River is the major hydrogeomorphic feature within the Whitewater Watershed.

The proposed Project vicinity consists primarily of undeveloped open space, existing paved roads Palm Drive, Claire Avenue and Cactus Drive. The project is approximately 3.46 miles northerly of Transportation Corridor Interstate 10.

Habitat on site and within the area surrounding the project site is best described as *Larrea tridentata* Shrubland Alliance [Holland: Sonoran creosote bush scrub].

The Project is sited in the southeastern portion of the Desert Hot Springs USGS quadrangle.

The Project site falls entirely within the CVMSHCP area and is consistent with the Conservation Goals and Objectives of CVMSHCP.

The area of the Project site reportedly presents known habitat consisting primarily as *Larrea tridentata* Shrubland Alliance [Holland: Sonoran creosote bush scrub].

Native plant species identified within the Project site area reportedly include;

*Abronia villosa*; hairy sand verbena

*Achyronychia cooperi*; frost mat

*Ambrosia acanthicarpa*; annual burrweed

*Ambrosia dumosa*; burrobrush

*Atriplex canescens*; fourwing saltbush

*Bebbia juncea*; sweetbush

*Camissoniopsis pallida*; pale yellow sun cup

*Chaenactis fremontii*; Fremont pincushion

*Chylismia claviformis*; clavate fruited primrose

*Croton californicus*; desert croton

*Cryptantha* ssp.var; cryptantha

*Cucurbita palmata*; coyote gourd

*Encelia farinosa*; brittlebush

Continued; BIOLOGICAL RESOURCES 07.1

Continued; Native plant species identified within the Project site area reportedly include;

*Ephedra californica*; desert tea  
*Ericameria paniculata*; Mojave rabbitbrush  
*Eriogonum thomasi*; Thomas eriogonum  
*Euphorbia polycarpa*; desert sandmat  
*Geraea canescens*; desert sunflower  
*Krameria bicolor*; white rhatany  
*Larrea tridentata*; creosote bush  
*Malacothrix glabrate*; desert dandelion  
*Peritoma arborea*; bladderpod  
*Psathyrotes ramosissima*; turtleback,  
*Psoralea arborescens*; Mojave indigo bush,  
*Rafinesquia neomexicana*; desert chicory  
*Stephanomeria pauciflora*; wire lettuce  
*Tiquilia palmeri*; Palmer's coldenia

Native plant species identified within the Project site area reportedly include;

*Brassica tournefortii*; Saharan mustard  
*Bromus madritensis*; foxtail brome  
*Salsola tragus*; Russian thistle  
*Schismus barbatus*; common Mediterranean grass.

The Project site is undeveloped open space, consisting of flat terrain within the broad alluvial plain that comprises the northern portion of the Coachella Valley, between the San Bernardino and Little San Bernardino Mountains to the north and the San Jacinto Mountains to the south.

The topography of the site is mostly uniform throughout.

The site appears to exhibit little human disturbance, both historic and ongoing.

On-site disturbances include an existing Southern California Edison [SCE] power line traversing the site northerly to southerly at mid-parcel.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

There are no stream channels, washes, or swales as defined by Section 1600 of the State of California Fish and Game Code [FGC] under jurisdiction of the California Department of Fish and Wildlife [CDFW], or "Waters of the United States" [WoUS] as defined by Section 404 of the Clean Water Act [CWA] under the jurisdiction of the U.S. Army Corps of Engineers [USACE] within the proposed project site. Subsequently, no regulatory permits from these agencies will be required for this project.

The area of the Project site reportedly presents known habitat consisting primarily as *Larrea tridentata* Shrubland Alliance [Holland: Sonoran creosote bush scrub].

Amphibians and Reptiles:

Reportedly, no amphibian species have been detected, observed, recorded, or documented within the Project's area and none are expected to occur.

The reptiles reportedly observed within the project area include;

*Callisaurus draconoides*; zebra-tailed lizard

*Dipsosaurus dorsalis*; desert iguana

Other common species expected to occur within the project area include;

*Aspidoscellis tigris tigris*; Great Basin whiptail

*Chionactis occipitalis occipitalis*; Mojave shovel-nosed snake

*Coleonyx variegatus variegatus*; desert banded gecko

*Lampropeltis californiae*; California kingsnake

*Rhinocheilus lecontei*; long-nosed snake

*Uta stansburiana elegans*; western side-blotched lizard

Birds of the Air:

Avian species reportedly observed in the Project's area include;

*Buteo jamaicensis*; red-tailed hawk

*Calypte costae*; Costa's hummingbird

*Cardellina pusilla*; Wilson's warbler

*Corvus corax*; common raven

*Haemorhous mexicanus*; house finch

*Lanius ludovicianus*; loggerhead shrike

*Zenaida macroura*; mourning dove

Mammals:

Identification of mammals within the Project's area are reportedly determined by physical evidence rather than direct visual identification.

Reasoning suggests that many of the mammal species that potentially may occur onsite are nocturnal and would not be active during a survey, subsequently no mammal trapping has been performed.

Normal mammal species observed include;

*Lepus californicus*; black-tailed jackrabbit .

Other common species expected to occur within the Project's area include;

*Canis latrans*; coyote

*Dipodomys merriami*; Merriams' kangaroo rat

*Sylvilagus audubonii*; desert cottontail.

#### Special Status Species and Habitats:

Per the CNDDDB, CNPSEI, and other relevant literature and databases, sixty [60] sensitive species [28 plant species, 32 animal species] and three [3] sensitive habitats have been documented in the Desert Hot Springs, Seven Palms Valley, Palm Springs and Cathedral City USGS 7.5-minute series quadrangles.

This list of sensitive species and habitats includes any State of California and or Federally listed threatened or endangered species, California Fully Protected species, CDFW designated SSC, and otherwise Special Animals.

"Special Animals" is a general term that refers to all the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of "species at risk" or "special status species." The CDFW considers the taxa on this list to be those of greatest conservation need.

Of the eleven [11] State of California and or Federally listed species documented within the Desert Hot Springs, Seven Palms Valley, Palm Springs and Cathedral City quads, the following four [4] State and/or Federally listed species have been documented in the Project vicinity, as within approximately ten [10] miles:

Peninsular bighorn sheep

Coastal California gnatcatcher

Coachella Valley fringe-toed lizard

Least Bell's vireo

Coachella Valley milk-vetch

The habitat requirements for Peninsular bighorn sheep, Coastal California gnatcatcher and Least Bell's vireo are absent from the Project's area and immediate vicinity.

Continued; BIOLOGICAL RESOURCES 07.2

Although not State of California or Federally listed as threatened or endangered species, BUOW are considered a State and Federal SSC and is migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code [CDFG Code #3513 & #3503.5].

The Project site is undeveloped open space, consisting of flat terrain within the broad alluvial plain that comprises the northern portion of the Coachella Valley, between the San Bernardino and Little San Bernardino Mountains to the north and the San Jacinto Mountains to the south.

The topography of the site is mostly uniform throughout.

The site appears to exhibit little human disturbance, both historic and ongoing.

On site disturbances include an existing Southern California Edison [SCE] power line traversing the site northerly to southerly at mid-parcel.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 07.3 Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, including but not limited to march, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?

Discussion:

Jurisdictional Delineation;

The Project site is within the Garnet Hill Hydrologic Sub-Area [HSA 719.41] which comprises a 48,375-acre drainage area within the larger Whitewater River Watershed (HUC 18100201).

This watershed is primarily within Riverside County with a small portion of San Bernardino County. The Whitewater River Watershed is bound on the north by the Santa Ana and Southern Mojave Watersheds, on the southeast by the Salton Sea Watershed, on the south by the San Felipe Creek Watershed and on the southwest by the San Jacinto and Santa Margarita Watersheds.

The Whitewater River Watershed encompasses a portion of the San Bernardino and Little San Bernardino Mountains to the north and the San Jacinto Mountains to the south and is approximately one thousand five hundred [1,500] square miles in area.

The Whitewater River is the major hydrogeomorphic feature within the Whitewater River Watershed. The Project site is situated northeasterly and outside of the historic Whitewater River floodplain.

Waters of the U.S.;

The United States Army Corps of Engineers [USACE] has authority to permit the discharge of dredged or fill material in waters of the U.S. under Section 404 CWA.

WoUS are defined as: "All waters used in interstate or foreign commerce; all interstate waters including interstate wetlands; all other waters such as intrastate lakes, rivers, streams, including intermittent and ephemeral streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, where the use, degradation, or destruction of which could affect interstate commerce; impoundments of these waters; tributaries of these waters; or wetlands adjacent to these waters" Section 404 of the CWA; 33 CFR 328.3

CWA jurisdiction exists over the following;

- All Traditional Navigable Waters [TNWs]
- All Wetlands adjacent to TNWs
- Non-Navigable Tributaries of TNWs that are relatively permanent waters [RPWs] i.e., tributaries that typically flow year-round or have continuous flow at least seasonally.
- Every Water Body determined to have a significant nexus with TNWs.

No drainage or other water features have been identified within the Project site that would meet the definition of WoUS.

USACE Wetlands;

A Project's site meeting all three [3] identifying parameters would be designated as USACE wetlands.

None of the three [3] required parameters; hydrophytic vegetation, hydric soils and or wetland hydrology, are present within the Project site.

State of California Lake / Streambed;

The Project site is situated on flat to gently-sloped terrain consisting of *Larrea tridentata* Shrubland Alliance and there are no drainages or other water features that have a definable bed and bank or associated riparian vegetation that would be subject to the FGC under the jurisdiction of the CDFW.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 07.4 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?

Discussion:

Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP]

The County of Riverside has developed the CVMSHCP to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth.

The CVMSHCP sets Conservation Goals and Objectives to ensure the conservation of the Covered Species and conserved natural communities in the MSHCP Reserve System. In addition to setting Conservation Goals and Objectives for the Covered Species and conserved natural communities, the MSHCP has designated Core Habitat, Other Conserved Habitat, Essential Ecological Processes, and Biological Corridors and Linkages.

The CVMSHCP area is divided into Conservation Areas based on a combination of ecological and jurisdictional factors. Per the CVMSHCP, ninety [90%] percent of the land within the Conservation Area is to remain open space and ten [10%] percent is allowable to be subject to development.

The topography of the site is mostly uniform throughout. The site appears to exhibit little human disturbance, both historic and ongoing.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



07.5 Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Discussion:

Section 4.5 of the CVMSHCP identifies guidelines to avoid or minimize indirect effects from development sharing a common boundary with Conservation Areas. These Guidelines Are:

- Drainage

Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions.

Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

- Toxics

Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

- Lighting

For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

- Noise

Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

- Invasives

Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent feasible.

Recommended native species are listed in Table 4-112. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 07.6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State of California habitat conservation plan?

Discussion:

The proposed Project site consists of approximately 9.1 [est.] acres of vacant land located westerly of Palm Drive, and southerly of Claire Avenue.

The site is approximately 2.32 miles southerly of Pierson Boulevard, 1,730 feet northerly of Dillon Road, and 3.46 miles northerly of Interstate 10.

Palm Drive is the existing major thoroughfare traversing southerly from Interstate 10 [I-10] northerly to the DHS central community presence at Pierson Boulevard.

The proposed Project will be developed on a the site fronting westerly of Palm Drive and southerly of Claire Avenue, as existing straight-line roadways conformed to ninety [90°] degree intersection.

The City of Desert Hot Springs [DHS] is a participant of the Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP], and Project site lies within the CVMSHCP area.

#### Federal Endangered Species Act [ESA]

The U.S. Fish and Wildlife Service [USFWS] administers the Federal ESA of 1973. The ESA provides a legal mechanism for listing species as either threatened or endangered, and a process of protection for those species listed.

Section 9 of the ESA prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Take" can include adverse modification of habitats used by a threatened or endangered species during any portion of its life history. Under the regulations of the ESA, the USFWS may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act. Take authorization can be obtained under Section 7 or Section 10 of the Act.

#### California Endangered Species Act [CESA]

The CDFW, formerly Fish and Game, administers the State CESA. The State of California considers an endangered species one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is one present in such small numbers throughout its range that it is likely to become an endangered species soon, in the absence of special protection or management.

A rare species is one present in such small numbers throughout its range that it may become endangered if its present environment worsens. Rare species applies to California native plants. Further, all raptors and their nests are protected under Section 3503.5 of the California Fish and Game Code [FGC]. Species that are California fully protected include those protected by special legislation for various reasons, such as the California condor.

Species of Special Concern [SSC] is an informal designation used by CDFW for some declining wildlife species that are not proposed for listing as threatened or endangered. This designation does not provide legal protection, but signifies that these species are recognized as sensitive by CDFW.

#### Migratory Bird Treaty Act [MBTA]

Nesting birds are protected under the federal Migratory Bird Treaty Act [MBTA] of 1918 [16 U.S.C 703-711]. The MBTA provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. The MBTA prohibits take of nearly all native birds. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations [50 CFR 21].

The direct injury or death of a migratory bird, due to construction activities or other construction related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered "take" under Federal law.

The USFWS, in coordination with the CDFW administers the MBTA. CDFW's authoritative nexus to MBTA is provided in FGC Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

#### Clean Water Act [CWA]

The CWA is the principal Federal law that governs pollution in the nation's lakes, rivers, and coastal waters. Originally enacted in 1972 as a series of amendments to the Federal Water Pollution Control Act of 1948, the Act was last amended in 1987. The overriding purpose of the CWA is to "restore and maintain the chemical, physical and biological integrity of the nation's waters." The statute employs a variety of regulatory and non-regulatory tools to eliminate the discharge of pollutants into the nation's waters and achieve water quality that is both "swimmable and fishable".

Under Section 404 of the CWA, the Army Corps of Engineers has primary Federal responsibility for administering regulations that concern the discharge of dredged or fill material into WoUS, including wetlands.

WoUS are defined as: "All waters used in interstate or foreign commerce, and all interstate waters including interstate wetlands.

Wetlands are defined as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" [Section 404 of the CWA; 33 CFR 328].

#### Porter-Cologne Water Quality Control Act [Porter-Cologne]

The Porter-Cologne Water Quality Control Act [Porter-Cologne] is the principal State law that governs water protection efforts in California.

Porter-Cologne establishes the State Water Resources Control Board [SWRCB] and each of the nine [9] Regional Water Quality Control Boards [RWQCBs] as the Principal State Agencies for coordinating and controlling water quality in California.

In the absence of a nexus with the Corps, the RWQCB requires the submittal of a Waste Discharge Requirement [WDR] application, which must include a copy of the project Storm Water Pollution Prevention Plan [SWPPP] and a copy of the project Water Quality Management Plan [WQMP], otherwise called a Standard Urban Stormwater Management Plan [SUSMP]. The RWQCB's role is to ensure that disturbances in the stream channel do not cause water quality degradation.

#### California Fish and Game Code [FGC]

Sections 1600 to 1616 of the California FGC require any person, state, or local government agency or public utility to notify the CDFW before beginning any activity that will substantially modify a river, stream, or lake. If it is determined that the activity could substantially adversely impact an existing fish and wildlife resource, then a Lake or Streambed Alteration Agreement is required.

Like the Corps and RWQCB, the CDFW also regulates discharges of dredged or fill material. The regulatory jurisdiction of CDFW is much broader however, than Corps or RWQCB jurisdictions. CDFW regulates all activities that alter streams and lakes and their associated habitats. The CDFW, through provisions of the FGC Sections 1601-1603 is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. Streams and Rivers are defined by the presence of a channel bed and banks and at least an intermittent flow of water.

The CDFW typically extends the limits of their jurisdiction laterally beyond the channel banks for streams that support riparian vegetation. In these situations, the outer edge of the riparian vegetation is generally used as the lateral extent of the stream and CDFW jurisdiction. CDFW regulates wetland areas only to the extent that those wetlands are a part of a river, stream, or lake as defined by CDFW.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**08 MINERAL RESOURCES**, would the Project;

**08.1 Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State of California?**

Discussion:

The proposed Project site is located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravely sand with silt.

The site and conjoined parcels consist of vacant land and absent any three [3] dimensional structures or permanent physical improvements.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

This draft analysis reflects Mineral Resource information contained in the California Department of Conservation's Mineral Land Classification Report.

The Surface Mining and Reclamation Act [SMARA] requires the State Geologist to research and prepare reports that designate mineral deposits of statewide and regional significance. The California Geological Survey has produced a report and Mineral Land Classification Map for the area that designates Mineral Resources Zones [MRZs] that define areas where important Production-Consumption deposits may occur.

The MRZs are defined as follows:

- MRZ-1

Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.

- MRZ-2

Defined as areas where adequate information indicates that significant mineral deposits may be present.

- MRZ-3

Defined as areas containing mineral deposits, the significance which cannot be evaluated from available data, but that may contain deposits that are marketable under present technologic and economic conditions or which can be estimated to exist in the foreseeable future.

- MRZ-4

Areas where available information is inadequate for assignment to any other MRZ zone.

The Study Project Site is located within an area that has been classified as MRZ-3.

Applicable Plans and Policies:

Reflecting upon the City of Desert Hot Springs General Plan Energy and Mineral Resources Element, the nonrenewable character of mineral deposits requires their careful and efficient development to prevent unnecessary waste or exploitation.

The excavation of mineral resources can also have significant environmental impacts that may only be marginally mitigated by surface mining reclamation plans. Evidence of mining, particularly surface mining in desert areas, can remain for centuries if not properly reclaimed through extensive importation of fill, grading, and replanting.

According to the City of Desert Hot Springs General Plan, the project site is located in the deep fault-controlled Coachella Valley which has filled in with eroded materials from the surrounding hills and mountains to a depth of thousands of feet.

Mineral deposits occurring in the region include copper, limestone, specialty sands, and tungsten. These deposits are limited to rocky outcroppings occurring in the Little San Bernardino Mountains, located outside the City of Desert Hot Springs.

Important deposits of these minerals occur within the region and are actively being mined however, no existing mining operations are located within the project site or surrounding area.

Consequently, the mineral resources of the desert floor are limited to sands and gravels.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

08.2 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?

Discussion:

Referring to the California Department of Conservation's Mineral Land Classification report, the Project site is in an area that has been classified as MRZ-3. Additionally, the report states the Project site has not been designated as a mineral resource recovery area, known as a "Sector."

This is an area where the significance of mineral deposits cannot be evaluated from available data. No information suggests that mining operations have been conducted on or in close proximity to the site in the past.

There is no evidence that suggests that the sands and gravels on or in close proximity to the project site are of suitable quality to be extracted for common construction projects including asphalt, concrete, road base, stucco, and plaster. Accordingly, there is no evidence indicating that the project site contains any mineral resource that could be of value on a regional or State level.

No mining operations, or mineral extractions are conducted at the Project site or vicinity, nor does information suggest that mining operations have been conducted on or in close proximity to the site in the past.

The Project site is not delineated as a locally important mineral resource recovery site by the City's General Plan or any other Land Use Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**09 HAZARDOUS & HAZARDOUS MATERIALS**, would the Project;

- 09.1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Discussion:

The Project is proposed to be a mixed-use, community benefit Commercial / Retail [C-R] and Business Park Planned Development [P-D], sited upon approximately 9.3 acres, currently vacant land.

Located at the southwesterly corner of Palm Drive and Claire Avenue, Desert Hot Springs, California.

The proposed Project is to feature a Fuels Station with a Electric Vehicle Charging Station [EVCS] Compound, a Car Wash, Restaurant with Drive-Through Service, a Community-Aligned Commercial Structure, and an Entrepreneur's Business Park.

The mixed-use plan will offer multiple retail, sales, administrative, service and light fabrication opportunities; and, as such will cause the potential for exposure to hazards and hazardous material reflecting the sales, delivery, transportation, distribution, and on-site use.

Reference sources used in the preparation of this section are from the Environmental Protection Agency [EPA], California Department of Toxic Substances Control, Riverside County Department of Environmental Health, and the City of Desert Hot Springs General Plan.

Hazardous waste is any liquid, solid, gas, or sludge that is potentially dangerous to human health and the environment, including everyday commercial products, such as pesticides, cleaning fluids, and household sprays, as well as byproducts of the manufacturing and fabricating processes.

The EPA has classified hazardous waste into four [4] types, including: listed wastes, characteristic wastes, universal wastes, and mixed wastes.

Listed wastes include wastes from common manufacturing and industrial processes, waste from specific industries such as petroleum refining or pesticide manufacturing, and discarded commercial products.

Characteristic wastes include non-listed wastes that exhibit ignitability, corrosivity, reactivity, and toxicity.

Continued; HAZARDOUS & HAZARDOUS MATERIALS 09.1

Universal wastes include items such as batteries, mercury-containing equipment, and fluorescent lamps and bulbs.

Mixed wastes contain radioactive and hazardous waste components. All hazardous waste poses a threat to humans and the environment, and therefore is regulated by Federal, State and local programs.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.2 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?

Discussion:

Resource Conservation and Recovery Act.

The EPA has been given authority and responsibility to regulate hazardous waste by the Resource Conservation and Recovery Act of 1976 [RCRA].

Through RCRA, the EPA is responsible for monitoring the generation, transportation, treatment, storage, and disposal of hazardous waste.

Amendments to RCRA, including the 1984 Federal Hazardous and Solid Waste Amendments, and those established in 1986, forced the EPA to increase enforcement of underground storage tanks of petroleum and other hazardous substances, focus on waste minimization programs, such as phasing out hazardous waste from landfills, and finally mandating corrective measures regarding the release of hazardous wastes.

Most recent EPA efforts and responsibilities for managing hazardous waste include management of wastes from homeland security incidents. The Waste Management for Homeland Security Incidents requires EPA to provide technical support to Federal, State, Local, and Tribal Authorities on waste management and cleanup efforts resulting from natural disasters, terrorist attacks, major accidents, and disease outbreaks.

The main responsibility of EPA is to promote pre-planning efforts to deal with hazardous waste disasters and encourage various stakeholders to prepare for natural and man-made disasters.

The EPA is also required to review emergency response plans for Federal Agencies, and participate in exercises with Federal, State, Local, and Tribal Emergency Responders.

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 [CERCLA]. CERCLA, also known as the Superfund Act, was established in 1980 to provide a federal "superfund" to clean up uncontrolled or abandoned hazardous waste sites as well as accidents, spills, and other emergency releases of pollutants and contaminants into the environment.

The EPA was given power to seek out those parties responsible for any release and assure their cooperation in the cleanup. Reportedly, there are no Superfund Sites at the proposed Project Site or in the surrounding area.

All environmental cleanups and permitted hazardous material facilities are included in the Envirostor database, including CERCLA sites, and none are to be found within the City of Desert Hot Springs [DHS].

National Pollution Discharge Elimination [NPDES] Permit;

The NPDES program regulates municipal, industrial, and construction stormwater discharges.

The Stormwater Pollution Prevention Plan [SWPPP] and Water Quality Management Plan [WQMP] are the permits required by NPDES to regulate stormwater associated with project construction and operation.

Developers of Projects are responsible for preparing a SWPPP for the development site that would include a list of Best Management Practices [BMPs] to be implemented in order to prevent soil erosion and discharge of construction related pollutants that could contaminate nearby water sources.

The SWPPP shall be implemented during the site development and construction of the proposed Project site, and a copy of the SWPPP must be maintained onsite during construction.

A WQMP is required to be prepared for the proposed Project and shall include BMPs to be implemented during post-construction operations at each site.

#### State Programs;

##### California Certified Unified Program Agencies [CUPA]

The California Certified Unified Program Agencies [CUPA], is a collection of State and Regional agencies in charge of regulating hazardous waste. They are responsible for the administration, permits, inspection and enforcement of various environmental and emergency management programs, including the Underground Storage Tank Program, the Above Ground Petroleum Storage Act Program, Hazardous Materials Release Response Plans, and Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs.

CalEPA is responsible for administrating and certifying the CUPA's. Two [2] State Agencies that are also heavily involved with CUPA activities include the California Department of Toxic Substances Control [DTSC] and the State Water Resources Control Board [SWRCB].

##### California Department of Toxic Substances Control [DTSC]

DTSC is responsible for protecting public health and environment from hazardous waste generated each year in the State. They regulate under the authority of the federal RCRA of 1976 and the California Health and Safety Code.

DTSC operates a variety of programs including the following;

- Overseeing site cleanups at improperly managed waste sites.
- Ensuring those who generate, handle, transport, store, and dispose of hazardous waste to do so properly.
- Taking enforcement action against those who fail to manage hazardous waste appropriately.
- Exploring and promoting pollution control applications, and encouraging reuse and recycling.
- Evaluating soil, water and air samples at sites and developing new analytical methods.
- Practicing other environmental sciences, including toxicology, risk assessment, and technology development.
- Involving the public in DTSC's decision-making.

California Department of Toxic Substances Control [DTSC] is required to compile and update each year, or as appropriate, a list of hazardous waste sites pursuant to Section 65962.5 (a).

DTSC has created the EnviroStor database of properties throughout California that may be contaminated. There are five [5] sites within Desert Hot Springs [DHS] City limits or sphere of influence [SOI] that are listed pursuant to Section 65962.5 (a), however this proposed Project is not listed as one of these sites.

#### State Water Resources Control Board [SWRCB]

SWRCB is responsible for regulating wastewater discharges to surface waters and groundwater. This includes discharges from all construction, industrial, municipal, and agricultural activities.

SWRCB delegates these responsibilities to various regional water quality control boards throughout the State.

Desert Hot Springs [DHS] falls under the jurisdiction of the Colorado River Basin Regional Water Quality Board [RWQCB].

The Colorado River Basin RWQCB is responsible for overseeing corrective actions associated with leaks and improper disposal from underground storage tanks, such as gas station tanks, and provides assistance to County of Riverside Department of Environmental Health on underground storage tank leaks.

#### Regional Programs;

The Riverside County Department of Environmental Health [DEH] provides programs and services related to protecting public health, safety and the environment.

Within the DEH are two [2] divisions: District Environmental Service and Environmental Protection and Oversight [EPO].

EPO is responsible for handling and regulating hazardous materials, land use, water systems, underground storage tanks, solid waste and business emergency plans and is responsible for managing a list of all hazardous waste generators in the County.

Representational generators include golf courses, gas and fuels stations, dry cleaners, grocery stores, car dealerships and city maintenance facility yards.

Emergency response in Desert Hot Springs [DHS] involves numerous State, Regional, Local and non-profit agencies whose goal is to prepare local residents for emergencies caused by natural or human incidents.

The State passed the California Emergency Services Act in 1970 to provide basic legal authority for emergency management in the State. The Act created the Governor's Office of Emergency Services [OES], which serves as the Lead Agency for emergency management and to organize all levels of government, businesses, community organizations and volunteers to deal with local emergencies.

The County of Riverside operates the OES through the Riverside County Fire Department. The Riverside County OES is responsible for mitigation, preparedness, response, and recovery activities from hazards and threats occurring in Riverside County.

In order to coordinate efforts related to hazardous materials engagement, the County has developed a Hazardous Waste Management Plan [HWMP], which addresses the proper disposal, processing, handling, storage and treatment of hazardous materials.

Desert Hot Springs [DHS] has also adopted the HWMP and implements it at the local level.

In the City of DHS, hazardous materials are limited to small quantity generators reflecting those generating less than one thousand [1,000kg] kilograms of hazardous waste per month, ranging from individual households which store cleaning solutions and automotive products, to service stations and medical clinics, which may store or use larger quantities of hazardous materials.

Some small quantity generators in the City include Mission Springs Water District, Mission Lakes Country Club, and Caliente Springs Hotel.

#### Hazardous Materials Business Emergency Plan;

Federal, State and Local laws require a Hazardous Materials Business Emergency Plan [HMBEP] to be prepared and submitted by owners and/or operators of facilities that store hazardous materials at or above reportable threshold quantities.

In the Coachella Valley the County of Riverside, is charged with the responsibility to oversee compliance of these laws.

A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of an HMBEP is to satisfy Federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

A hazardous material is defined as any material that because of its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment.

Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released.

Hazardous material also includes any substance or chemical product for which the manufacturer or producer is required to prepare a Material Safety Data Sheet [MSDS].

Per the California Health and Safety Code (HSC), Chapter 6.95, Section 25500 - 25532, a HMBEP must be submitted by any business that handles a hazardous material or a mixture containing a hazardous material in quantities equal to, or greater than, those outlined below:

- A total weight of five hundred [500] pounds or a total volume of fifty-five [55] gallons.
- Two hundred [200cf] cubic feet at standard temperature and pressure for compressed gas.
- Radioactive material handled in quantities for which an emergency plan is required pursuant to Articles 30, 40 or 70 of Chapter 10, Title 10, Code of Federal Regulations [CFR], or equal to or greater than the amounts specified above, whichever amount is less.

An HMBEP must outline the kind of hazards associated with the materials documented in the MSDS that are present at a business, and the following steps that would be taken to help prevent an accidental release of hazardous material;

#### Mitigation;

The procedures to be followed to reduce the severity of a release or threatened release of a hazardous material at the business. The procedures should detail the actions to be taken by employees to stop a release, contain a release, or to reduce the problems associated with a release.

#### Abatement;

How the business would handle the complete process of stopping a release, cleaning up, and disposing of released materials at the business.

Evacuation;

The procedures to be followed for immediate notification and evacuation of the business. This shall include a floor plan layout of the business showing escape routes and a safe area, designated regrouping area.

Earthquakes;

To identify areas and equipment that would require immediate inspection or isolation due to their vulnerability to earthquake related ground motion. This would include checking for equipment such as gas cylinders, piping, drums, and containers, that may need to be secured or spillage that may require mitigation or abatement.

Hazardous Waste Contingency;

To identify specific procedures for prevention, mitigation and abatement of a release of hazardous waste generated at your business. This section of the HMBEP only applies to hazardous waste generators.

Unauthorized Release Response Plan;

To identify specific procedures for mitigation, abatement and reporting of an unauthorized release from an underground storage tank [UST]. The plan must address a release from a single wall or a double wall tank system as applicable. This plan should cover the entire UST system. This section only applies to UST owners and or operators.

An HMBEP must include a training program, which is reasonable and appropriate for the size of the business and the nature of the hazardous materials handled. The training program must take into consideration the responsibilities of the employees to be trained. The training program must at a minimum, include:

- Methods for safe handling of hazardous materials stored at the business, including familiarity with the characteristics and hazards of each material and measures employees can take to protect themselves from chemical hazards.
- Procedures for coordination with local emergency response organizations.
- Proper use of personal protective equipment.



- The prevention, abatement and mitigation procedures developed for the business and explained in the HMBEP, including proper use of emergency equipment and supplies.
- Emergency evacuation plans to provide the notification procedure used to alert people to evacuate, and the closest location to obtain appropriate emergency medical care.
- Procedures to coordinate with and assist the local emergency personnel that may respond to the business.
- Who and how to call for immediate assistance in the event of an accident involving hazardous materials
- Procedures for ensuring that appropriate personnel receive initial and annual refresher training.

The proposed Project shall post in a readily visible area a copy of the HMBEP for all the applicable Businesses Interest, Owners and Principals, Leasees and Occupants in accordance with HSC standards and to be readily accessible by site-applicable employees and for County inspectors.

Hazards due to Routine Transport, Use, or Disposal of Hazardous Waste and involving Accidental Release of Hazardous Materials, include;

Construction;

Project construction activities for each phase of development may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction.

BMPs specific to construction waste management as administered through the Project's SWPPP would be required as mandatory procedures to be exercised by each individual project developer, construction superintendent and all construction staff during construction of any project at the project site.

The SWPPP shall be implemented with Regulatory Requirement RR-8, reflecting transportation, storage, use, and disposal of hazardous materials during construction activities and would be required to comply with applicable Federal, State, and Local statutes and regulations.

Upon completion of construction projects, all hazardous materials must be removed from a project site. Compliance would ensure that human health and the environment are not exposed to hazardous materials.

Operations;

Mixed Use Commercial, Retail, Products Delivery, Fuels, Food Service, Light Fabrication and Warehousing.

The proposed Project includes approximately 73,979 square feet of Structural Improvements, that may be envisioned to use some hazardous materials associated with everyday commercial products, such as gas and fuels, oils, pesticides, cleaning fluids, and household sprays, as well as byproducts of the manufacturing process.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.3 Emit hazardous emissions or handle hazardous material, substances, or waste within one-quarter [1/4] mile of an existing or proposed school?

Discussion:

Schools of Desert Hot Springs;

An inventory of schools within the Project's five [5] mile sphere of influence.

All school sites are located northwesterly to northeasterly of the study site, with approximate direct-measured mileage include;

Bubbling Wells Elementary School @ 1.4 miles  
67501 Camino Campanero, DHS 92240

Cabot Yerxa Elementary School @ 2.6 miles  
67067 Desert View, DHS 92240

Desert Springs Middle School @ 2.2 miles  
66755 Two Bunch Palms Trail, DHS 92240

Edward L. Wenzlaff Elementary School @ 2.9 miles  
11625 West Drive, DHS 92240

Julius Corsini Elementary School @ 4.6 miles  
68750 West Drive, DHS 92240

Two Bunch Palms Elementary School @ 1.8 miles  
14250 West Drive, DHS 92240-5655

Hazardous Waste Transportation;

There are four [4] major transportation routes through or near the City of Desert Hot Springs [DHS] commonly used for transporting hazardous waste.

- Interstate 10 is located approximately 3.46 miles southerly of the project site.
- The Union Pacific Railroad is approximately 3.7 miles southerly of the project site.
- State Route 62 runs southerly to northerly approximately 5.4 miles west of the proposed Project site.
- Highway 111 runs westerly to southeasterly approximately 5.9 miles southerly of the project site.

Hazardous waste cleanup on transportation routes is the responsibility of various State and Federal agencies.

CALTRANS has created the Hazardous Waste Management Program to assist local districts statewide with management and cleanup of hazardous materials encountered on roads that are under CALTRANS responsibility.

The California Highway Patrol [CHP] and the US Department of Transportation [USDOT] are responsible for regulating the shipment of hazardous waste by requiring appropriate labeling, packaging, and loading of hazardous materials.

The CHP also requires motor carriers and drivers involved in transporting hazardous materials to obtain a hazardous materials transportation license.

USDOT has created the Pipeline and Hazardous Materials Safety Administration Office of Hazardous Materials Safety [OHMS] to ensure safe transport of hazardous materials by air, rail, highway, and water.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.4 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?

Discussion:

California Department of Toxic Substances Control [DTSC] is required to compile and update each year, or as appropriate, a list of hazardous waste sites pursuant to Section 65962.5 (a).

DTSC has created the EnviroStor database of properties throughout California that may be contaminated. There are five [5] sites within Desert Hot Springs city limits or sphere of influence that are listed pursuant to Section 65962.5(a), however this proposed Project is not listed as one of these sites.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two [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 area?

Discussion:

Public Airports;

Palm Springs International Airport [PSP], elevation 476' msl., is located approximately 6.57 miles southeasterly of the Project site at 3400 Tahquitz Canyon Way, Palm Springs, California 92262

The proposed Project site is not located within the Riverside County Airport Land Use Commission [RCALUC] Compatibility Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.6 For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion:

Private Airstrips;

The Bermuda Dunes Airport [UDD], elevation 73' msl., a Private Airport Public Use, is located approximately 18.4 miles southeasterly of the project site at 79880 Avenue 42, Bermuda Dunes, California 92203

The Project site is not located within the Riverside County Airport Land Use Commission [RCALUC] Compatibility Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

Applicable Goals and Policies;

The City of Desert Hot Springs Comprehensive General Plan [2000], includes the following Goals, Policies and Programs relevant to Hazardous and Toxic Materials that would apply to this Projects as proposed.

Hazardous and Toxic Materials Goals, Policies, and Programs;

#### GOAL 1

The assured safety of City of Desert Hot Springs [DHS] Residents and Visitors through the regulation of the manufacture, transport, use and disposal of toxic and hazardous materials.

#### Policy 1

Compile and maintain an inventory of all hazardous waste sites, and regulate, to the extent empowered, the delivery, use and storage of hazardous materials within the City of DHS Limits and General Plan study area.

Program 1A

Confer with the appropriate WQCB responsible agencies to determine the need for, and the appropriateness of, developing a permitting process for the establishment of facilities, which manufacture, store, use or dispose of hazardous and toxic materials within the community or adjacent areas.

Policy 2

Proactively encourage and facilitate the safe and immediate cleanup of all existing and future hazardous waste sites within the City of Desert Hot Springs and General Plan study area.

Policy 3

Require and facilitate the safe and responsible disposal of all hazardous and or toxic wastes in compliance with existing Federal, State, and County regulations.

Program 3A

Whenever possible, encourage the development and or use of innovative and safe chemical compounds, technologies and facilities.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 09.8 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

Fire hazards exist where wildland areas are adjacent to, or are intermixed with urbanized areas.

Many of these wildland areas include rugged topography with highly flammable vegetation.

The proposed Project site and a five [5] mile study sphere of influence [SOI] predominantly consists of cobbly sands and sparse desert vegetation. The sparse desert vegetation does not provide an adequate fuel supply needed for wildland fires.

According to the CALFIRE Riverside County [WEST] Fire Hazard Severity Zone In State of California Responsibility Area Map, the area where the project site is located is not listed as a Fire Hazard Severity Zone.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 10 NOISE, would the Project result in;

### 10.1 Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other Agencies?

#### Discussion:

Currently a vacant, generally level parcel, with conjoined properties similarly vacant and level.

Property fronts upon Regional Main Thoroughfare Palm Drive, and perpendicularly aligned Claire Avenue.

The Proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations, Food Service Establishments, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

This discussion evaluates the project's potential to result in impacts with respect to applicable California Environmental Quality Act [CEQA] Guidelines.

#### Representational Settings;

Provides a brief description of the fundamentals of environmental noise, summarizes applicable regulatory criteria, and discusses the results of an ambient noise monitoring survey to be conducted to document existing noise conditions

#### Impacts and Mitigation Methodologies and Measures;

Describes the significance criteria used to evaluate project impacts, provides a discussion of each potential impact, and presents mitigation measures, where necessary, to provide a compatible project in relation to adjacent noise sources and land uses.

#### Fundamentals of Environmental Noise;

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its pitch or its loudness. Pitch is the height or depth of a tone or sound, depending on the relative rapidity [frequency] of the vibrations by which it is produced.

Higher pitched signals sound louder to humans than sounds with a lower pitch. Loudness is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A decibel (dB) is a unit of measurement which indicates the relative amplitude of a sound.

The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect.

Sound levels in decibels are calculated on a logarithmic basis. An increase of ten [10] decibels represents a ten-fold increase in acoustic energy, while twenty [20] decibels is one hundred [100] times more intense, thirty [30] decibels is one thousand [1,000] times more intense.

There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each ten [10] decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities.

There are several methods of characterizing sound. The most common in California is the A-weighted sound level [dBA]. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive.



Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized.

Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time varying events. This energy equivalent sound / noise descriptor is called Leq. The most common averaging period is hourly, but Leq can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within approximately plus or minus one [1] dBA.

Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus one [1] to two [2] dBA.

Since the sensitivity to noise increases during the evening and at night, as excessive noise interferes with the ability to sleep; 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events.

The Community Noise Equivalent Level [CNEL] is a measure of the cumulative noise exposure in a community, with a five [5] dB penalty added to evening [7:00 p.m. - 10:00 p.m.] and a ten [10] dB addition to nocturnal [10:00 p.m. - 7:00 a.m.] noise levels.

The Day / Night Average Sound Level [Ldn] is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three [3] hour period are grouped into the daytime period.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10.2 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

Fundamentals of Groundborne Vibration;

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero.

Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity [PPV]. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave.

PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints.

The annoyance levels should be interpreted with care since vibration may be found to be annoying at much lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying.

Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels.

Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to induce structural damage and the degree of annoyance for humans.

The two [2] primary concerns with construction induced vibration; the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits.

Studies have shown that the threshold of perception for average persons is in the range of 0.008 to 0.012 in/sec PPV. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration.

Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as minor cracking of building elements, or may threaten the integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher and there is no general consensus as to what amount of vibration may pose a threat for structural damage to the building. Construction induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10.3 A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

Regulatory Background - Noise;

The State of California and the City of Desert Hot Springs [DHS] have established regulatory criteria that are applicable in this assessment. The State CEQA Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other Agencies.

State CEQA Guidelines evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts could be considered significant if the project would result in:

- Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other Agencies.
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project.

- For a project located within an airport land use plan or where such a plan has not been adopted within two [2] miles of a public airport or public use airport, if the project would expose people residing or working in the project area to excessive noise levels.
- For a project within the vicinity of a private airstrip, if the project would expose people residing or working in the project area to excessive noise levels.

CEQA does not define what noise level increase would be considered substantial. Typically, project-generated noise level increases of three [3] dBA Ldn/CNEL or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard, representing sixty [60] dBA Ldn/CNEL for residential land uses.

Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of five [5] dBA Ldn/CNEL or greater may be considered significant.

#### 2013 Cal Green Code;

The State of California established exterior sound transmission control standards for new non-residential buildings as set forth in the 2013 California Green Building Standards Code, Section 5.507.4.1 and Section 5.507.4.2.

#### Section 5.507.4.1 Exterior Noise Transmission, Prescriptive Method;

Wall and roof to ceiling assemblies exposed to the noise source making up the building envelope shall meet a composite Sound Transmission Class [STC] rating of at least fifty [50] or a composite Outdoor-Indoor Transmission Class [OITC] rating of no less than forty [40], with exterior windows of a minimum STC of forty [40] or OITC of thirty [30] when the building falls within the sixty-five [65] dBA Ldn noise contour of a freeway or expressway, railroad, industrial source, or fixed-guideway noise source, as determined by the local General Plan Noise element.

#### 5.507.4.2 Performance Method;

For buildings located, as defined by Section 5.507.4.1, wall and roof-ceiling assemblies exposed to the noise source making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level [Leq {1-hr}] of fifty [50] dBA in occupied areas during any hour of operation.

City General Plans / Hazard Elements establishes Policies to control noise within the Community.

Applicable goals and policies presented in General Plans are as follows:

- Minimize human exposure to excessive noise and ground vibration.
- Locating Noise Sensitive Uses. Cities shall strive to locate noise sensitive uses as residences, schools, hospitals, libraries, religious institutions, and convalescent homes, away from major noise sources of noise.

#### Noise Study and Mitigation;

The City of Desert Hot Springs [DHS] requires development projects in areas where they may be exposed to major noise sources, including roadways, rail lines, and airport, or other non-transportation noise sources, to conduct a Project Level Environmental Noise Analysis.

The Noise Analysis shall determine noise exposure and noise standard compatibility with respect to the established noise standards and shall incorporate noise mitigation when located in noise environments that are not compatible with the proposed use of the Project.

The study shall use established protocol tables citing Exterior Noise Standards for Various Land Uses, and Future Noise Contour Maps to determine potential noise exposure impacts, noise compatibility thresholds, and the potential need for mitigation.

The City of DHS shall determine mitigation measures based on project specific noise studies, and may include sound barriers, building setbacks, the use of closed windows and the installation of heating and air conditioning ventilation systems, and the installation of noise attenuating windows and wall / ceiling insulation.

#### Incremental Noise Impacts of Commercial and Industrial Development;

The City of Desert Hot Springs [DHS] shall consider the potential noise impacts of commercial and industrial developments that are located near residences and shall require noise mitigation measures as a condition of project approval.

The City of Desert Hot Springs [DHS] may require the design of new developments to comply with the following noise standards:

- Community Noise Control Ordinance. The City shall maintain, implement, and enforce a community noise control ordinance to regulate noise levels from public and private properties, vehicles, construction sites, and landscaping activities.
- Construction Noise Study. The City may require development projects subject to discretionary approval to assess potential construction noise impacts on nearby sensitive uses and to minimize impacts on those uses, to the extent feasible.
- Construction and Maintenance Noise Limits. The City shall limit the hours of construction and maintenance activities to the less sensitive hours of the day, typically specific as 7:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays and Holidays, subject to DHS discretionary protocol.
- Vibration Impact Assessment. The City shall require a vibration impact assessment for proposed projects in which heavy-duty construction equipment would be used [e.g. pile driving, bulldozing] within two hundred [200'] feet of an existing structure or sensitive receptor. If applicable, the City shall require all feasible mitigation measures to be implemented to ensure that no damage or disturbance to structures or sensitive receptors would occur.

A City's Municipal Code contains a Noise Ordinance that limits noise levels during construction activities and at adjacent properties. The Municipal Code outlines residential and commercial property noise limits and construction noise limits.

Representational Municipal Code sections are reflective of Noise Restriction by Decibel:

Residential Property Noise Limits;

- No person shall produce or allow to be produced by human voice, machine, device, or any combination of same, on residential property, a noise level at any point outside of the property plane that exceeds seventy [70] dBA between the hours of 7:00 a.m. and 9:00 p.m. or sixty [60] dBA between the hours of 9:00 p.m. and 7:00 a.m.

Continued; NOISE 10.3  
Incremental Noise, continued;

- No person shall produce or allow to be produced by human voice, machine, device, or any combinations of same, on multifamily residential property, a noise level more than sixty [60] dBA three [3'] feet from any wall, floor, or ceiling inside any dwelling unit on the same property, when windows and doors of the dwelling unit are closed, except within the dwelling unit in which the noise source or sources may be located.
- Commercial and Industrial Property Noise Limits. Except for commercial and industrial property abutting residential property, no person shall produce or allow to be produced by human voice, machine, device, or any other combination of same, on commercial or industrial property, a noise level at any point outside of the property plane that exceeds seventy [70] dBA.

Construction and Alteration of Structures; Landscaping Activities;

Unless otherwise provided pursuant to a duly issued permit or a condition of approval of a land use entitlement, the construction, alteration, or repair of structures and any landscaping activities, occurring between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and Holidays, and 7:00 a.m. and 7:00 p.m. on other days, shall be subject to the following:

- No individual device or piece of equipment shall produce a noise level exceeding eighty-three [83] dBA at a distance of twenty-five [25'] feet from the source.
- If the device or equipment is housed within a structure on the property, the measurement shall be made outside the structure at a distance as close as possible to twenty-five [25'] feet from the equipment. The noise level at any point outside the property plane shall not exceed eighty-six [86] dBA.

Representational Noise Impacts and Mitigation Measures, Significance Criteria:

The following criteria may be used to evaluate the significance of environmental noise resulting from the project;

- A significant noise impact would be identified if the proposed Project would expose persons to or generate noise levels that would exceed applicable noise standards presented in the General Plan or Municipal Code.

Residential uses are considered "normally acceptable" where exterior noise exposures are sixty [60] dBA Ldn or less and interior noise levels are forty-five [45] dBA Ldn or less.

Continued; NOISE 10.3  
 Representational Noise Impacts, continued;

- A significant impact would be identified if the construction of the proposed Project would expose persons to excessive vibration levels.

Groundborne vibration levels exceeding 0.3 in/sec PPV would have the potential to result in cosmetic damage to normal buildings, groundborne vibration levels exceeding 0.08 in/sec PPV would have the potential to result in cosmetic damage to fragile buildings, and groundborne vibration levels exceeding 0.1 in/sec PPV would have the potential to result in human annoyance.

- A significant impact would be identified if traffic generated by the proposed Project or Project improvements / operations would substantially increase noise levels at sensitive receivers in the vicinity. A substantial increase would occur if: the noise level increase is five [5] dBA Ldn or greater, with a future noise level of less than sixty [60] dBA Ldn, or the noise level increase is three [3] dBA Ldn or greater, with a future noise level of sixty [60] dBA Ldn or greater.
- A significant noise impact would be identified if construction related noise would temporarily increase ambient noise levels at sensitive receptors. Hourly average noise levels exceeding sixty [60] dBA Leq, and the ambient by at least five [5] dBA Leq, for a period of more than one [1] year would constitute a significant temporary noise increase at adjacent residential land uses.

Noise and Land Use Compatibility;

Future noise levels at the project site are not expected to exceed the City of Desert Hot Springs [DHS] exterior noise and land use compatibility standards. Interior noise levels may be expected to exceed the forty-five [45] dBA Ldn threshold assuming standard construction methods and materials.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



10.4 A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

Proposed Mixed-Use Commercial, Retail, Fuels Service, Restaurants, Administrative, Business Park and Light Fabrication Applications;

Reportedly the City of DHS's General Plan requires that interior noise levels should be maintained at forty-five [45] dBA Ldn or less.

Interior noise levels would vary depending upon the design of the buildings, relative to window areas and to wall areas, and the selected construction materials and methods.

Standard construction methodologies provide approximately fifteen [15] dBA of exterior to interior noise reduction, assuming the windows are partially open for ventilation.

Standard construction with the windows closed provides approximately twenty [20] to twenty-five [25] dBA of noise reduction in interior spaces.

Where exterior noise levels range from sixty [60] to sixty-five [65] dBA Ldn, the inclusion of adequate forced air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by closing the windows to control noise.

Where noise levels exceed sixty-five [65] dBA Ldn, forced-air mechanical ventilation systems and sound rated construction methods are normally required. Such methods or materials may include a combination of smaller window and door sizes as a percentage of the total building facade facing the noise source, sound rated windows and doors, sound rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion.

A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce interior noise levels to forty-five [45] dBA Ldn or lower.

Remediations would include, but are not limited to, sound rated windows and doors, sound rated wall and window constructions, acoustical caulking and protected ventilation openings.

The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project.

Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City of DHS along with the building plans and approved design, prior to issuance of a building permit.

Exposure to Excessive Groundborne Vibration;

Construction related vibration caused by some types of construction activity could be in excess of 0.3 in/sec PPV at the proposed Project site.

The construction of the Project may generate perceptible vibration when heavy equipment or impact tools, representative as jackhammers, backhoe rams are used.

Construction activities would include site clearing, preparation work, foundation work, and new building framing and finishing.

For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, which typically consist of buildings constructed since the 1990s.

A conservative vibration limit of 0.3 in/sec PPV has been used for buildings that are found to be structurally sound but where structural damage is a major concern, which would include older residences built with conventional materials. For ancient buildings or buildings that are documented to be structurally weakened, a conservative limit of 0.08 in/sec PPV is often used to provide the highest level of protection.

Typical vibration levels that could be expected from construction equipment at a distance of twenty-five [25'] feet;

Project construction activities, such as drilling, the use of jackhammers, rock drills and other high-power or vibratory tools, and rolling stock equipment, including tracked vehicles and compactors may generate substantial vibration in the immediate vicinity.

Vibration levels would vary depending on soil conditions, construction methods, and equipment used.

- Compaction activities when feasible and efficient shall not be conducted using a vibratory roller. Within a sensitive area, compaction shall be performed using smaller hand tampers.
- Site preparation, earthmoving, and ground impacting operations shall be phased so as not to occur at the same time and shall use the smallest equipment possible to complete the work.

The implementation of these mitigation measure would reduce vibration levels to 0.1 in/sec PPV or less, below the thresholds used to assess the potential for cosmetic damage or human annoyance due to construction related vibration.

#### Temporary Project Generated Construction Noise;

Existing noise sensitive land uses may be exposed to construction noise levels in excess of the significance thresholds for a short-term time period.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive areas.

Construction noise impacts primarily result when construction activities occur during noise sensitive times of the day, reflecting early morning, evening, or nighttime hours, and the construction occurs in areas immediately adjoining noise sensitive land uses, or when construction lasts over extended periods of time.

Construction activities generate considerable amounts of noise, especially during earth moving activities when heavy equipment is used. The highest maximum noise levels generated by project construction would typically range from about eighty [80] to ninety [90] dBA Lmax at a distance of fifty [50'] feet from the noise source.

Typical hourly average construction-generated noise levels for mixed-use developments are about eighty-one [81] to eighty-eight [88] dBA Leq measured at a distance of fifty [50'] feet from the center of the site during busy construction periods.

Hourly average construction noise levels associated with the erection of the mixed-use units, such as pneumatic hammer and drilling related noise, range from approximately sixty-three [63] to seventy-one [71] dBA at a distance of fifty [50'] feet. The noise levels associated with construction of the mixed-use units would be substantially less than the noise levels associated with grading and pavement activities during project site preparation.

Construction generated noise levels drop off at a rate of about six [6] dBA per doubling of the distance between the source and receptor.

Shielding by buildings or terrain can provide an additional five [5] to ten [10] dBA noise reduction at distant receptors.

#### Representational Mitigation Measures;

Construction equipment should be well maintained and used judiciously to be as quiet as possible. Additionally, construction activities for the proposed project should include the following best management practices to reduce noise from construction activities near sensitive land uses;

Continued; NOISE 10.4  
Representational Mitigation Measures; continued,

- Ensure that all construction activities, including the loading and unloading of materials, truck movements, and warming of equipment motors are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and between the hours of 10:00 a.m. and 6:00 p.m. on Sundays and Holidays.
- Contractors shall equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- Contractors are encouraged to utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- Locate loading, staging areas, stationary noise generating equipment, and similar apparatus as far as feasible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
- Comply with Air Resource Board idling prohibitions of uneasy idling of internal combustion engines.
- Construct solid plywood fences around construction sites adjacent to operational business, residences or noise-sensitive land uses.
- A temporary noise control blanket barrier may be erected, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling.
- Route construction related traffic along major roadways and as far as feasible from sensitive receptors.
- Businesses, residences or noise-sensitive land uses adjacent to construction sites should be notified of the construction schedule in writing. Designate a "Construction Liaison" that would be responsible for responding to any local complaints about construction noise.

The Construction Liaison would determine the cause of the noise complaints [e.g., starting too early, bad muffler, etc.] and institute reasonable measures to correct the problem.

Conspicuously post a prompt contact telephone number for the Liaison at the construction site.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 10.5 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?

Discussion:

Palm Springs International Airport [PSP], elevation 476' msl., is located approximately 6.57 miles southeasterly of the Project site at 3400 Tahquitz Canyon Way, Palm Springs, California 92262

The Project site is not located within the Riverside County Airport Land Use Commission [RCALUC] Compatibility Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 10.6 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 level?

Discussion:

The Bermuda Dunes Airport [UDD], elevation 73' msl., a Private Airport - Public Use, is located approximately 18.4 miles southeasterly of the project site at 79880 Avenue 42, Bermuda Dunes, California 92203

The Project site is not located within the Riverside County Airport Land Use Commission [RCALUC] Compatibility Plan.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11 PUBLIC SERVICES

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the Public Services?

### 11.1 Fire Protection?

#### Discussion:

The City of Desert Hot Springs is fortunate to have one of the best fire departments in the State of California.

Riverside County Fire Department, in cooperation with CAL FIRE, proudly serves the citizens and businesses of Desert Hot Springs [DHS].

#### Station Locations:

Fire Station #37  
760.329.5123  
65958 Pierson Blvd., Desert Hot Springs, CA 92240  
2.8 miles from Project Site @ six [6] minutes

Fire Station # 36 [Skyborne]  
760.251.6948  
11535 Karen Avenue, Desert Hot Springs, CA 92240  
6.5 miles from Project Site @ nine [9] minutes

Fire Station # 56  
In Riverside County, California  
760.329.1700  
72985 Dillon Road, Desert Hot Springs, CA 92241  
6.7 miles from Project Site @ nine [9] minutes

The City of Desert Hot Springs Fire Department [CALFIRE] provides a listing of Code Requirements applicable to the proposed Project.

The list is intended to assist the Applicant in identifying and addressing Requirements which must be satisfied during the various stages of project planning, design, permitting and implementation.

A more thorough Fire Department review, and more specific planning and design guidelines of the proposed Project may be conducted, with representational requirement specifications, in brevity;

Site Safety & Fire Security;

Automatic Fire Sprinkler Systems will be engineered and installed in all the proposed Project's constructed buildings.

Any and all tenant improvements, remodeling or additions that modify the proposed footprint shall require planning approval and City of Desert Hot Springs Building Department and Fire Department approval prior to the issuance of a new or revised certificate of occupancy.

Representational California Health and Safety Code, excerpts;

Section 13195 Regulations and Building Standards:

The State Fire Marshal shall adopt and administer the regulations and building standards necessary in order to;

1. Establish and control a program for servicing, testing, and maintaining all automatic fire extinguishing systems, including but not limited to fire sprinkler systems, engineered and pre-engineered fixed extinguishing systems, standpipe systems, and water flow alarm devices.
2. Establish minimum frequencies of service, inspection, and testing for the various types of automatic fire extinguishing systems.

All tests of automatic sprinkler systems shall include a test of all supervisory signaling equipment that is provided to determine whether a condition exists that will impair the satisfactory operation of the system.

The regulations and building standards established by the State Fire Marshal for servicing, testing, and maintaining automatic fire extinguishing systems shall consider the requirements of the applicable standards of the National Fire Protection Association [NFPA].

Section 13195.5 Service, Testing, and Maintenance;

Every automatic fire extinguishing system, including, but not limited to, fire sprinkler systems, engineered and pre-engineered fixed extinguishing systems, standpipe systems, and alarm and supervisory equipment attached to those systems shall be serviced, tested, and maintained in accordance with the regulations and building standards adopted by the State Fire Marshal.

Fire Access Roads and Site Circulation including ingress and egress shall be provided and maintained in compliance with City of Desert Hot Springs Fire Department Specifications.

Minimum site-internal Fire Access Road Width is twenty-four (24') feet wide, with thirteen feet six inches (13' 6") vertical clearance.

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of [17'] seventeen feet and a minimum outer radius of forty-five [45'] feet per City of DHS Specifications.

Minimum Standards for Fire Apparatus Driving Access area above the underground storage tanks shall be capable of supporting a Fire Apparatus of 72,000 lbs. and 12,000 lb. point load.

Fire Lanes, as determined by the City of Desert Hot Springs Fire Department , shall be posted, marked, and maintained per City of DHS Specifications.

Fire Lanes Signage and Markings on Private, Commercial and Industrial Properties shall clearly identify all red fire lane curbs, both in location and length of run.

The location of fire lane signs shall be depicted for Fire Department approval, and are to demonstrate compliance with City of Desert Hot Springs Fire Department minimum standards.

Refuse and Recycle Wall-Enclosed and Roof Covered Stations;

Containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within five [5] feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system.

Fire Code Permit for Fuel Tanks Installation;

Installation of Underground Flammable or Combustible Liquid Storage Tanks [USTs] require the Applicant to first obtain an approval of the Region's Environmental Health Care Agency, specific to the UST permits.

This UST approval must be present in order to obtain the required City of Desert Hot Springs Fire Department Fire Code Permit Application to conduct the fuel tanks installation and operations.



#### Interior Spaces Fire Extinguishers;

Fire Extinguishers shall be installed and located in all areas to comply with City of Desert Hot Springs Fire Department Fire Code Standards.

The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within sixty [60'] feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually.

#### Building Address Numbers and Wayfinding;

Building Address Numbers shall be installed to comply with City of Desert Hot Springs Fire Department Specifications, including;

- Premise Identification Building Address Number Sets are required on front of each structure and shall be a minimum of twelve [12"] inches high with two and one-half inch [2 ½"] brush stroke.
- Site Specific Demised Application Units shall be identified with numbers per City of Desert Hot Springs Fire Department's Street Naming and Address Assignment Process.
- Site Specific Unit address numbers shall be a minimum of eight [8"] inches affixed to the units front door in a contrasting color.

#### Representational Interior and Site Spatial Requirements;

Cold Storage Rooms or Walk-In Freezers shall be openable from the inside without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied.

#### GPS Mapping and Wayfinding;

GPS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following;

- Site Plot Plan showing all the building's footprints.
- Specify the Type and Identifiable Use for the building.

- Location of Electrical, Gas, Potable / Domestic Water and Fire Sprinkler System Controls and Shut-Offs.
- Location of applicable Fire Sprinkler Connections [FDC], including Standpipes, if any.
- Location of Knox® Access Hardware for doors, gates, and vehicle access.
- Street Names, Street Addresses, and Specific Unit Numbers.

The proposed Project is consistent with the site's proposed General Plan designations, thus it is accounted for in the planned growth for the City Desert Hot Springs [DHS] and should not preclude the City of Desert Hot Springs and Fire Department from meeting its area of coverage service goals.

As a result, it is envisioned that the proposed project will be adequately served by existing staff, facilities and capabilities of the City of Desert Hot Springs Fire Department.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11.2 Police Protection?

### Discussion:

The Desert Hot Springs Police Department provides high visibility preventive patrol, enforcement of Local, State and Federal laws and ordinances, traffic enforcement, traffic collision investigation, and non-criminal requests for service.

The Detective Bureau conducts all major crimes and follow-up investigations.

Police Station Headquarters Sited Next Door to the Desert Hot Springs City Hall  
65-950 Pierson Boulevard.  
Desert Hot Springs, California 92240  
760.329.2904

The Police Department also provides a variety of community resources, offering its technical expertise to those in the community who want to organize neighborhood watch programs, need crime prevention materials, child safety materials, tours of the agency, or specialized presentations on department operations.

Through the Community Resources Specialist, the Police Department sponsors an annual Town Hall, National Night Out, community police academy and a Junior Police Camp. In 2011, the Agency was a winner of the James Q. Wilson award for the Community Policing Initiative.

#### Staffing;

As of CYE 2017, the Desert Hot Springs Police Department employed thirty-two [32] sworn officers and nine [9] non-sworn support staff

The Police Department's desirable ratio of law enforcement officers with a full contingent staff to population ratio would be 1.06 officers per one thousand [1,000] persons. The current staffing ratio is 0.88 officers per one thousand [1,000] persons.

#### Community Policing Initiative;

The Desert Hot Springs Police Department has embarked on a process to fully integrate the principles of community policing into the organization.

The Department has enhanced its community policing efforts by implementing an innovative approach designed to facilitate direct personal communication between the officers and the community members they serve.

#### Promoting Security and Safety;

Security and safety at park facilities and during park programs is a major concern expressed by residents during multiple public outreach campaigns.

Park vandalism, graffiti and crime are issues of concern. These issues divert City resources from family programming and deter residents from visiting parks.

The City has made several recent improvements to security and safety at public facilities and has increased the size of their Public Safety Department.

Guy J. Tedesco Park now has a permanent office for a Police Substation to house Community Services. The Citizens on Patrol [COP] program, whose members act as eyes and ears for local law enforcement, is operated out of that office.

The City of Desert Hot Springs [DHS] has also implemented a community camera program in public spaces throughout the City, with at least one [1] camera located in each City Park. City Staff has noticed a reduction in crime at its parks with the increased presence of safety personnel and security cameras.

The City of DHS has also adopted the Crime Prevention through Environmental Design [CPTED] Program.

CPTED is based upon the theory that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life. Chapter 6 of the Parks and Recreation Master Plan contains operating policies and recommendations for promoting security and safety in parks and programs.

The fundamental feature of this approach is that every Desert Hot Springs Police officer has direct responsibility for a neighborhood or business district within the city, which is known as a "Community Policing Beat [CPB]". Every person who lives or work within that CPB has access to that officer for the purpose of dealing with local problems and concerns or to just chat about law enforcement issues.

The City of Desert Hot Springs and the Police Department provides a listing of Code Requirements applicable to the proposed Project.

The list is intended to assist the Applicant in identifying and addressing Requirements which must be satisfied during the various stages of project planning, design, permitting and implementation.

A more thorough Police Department review, and more specific planning and design guidelines of the proposed Project may be conducted, with representational requirement specifications, in brevity;

Site Specific Planning Guidelines, relating to the Convenience Store;

- The northerly and southerly doors should remain exit only. Using only one [1] main entrance gives the employees more control over activity in their store.
- Install a phone in the freezer and cooler areas. In case of a robbery or other emergency situation where employees are forced into the freezer or cooler, the employees could be in immediate contact with the police department without leaving the freezer, and possibly confronting a dangerous situation with the suspects.

- Install a peep hole in the scheduled egress doors to allow employees to see who is outside before opening the door. Include video surveillance and recording equipment and systems in the carwash area so the employees may monitor activity behind the building while in the store.
- Install a one way mirror on the office window to give the illusion that someone is in the office, thus providing the person in the office the opportunity to monitor the store.

Crime:

Potential Impact relating to Convenience Store [C-store] Operations;

A study generated with Federal funds provided by the U.S. Department of Justice [DOJ], Document No: 173772, Award Number: 94-IJ-CX-0037

Document Title: Multistate Study of Convenience Store Robberies

Authored by C.F. Wellford, J. MacDonald, J. C. Weiss, T. Bynum, R. Friedmann, R. McManus, and A. Petrosino.

Opinions or points of view expressed are those of the authors and do not necessarily reflect the official position or policies of the US Department of Justice.

- Convenience store hold-ups account for about six [6%] percent of all robberies in the nation.
- One study noted that "Convenience store employees suffer from high rates of workplace homicide, second only to taxicab drivers."
- A study of the relationship between violence of other factors found an increasing trend as the number of alcohol outlets in an area rose.

Following is a principal finding from this study:

"A larger number of alcohol outlets and a higher rate of violence might be expected in poorer neighborhoods or in neighborhoods with a larger population of young people. But as the research described above shows, even when levels of poverty and the age and the ethnic background of residents are taken into account, a high density of outlets is strongly related to violence regardless of a neighborhood's economic, ethnic or age status."

Another study only noted an increase in crime in relation to number of alcohol outlets in lower income communities.

A National Association of Convenience Stores report noted that the following steps were the most effective in reducing Convenience Store [C-store] crime:

- Video surveillance, monitoring and site recording systems.
- Cash control by frequently putting excess cash in an in-store safe.
- Enhanced Site Exterior and Interior Lighting
- Site Environs Visibility, by locating stores in areas with large volumes of pass-by traffic and immediate site activity.
- Employee and Management Training.

The proposed Project is consistent with the site's proposed General Plan designation, thus it is accounted for in the planned growth for the City Desert Hot Springs [DHS] and should not preclude the City of Desert Hot Springs and Police Department from meeting its area of coverage service goals.

The proposed project will be constructed in accordance with current building codes and will be required to be maintained in accordance with applicable City of Desert Hot Springs [DHS] policies identified in the General Plan, and by City Ordinance.

It is envisioned that the proposed project will be adequately served by existing Police Department Staff, Facilities and Capabilities of the City of Desert Hot Springs Police Department.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 11.3 Schools?

#### Discussion:

Desert Hot Springs  
Palm Springs Unified School District [PSUSD]

The Palm Springs Unified School District, or PSUSD, is one of three public education governing bodies in the Coachella Valley desert region of Southern California.

PSUSD governs the western half of the Coachella Valley.

The Coachella Valley Unified School District [CVUSD] and the Desert Sands Unified School District [DSUSD] oversee communities in the eastern half.

Administrative offices are located in Palm Springs. The PSUSD was established in 1958 from the Palm Springs Public Schools, later including Palm Springs High School in the 1960s.

Desert Hot Springs High School	760.288.7000
65850 Pierson Boulevard	
Desert Hot Springs, California 92240	
5.1 Road Surface Miles @ 9 Minutes	

Edward L. Wenzlaff Elementary School	760.251.7244
"Home of the Road Runners"	
Grades - Kindergarten through Fifth	
11-625 West Drive	
Desert Hot Springs, California 92240	
2.9 Road Surface Miles @ 6 Minutes	

Julius Corsini Elementary School	760.251.7260
"Home of the Coyotes"	
Grades - Kindergarten through Fifth	
68-750 Hacienda	
Desert Hot Springs, California 92240	
4.6 Road Surface Miles @ 7 Minutes	

Two Bunch Palms Elementary School	760.251.7220
"Home of the Jackrabbits"	
Grades - Kindergarten through Fifth	
14-250 West Drive	
Desert Hot Springs, California 92240	
1.8 Road Surface Miles @ 4 Minutes	

Continued; Public Services Chapter 11  
Schools 11.3, continued;

Bubbling Wells Elementary School 760.251.7230  
"Home of the Bobcats"  
Grades - Kindergarten through Fifth  
67-501 Camino Campanero  
Desert Hot Springs, California 92240  
1.4 Road Surface Miles @ 3 Minutes

Cabot Yerxa Elementary School 760.251.2223  
"Home of the Explorers"  
Grades - Kindergarten through Fifth  
67-067 Desert View  
Desert Hot Springs, California 92240  
2.6 Road Surface Miles @ 6 Minutes

Desert Springs Middle School 760.251.7200  
"Home of the Scorpions"  
Grades - Sixth through Eighth  
66-755 Two Bunch Palms Trail  
Desert Hot Springs, California 92240  
2.2 Road Surface Miles @ 5 Minutes

Other Educations Units;

Head Start Pre-K 760.883.2703  
14250 West Drive  
Desert Hot Springs, California 92240  
1.8 Road Surface Miles @ 4 Minutes

Mojave River Academy 760.262.7047  
14020 Palm Drive  
Desert Hot Springs, California 92240  
2.0 Road Surface Miles @ 3 Minutes

Center for Learning & Development 760.329.2608  
66755 Two Bunch Palms Trail  
Desert Hot Springs, California 92240  
1.7 Road Surface Miles @ 4 Minutes



The proposed Project site and surrounding area is located within the Palm Springs Unified School District [PSUSD]. The PSUSD provides kindergarten through twelfth [12th] grade educational services and facilities and currently operates nineteen [19] elementary schools, five [5] middle schools, four [4] high schools, and four [4] alternative schools.

The PSUSD as a whole still has capacity for new students. District Enrollment and Capacity reflects current student enrollment exceeding capacity at the middle school level while the student enrollment at the elementary and high school levels has sufficient capacity for additional students.

PSUSD utilizes portable classrooms to accommodate over capacity student enrollment at its schools until enrollment warrants construction of new school facilities.

PSUSD plans to add one [1] new elementary school by 2022, subject to funding availability.

Within the City of Desert Hot Springs and its sphere of influence, PSUSD operates five [5] elementary schools, one [1] middle school, one [1] alternative high school, and one [1] high school.

The nearest Desert Hot Springs PSUSD school to the proposed Project is;

Bubbling Wells Elementary School  
"Home of the Bobcats"  
Grades - Kindergarten through Fifth  
67-501 Camino Campanero  
Desert Hot Springs, California 92240  
Sited at 1.4 Road Surface Miles @ 3 Minutes

Other Public School Facilities;

PSUSD also provides adult education programs, such as English Learner programs, early childhood education, special education services, and an after school education and safety program.

#### School Funding;

There are a variety of funding sources for school districts, including a portion of local property taxes and State funds.

State Assembly Bill 2926 [AB 2926], enacted in 1986, authorizes school districts to levy an impact development fee on developers. These fees may be used to construct new facilities, and the impact fee schedule is updated periodically and the proposed Project will pay the applicable development fees as imposed per square foot of the Commercial and Business Park development.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 11.4 Parks?

##### Discussion:

Known for its healing natural mineral waters, relaxing spas, clean air and elevated desert views, Desert Hot Springs [DHS] is also characterized by its small town friendly atmosphere.

Despite its recent growth spurt, hometown traditions like its annual holiday parade continue on. The parade, which began in 1990, is the longest running in the Coachella Valley.

##### Community Benefits Introduction;

In the spring of 2010, the Desert Hot Springs City Council engaged the Desert Recreation District to develop a comprehensive Parks and Recreation Master Plan. The purpose of this Plan is to guide the City's delivery of Parks and Recreation Facilities and Services for the next ten [10] years and beyond.

The Master Plan embodies the collaborative efforts of elected officials, City of DHS Staff, Stakeholders and Residents of Desert Hot Springs.

The City of DHS has a history of celebrating its natural resources and the health and wellness of its residents. Parks and recreation is a natural extension of these pursuits, and the City has worked to create several parks within the community over the past three [3] decades.

The City of DHS operates parks and recreation facilities that provide the opportunity for leisure activities for about 27,373 city residents and another 10,000 residents in nearby unincorporated communities.

The City's population has experienced significant growth, slowed only recently by an economic downturn. Forecasts predict that the population will continue to grow, and the parks system today is charged with the task of providing for the growing and evolving population while anticipating the needs of the future.

The Master Plan is an essential first step in finding solutions that will enable DHS to effectively meet the current and future needs of the community. The Park and Recreation Master Plan will provide a vision for the future, taking into account the existing condition of facilities and parks.

The Master Plan is the planning tool the City will reference when making decisions for future facility improvements and for delivering parks and recreation services years to come.

Desert Hot Springs [DHS] is located in the County of Riverside within the northern Coachella Valley geographic region.

The Coachella Valley extends approximately forty-five [45] miles from the San Bernardino Mountains in the north to the Salton Sea in the southeast. The region supports a population of more than six hundred thousand [600,000] people.

The Coachella Valley is surrounded on the east, north and west sides by mountain ranges, through which the San Andreas Fault is located in the southeast corner.

The San Andreas Fault lines are responsible for the geologic phenomena of earthquakes and hot water springs in the City of DHS.

Summers in Desert Hot Springs are hot, with maximum daily temperatures averaging one hundred fifteen [115°] degrees, whereas winter temperatures range from a comfortable seventy [70°] to eighty [80°] degrees.

Minimal rainfall occurs throughout the year at an average of five [5"] inches.

The senior population is projected to grow slightly in the next several years, along with the general population growth in the City.

The senior population should continue to be an influence in planning for the future, as DHS is a desirable and affordable place to retire, as more projects for age fifty-five [55] and older communities are constructed.

Desert Hot Springs [DHS] will continue to attract families. In 2012, the majority of households contained children between the ages of five [5] to twenty [20] and adults ages thirty-five [35] to fifty-five [55].

Elementary school enrollment has risen over the past twelve [12] years, in accordance with the City's rising population, with a documented increase of 56.4% from 2000-2012 [Department of Finance 2012].

Future schools will be needed in the future to accommodate the rapidly expanding youth population. In-fill projects, single-family and multiple-family development projects will continue to make the families with children the dominant population group in Desert Hot Springs.

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A brief review of existing Desert Hot Springs Parklands;

Carl May Community Center

11-777 West Drive

Size 3,500 sq. ft. Classification Special Use – City Council Chambers

Existing Amenities include, however not limited to;

City Council Chambers, Public Plaza, Parking, Restrooms, Public Meeting Rooms, Kitchen, Video and Security Systems and Site Storage.

Description;

The Carl May Community Center contains the City Council Chambers, along with community meeting space, a full kitchen and restrooms. The community center is approximately three thousand, five hundred [3,500 s.f.] square feet in size and plays host to numerous meetings and city activities.

Constitution Park

11777 West Drive

Size 0.025 acres Classification Mini Park

Opening Hours are from 7:00 am until 10:00 pm

Description;

This plaza-like space connects the Carl May Community Center and the Desert Hot Springs Library conjoined with the Desert Hot Springs Senior Center. There are pedestrian paths, shade trees and a donated public art piece that provide a pleasant environment for the area.

Desert Hot Springs Community Health & Wellness Center  
11750 Cholla Drive  
Size 6.36 Acres Classification Special Use - Community Building

Existing Amenities include, however not limited to;

Boys & Girls Club, Teen Center and Clinic, Offices, Community Rooms, Gymnasium, Nutrition Center, Dental Clinic, Cardio Rehabilitation & Fitness Center, John Furbee Aquatic Center, Splash Pad, Playground Equipment, Restrooms and Locker Rooms, Video and Security Systems and Site Storage.

Description;

The Community Health & Wellness Center is a seventeen [\$17m] million, 32,200 square foot, state-of-the-art facility that officially opened in January 2013.

The facility houses the Boys & Girls Club that includes after school programs for youth and teens, a teen center and clinic, offices, gymnasium, nutrition counseling, dental clinic, a fitness center, an aquatic center, playground equipment, restrooms, locker rooms, and security cameras.

The facility offers supervised after school programs to the youth to enable them to reach their full potential as productive, caring, responsible citizens. The aquatic center offers a competition venue for Desert Hot Springs High School and other aquatic opportunities for Health & Wellness.

The clinic provides comprehensive healthcare services to the greater Desert Hot Springs [DHS] Community.

Desert Hot Springs Public Library  
11-691 West Drive  
Size 3,608 sq. ft. Classification Special Use - Library

Existing Amenities include, however not limited to;

Video and Site Security Systems  
Public Plaza

Noted Deficiencies;

The building is inadequate in size for a community of 27,373 people and needs to be expanded and updated to fit more modern standards.



The City is currently evaluating the construction of a new library on City owned just south of the property where the Community Health & Wellness Center is located.

A new location to accommodate a larger facility would be ideal where the existing building may be re-purposed for other smaller community activities.

Description;

The Library holds approximately 33,000 volumes of various media.

Desert Hot Springs Senior Center  
11-777 West Drive  
Size 8,800 sq. ft. Classification Special Use – Senior Center

Existing Amenities include, however not limited to;

Large Dining Room, Classrooms, Kitchen, Public Parking, Offices, Large Big-Screen Television, ADA Compliant Restrooms and Video and Site Security Systems

Description;

The Senior Center is a vital resource for adult recreational activity. In this facility, seniors engage in a wide variety of activities including exercise, board games, singing, dancing and cooking.

Guy J. Tedesco Park  
12800 West Arroyo Drive  
Size 3.97 acres Classification Neighborhood Park  
Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Two [2] Basketball Courts, BMX Park, Waterspray Area, Shaded ADA Compliant Children's Play Areas [ages 2-5 & 5-12], Open Green Space, Walking Trail, Public Plaza, Bike Racks, Barbeque Hardware, Picnic Tables including ADA Compliant, Public Parking, ADA Compliant Restrooms, Community Building, Community Safety Building, Amphitheater, Group Picnic Shelter, Trash and Recycle Enclosure, Site Security Lighting, Video and Site Security Systems, Site Storage and Equipment Building.

Description;

Guy J. Tedesco Park [formerly Arroyo Park] is a linear park built along an arroyo which serves as a neighborhood park for the southwestern portion of the city.

The BMX Facility is a main attraction for youth.

The community center hosts various meetings and City activities.

There is a water spray area and basketball courts to serve both youth and young adults, and open turf areas for family activities and special events.

A small amphitheater provides a venue for outdoor classes, local entertainment and group activities for community organizations. Group picnic areas are available for birthday parties, family outings and community events.

A concrete path meanders through the park for walking and exercise.

Hot Springs Park  
1090 Palm Drive  
Size 3 acres Classification Mini Park  
Opening Hours are from 7:00 am until 10:00 pm

Description;

Hot Springs Park is a mini-park located at the northwest corner of Palm Drive and 8<sup>th</sup> Street. It was developed as an interpretative park denoting the Hot Mineral Springs that are found in the City of Desert Hot Springs [DHS].

There are two [2] fountains, a walking trail, landscaping, and a passive turf area.

Mission Springs Park  
14510 Palm Drive  
Size 12 acres Classification Community Park - Soccer Park  
Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Six [6] Lighted Soccer Fields with Football Field Overlay, Scoreboard, Children's Play Area, Picnic Areas, Walking Trail, Open Green Space, Public Plaza, Barbeque Hardware, Bike Racks, Picnic Tables including ADA Compliant, ADA Compliant Restroom Building, Concessions Building, Site Storage and Equipment Building, Trash and Recycle Enclosure, Public Parking Lot, Site Security Lighting and Video and Site Security Systems.

Description;

Mission Springs Soccer Park is located just east of Palm Drive off of Park Lane and is bordered by the MSWD's Wastewater Treatment Plant on the east and a Hotel on the west.

This park serves as the major soccer sports complex for AYSO and private soccer clubs but also contains community park amenities, including a children's playground, a perimeter walking trail, picnic facilities, a concession building, rest rooms, parking lot, and six [6] perimeter lighted soccer fields that can be configured different ways to accommodate various soccer age groups. Junior All-American Football also uses the park for its practices with a football field overlay on the soccer fields.

Rotary Park [formerly Coyote Park]  
13239 Don English Way  
Size 21 acres [approximately 18 acres undeveloped]  
Classification Neighborhood Park  
Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Drinking Fountains, Dog Waste Stations, Open Green Space, Trail Connections and Accessibility.

Description;

Rotary Park [formerly Coyote Park] was named in honor of Jack Webb, the entertainer and longtime Rotary Club member.

The park is located on the northeast side of Desert Hot Springs just north of Julius Corsini Elementary School.



Only a three [3] acre portion of the park is currently developed with turf and trees. The park provides access to trails into the Miracle Hill area which will eventually connect to Joshua Tree National Park. The views of the desert floor and Coachella Valley are quite spectacular as are the views of the surrounding snowcapped mountains.

Sgt. Hodge Skate Park

11777 West Drive

Size 17,760 sq. ft. Classification Special Use - Skate Park

Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Skate Park Features, Seating, Bike Racks, Shade Structure, Landscaped Area and Video and Site Security Systems.

Description;

The skate park is constructed of concrete and is heavily used by youth and young adults. It provides a variety of recreational challenges to the skill level of any skater with such obstacles as sloping ramps, rails, platforms and steps.

Veteran's Memorial Park

10101 Palm Drive

Size 0.25 acres Classification Mini Park

Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Public Plaza, Memorial Monument, Seating, Open Green Space and Picnic Tables, including ADA Compliant Tables.

Description;

Veteran's Memorial Park serves as a neighborhood mini-park for Residents of the City of Desert Hot Springs [DHS].

The park is dedicated to honoring all veterans of the United States Military. The park has passive turf areas and picnic tables for family use and quiet seating areas for observance and reflection.

Every year, the Community and Cultural Affairs Commission hold special events at the park for Veteran's Day and Memorial Day. The surrounding views from the park are impressive.

Wardman Park & Dog Park

66150 8th Street

Size 6.6 acres Classification Neighborhood Park – Little League & Softball

Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Lighted Little League Baseball Fields, Scoreboard, Ball Division Field, Two [2] Tennis Courts, Basketball Courts, ADA Compliant Children's Play Areas [ages 2-5 & 5-12], Open Greenspace, Public Plaza, Barbeque Hardware, Bike Racks, Picnic Tables including ADA Compliant, ADA Compliant Restrooms, Concession Stand, Community Building, Storage and Equipment Storage Building, Group Picnic Shelter, Trash and Recycle Enclosure and Public Parking.

Description;

Wardman Park serves neighborhood park uses for the northwest section of the City of Desert Hot Springs.

Wardman Park is the home of Desert Hot Springs Little League and Girls Softball. There are both major and minor division fields for Little League, complete with a scoreboard and concession stand. Parking is located between the park area and the little league fields and serves both uses.

Cabot's Pueblo Museum

66-616 E. Desert View Avenue

Size 4.7 acres Classification Special Use – Cabot's Museum and Art Gallery

Existing Amenities include, however not limited to;

Walking Trail, Native Garden Building, Historic Adobe Home, Trading Post & Gallery, Picnic Tables including ADA Compliant, ADA Compliant Restroom, Gift Shop Building, Interpretive Center, Site Storage and Maintenance Equipment Building, Trash and Recycle Enclosure, Public Parking [unpaved], Site Security Lighting and Video and Site Security Systems.

Planned Improvements;

A Master Plan has been prepared illustrating the expansion and development of the area surrounding Cabot's Museum. Planned amenities include a Visitor's Center, Museum, Cabot's Academy, Spa, small amphitheater, public-use parking, trailheads to Joshua Tree National Park, a public park, and support facilities.

Deficiencies: None.

Description;

Cabot's Museum is a unique Hopi inspired Pueblo hand-made by Cabot Yerxa over seventy [70] years ago.

This multi-level building includes thirty-five [35] rooms, one hundred fifty [150] windows and sixty-five [65] doors, all crafted from found materials.

The museum houses Cabot's collection of Native American pottery, early 20th century photographs and artifacts from his Alaskan adventures.

The museum grounds, including a picnic area, are beautifully landscaped with native plants and home to many rustic period items, circa early 1900's tools, machinery and house goods.

The museum also houses a Pueblo Art Gallery, a Bookstore, and the famed sculpture "Waakiye", a forty-three [43] foot tall Indian monument carved from a seven hundred fifty [750] year old Sequoia Redwood by Peter Toth, as part of the "Trail of Whispering Giants".

Guided tours of this historic landmark are conducted daily. The museum is available year-round for single tours, group tours and special events.

Desert Hot Springs Residents enjoy a variety of recreational activities, programs and services.

The City of DHS along with various non-profit organizations and community groups offer several recreational pursuits to the community. Neighboring cities also provide regional recreation opportunities for DHS Residents.

Human and social services are available through local non-profits along with City, County and State offices.

During a recent community outreach campaign, DHS Residents identified the most important benefits of Recreation Programs and Facilities that support their quality of life;

- Creating opportunities that increase fitness and wellness for all residents.
- Ensuring trails and open space are increased and maintained.
- Building stronger families and sense of community.
- Promoting security and safety.
- Involving all cultures in the community.
- Continue support of Recreational Programs for all age groups.

The City of Desert Hot Springs [DHS] is committed to the delivery of quality, affordable and accessible recreation programs. In general, the City sees its role as both a direct provider of recreation programs and services and a facilitator of helping Desert Hot Springs residents gain access to recreation programs offered by community based agencies and organizations.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 11.5 Other Public Facilities or Governmental Services?

##### Discussion:

The senior population of Desert Hot Springs [DHS] is projected to grow slightly in the next several years, along with the general population growth in the City.

The senior population should continue to be an influence in planning for the future, as DHS is a desirable and affordable place to retire, as more projects for age fifty-five [55] and older communities are developed.

DHS will continue to attract families. In 2012, the majority of households contained children between the ages of five [5] to twenty [20] and adults ages thirty-five [35] to fifty-five [55].

##### Hospitals and Healthcare:

In addition to a number of local physicians' offices and urgent care facilities, several larger health care facilities are located near the proposed Project site.

Representational Facilities;

Desert Healthcare District Foundation  
1140 N Indian Canyon Drive  
Palm Springs, California 92262  
760.323.6113

Created by the state of California in 1948, Desert Healthcare District is the parent of Desert Healthcare Foundation.

The Foundation was originally formed in 1967 to support the activities of Desert Regional Medical Center and had its own separate board of directors. The hospital was a nonprofit hospital. In 1997, the Directors of the District voted to lease Desert Regional Medical Center to Tenet Health Systems for thirty [30] years, resulting in the hospital becoming a for-profit hospital.

The focus of the Foundation turned to operating several community programs, including;

- The Smile Factory, as a Mobile Dental Clinic offering free dental screenings and treatment to elementary schoolchildren.
- The Desert Health Car, as a free door-to-door transportation service to and from non-emergency medical and health appointments.
- The Suzanne Jackson Breast Cancer Fund, providing for those individuals who do not have health insurance or the ability to pay for breast cancer screenings and diagnostic services.

The Vision of the Desert Healthcare District Foundation focuses on connecting Coachella Valley residents to health and wellness services and programs through resources and philanthropy, health facilities, information and community education, and public policy.

Desert Hot Springs: A Place-Based Initiative:

Purpose;

To support health access and health service improvements in the City of Desert Hot Springs [DHS], including;

- Improved access to healthcare and dental care with Borrego Health Foundation's Clinics providing services in three [3] locations.
- Increase Physician ratio; The HPSA [Health Professional Shortage Area] designation improved from the original two [2] permanent or one [1] Doctor per thirteen thousand [13,000] Residents.

- Remediated the Medically Underserved Area [MUA] designation.
- Dental Service Providers increased to four [4] FTE with imbedded dental clinic at the Wellness Center from two [2] Dental Service Providers who accepted Medi-Cal/Denti-Cal and only one [1] who accepted new patients.
- Instituted Innovative financing for Community Health & Wellness Center, including New Market Tax Credits, now used as a model by Desert Recreation District for funding of a Thousand Palms Health Clinic.
- Enhanced Mental Health Services through Family Services of the Desert, Riverside County Department of Mental Health, Borrego Health Foundation, and University of California Riverside School of Medicine.

A Proactive Project incorporates a District and/or Foundation mission-driven collaboration with one [1] or more outside agencies leveraging financial, intellectual, and technical resources to identify and alleviate healthcare disparities, address and improve access to health and wellness services, and create environmental change that support optimal health and a culture of wellness.

This Proactive Project may include infrastructure, policy, advocacy, and system change and would be implemented using feasibility and business plan models and secured through an RFP process, MOU or similar agreement. Projects have been identified by category and will be prioritized by the Board. Some projects are ongoing from previous fiscal years and will continue to have District involvement.

Borrego Health | Desert Hot Springs Community Health Center  
760.676.5240  
66-675 Pierson Boulevard  
Desert Hot Springs, California 92240  
2.4 Road Miles from the proposed Project @ 6 minutes

Description;

A community health center in the Desert Hot Springs area was a vision that seemed almost impossible to imagine just a few years ago.

Desert Hot Springs Community Health Center - Main Campus offers eighteen [18] exam rooms, an x-ray room, a lab, and a treatment room, as well as highly trained and motivated staff ready to provide quality medical care to the community at low cost. Se habla español.

Medical Services:

- General Medicine
- Family Medicine
- Women's Health
- Pediatrics
- Urgent Care
- Behavioral Health.

Southern California is the home to one of the largest Veterans populations in the country. The Health Center provides services for Veterans and their Families. From primary care to dental, women's health, and pediatrics

The Health Center Behavioral Health Program is one of the best in the region, featuring highly trained staff to meet needs; from Post Traumatic Stress Disorder [PTSD] to mild and moderate behavioral health issues.

Services Provided, however not limited to, include:

- Anxiety and Depression
- Asthma and Respiratory Problems
- Cardiac Care
- Dermatology
- Dental Care
- Gastrointestinal Conditions
- Hearing and Audiology
- Infectious Diseases
- LGBTQ+ Health and Wellness
- Muscular Skeletal Issues
- Pain Management
- Post-Concussion
- Post-Traumatic Stress Injury
- Traumatic Brain Injury.

The full range of women's services is available for Female Veterans.

Borrego Health | Desert Hot Springs Health and Wellness Center  
760.251.0044  
11-750 Cholla Drive, Suite B  
Desert Hot Springs, California 92240  
3.1 Road Miles from the proposed Project @ 7 minutes

Description;

Unique in every way, the Desert Hot Springs Health and Wellness Center is committed to providing the community of Desert Hot Springs whole person health and wellness.

Designed to be the best place for wellness. Distinctively laid out, offering dentistry care, health services, health education and a low cost fitness facility for Desert Hot Springs residents. Se habla español.

Medical Services:

- Family Medicine
- Pediatrics

Borrego Health | Desert Hot Springs Specialty Care Center  
760.676.5800  
12-520 Palm Drive  
Desert Hot Springs, California 92240  
2.0 Road Miles from the proposed Project @ 4 minutes

Description;

Established in 2013, with a focus on providing quality, compassionate, continuity of care to patients in all stages of HIV, and more.

The Specialty Care Center offers onsite routine lab diagnostic testing and referrals designed to complement the central role of the consultant in managing care for the LGBT+ community and the general patient population. The Center also provides care in hepatitis C and Transgender Health. Se habla español.

Medical Services:

- HIV/AIDS
- Hepatitis C
- PrEP/PEP
- Transgender Health
- Behavioral Health



The Desert Regional Medical Center in Palm Springs  
1150 N. Indian Canyon Drive  
Palm Springs, California 92262  
760.323.6511  
8.5 Road Miles from the proposed Project @ 13 minutes

The Desert Regional Medical Center is a Private Hospital that is licensed for three hundred eighty-two [382] Acute-care Beds.

Facilities include a 24-hour Emergency Room, Trauma Center, and Outpatient Services.

Description:

Desert Regional Medical Center began serving residents of the Coachella Valley in 1948. Since then, it has continued to expand to meet the healthcare needs of the area's growing population.

Services at Desert Regional Medical Center;

- The Hospital operates a Level II Emergency Trauma Center, as the only one in the Coachella Valley.
- The Hospital operates a Home Health Care Department that provides in-home nursing care and household maintenance services to those in need. A Hospice of the Desert, which offers services to the terminally ill is also included.
- The Hospital operates the Comprehensive Cancer Center and Institute of Clinical Orthopedics and Neurosciences. Desert Regional's medical facilities have provided both compassionate care for patients and superior support for their families.

You can also count on Desert Regional even if you aren't a permanent resident of the Coachella Valley. If residing the winter in the Valley, Desert Regional can coordinate and continue professional medical care while enjoying the Coachella Valley.

Eisenhower Medical Center  
760.340.3911  
39000 Bob Hope Drive  
Rancho Mirage, California 92270.3221  
14.5 Road Miles from the proposed Project @ 19 minutes

Description;

Situated on a one hundred thirty [130] acre campus in the heart of the Coachella Valley, Eisenhower Medical Center is a dynamic, progressive not-for-profit health care system.

In addition to the five hundred forty [540] Bed Eisenhower Hospital located on the Rancho Mirage Campus, numerous Health Centers are located throughout the Coachella Valley offering a broad array of outpatient services.

Services Offered, however not limited to;

- Emergency Room
- Intensive Care Unit
- Cardiac Care Unit
- Other Specialized Medical Discipline Units

Eisenhower Health Center at Sunrise  
760.773.1460  
151 South Sunrise Way  
Palm Springs, California 92262-0129  
8.4 Road Miles from the proposed Project @ 13 minutes

Service Offered, however not limited to;

- Urgent Care
- Imaging
- Laboratories
- Breast Center
- Orthopedic Services

Desert Hot Springs Community Health & Wellness Center  
11750 Cholla Drive  
Desert Hot Springs, California 92240  
760.251.0044  
3.1 Road Miles from the proposed Project @ 7 minutes

Size 6.36 Acres Classification Special Use - Community Building

Description;

The Community Health & Wellness Center is a seventeen [\$17m] million, 32,200 square foot, state-of-the-art facility that officially opened in January 2013.

The facility houses the Boys & Girls Club that includes after school programs for youth and teens, a teen center and clinic, offices, gymnasium, nutrition counseling, dental clinic, a fitness center, an aquatic center, playground equipment, restrooms, locker rooms, and security cameras.

The facility offers supervised after school programs to the youth to enable them to reach their full potential as productive, caring, responsible citizens. The aquatic center offers a competition venue for Desert Hot Springs High School and other aquatic opportunities for Health & Wellness.

The Clinic provides comprehensive healthcare services to the greater Desert Hot Springs community.

Existing Amenities include, however not limited to;

- Boys & Girls Club
- Teen Center and Clinic
- Offices
- Community Rooms
- Gymnasium
- Nutrition Center
- Dental Clinic
- Cardio Rehabilitation & Fitness Center
- John Furbee Aquatic Center
- Splash Pad
- Playground Equipment
- Restrooms and Locker Rooms
- Video and Security Systems
- Site Storage

Continued; Public Services Chapter 11  
Other Public Facilities Library, continued;

Desert Hot Springs Public Library  
11-691 West Drive  
Desert Hot Springs, California 92240  
760.329.5926  
2.9 Road Miles from the proposed Project @ 7 minutes

Size 3,608 sq. ft. Classification Special Use - Library

Description;

The Desert Hot Springs Public Library is a branch of the Riverside County Library System.

According to the Desert Hot Springs General Plan EIR, the Library contains 29,728 volumes within a three thousand five hundred [3,500] square foot building.

A Bookmobile, which is operated in conjunction with SunLine Transit Agency [SLTA] and contains approximately ten thousand [10,000] volumes, provides mobile library services to residents within unincorporated areas of the City of DHS's General Plan area and the Coachella Valley.

Existing Amenities include, however not limited to;

- Video and Site Security Systems
- Public Plaza

Noted Deficiencies:

The building is inadequate in size for a community of 27,373 people and needs to be expanded and updated to fit more modern standards.

The City of Desert Hot Springs [DHS] is currently evaluating the construction of a new library on City owned just south of the property where the Community Health & Wellness Center is located.

A new location to accommodate a larger facility would be ideal where the existing building may be re-purposed for other smaller community activities.

SunLine Transit Agency  
32-505 Harry Oliver Trail  
Thousand Palms, California 92276  
760.343.3456

SunLine Transit Agency [SLTA], a transit operator in Riverside County, California, supporting more than four million [4m] passengers annually, is the Transit Agency providing bus service in the Coachella Valley area and Riverside Downtown Area during Peak Hours.

SunLine Transit provides safe and environmentally conscious public transportation services and alternative fuel solutions to meet the mobility needs of the Coachella Valley.

The service area is more than one thousand, one hundred [1,100] square miles and includes nine [9] member cities, as well as Riverside County.

Over the years, SunLine has pursued an aggressive strategy for implementing clean technologies into its fleet. SunLine began by switching its fleet to Compressed Natural Gas [CNG], then moved toward more advanced technologies, such as hydrogen/compressed natural gas [HCNG], blended fuels and fuel cells.

The Agency has established itself as a test bed for multiple vehicle and hydrogen production technologies. In partnership with AC Transit, SunLine purchased one [1] Fuel Cell Bus for the demonstration.

SunLine's Fuel Cell Bus was identical to those at AC Transit. The hot, dry desert climate in SunLine's service area helped to further test the performance of the bus under multiple climates.

SunLine has been using Compressed Hydrogen Fuel for several years. In April 2000, SunLine opened a hydrogen generation, storage, fueling, and education facility to demonstrate various approaches to hydrogen production. The Fuel Cell Bus was put into service in December 2005.

NREL also evaluated a hybrid hydrogen internal combustion engine bus in operation at SunLine.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 12 UTILITIES & SERVICE SYSTEMS, would the Project;

### Proposed Project Introduction;

In year 2010 the City of Desert Hot Springs [DHS] annexed approximately four thousand [4,000] acres that connects the City to Interstate 10 via Palm Drive, formerly an unincorporated area of Riverside County.

Now, when touring motorists exit I-10 at Palm Drive, they are in Desert Hot Springs.

This annexation, in specificity The Palm Drive Corridor, affords Desert Hot Springs [DHS] more opportunity for exposure along the I-10, which more than 150,000 people travel daily.

This annexation provides additional economic development opportunities and expanding the DHS Community's job base.

"The Palm Drive Corridor" is a the regional roadway connecting DHS to other neighboring communities, southerly comprising the Coachella Valley metroplex.

The DHS Planning Department is active in the planning of the "The Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, produce a livable and sustainable economic community and reduce traffic congestion along Palm Drive.

Often referred to as the "Shining City on the Hill," the city of Desert Hot Springs [DHS] is combining its plentiful natural assets of hot water, world-class drinking water, unmatched views, and cooler summer temperatures with innovative and aggressive City Leadership to energetically realize its great potential and build the Coachella Valley's "City of the Future."

The Date Palm Drive Corridor Connector Plan promotes creative, forward-looking, and sustainable development solutions that fit the needs of DHS and at the same time support shared regional values across the Coachella Valley.

As the City of DHS desires to provide for a mixture of land uses and transportation options that work together to provide a more livable, prosperous and sustainable Community, the Public Utility-Providing Agencies as charged with the delivery of specific services, have also been planning their facilities, capabilities and capacities, systems and methodologies to address this expanded economic opportunity.

The Utility Agencies include;

- Domestic, Potable and Fire Suppression Water:  
  
Mission Springs Water District [MSWD]  
Desert Hot Springs, California 92240
- Wastewater Collection and Treatment  
  
Mission Springs Water District [MSWD]  
Desert Hot Springs, California 92240
- Storm Drainage Systems & Management  
  
Mission Springs Water District [MSWD]  
Desert Hot Springs, California 92240
- Solid Waste Disposal, Reclamation / Recycle and Diversion  
  
Desert Valley Disposal [DVD]  
Palm Springs, California 92264
- Electricity Delivery  
  
Southern California Edison [SCE®]  
Cathedral City Unit  
Cathedral City, California 92234
- Natural Gas Delivery  
  
SoCalGas® [a *Sempra*® Energy Utility]  
Coachella Valley District  
Palm Springs, California 92262
- Telecommunications Hard Line  
  
AT&T®  
Coachella Valley Engineering  
Palm Springs, California 92262
- AV / Cable Network Provider Hard Line  
  
Verizon®  
Coachella Valley Engineering  
Palm Springs, California 92262

Existing Conditions;

Located at the southwesterly corner of Palm Drive and Claire Avenue, the Proposed Project Site is generally flat and level, with undulating wind dunes variable to less than three [ $<3'$ ] feet.

The surface of the subject site features some desert scrub with small cobbles in a matrix of gravelly sand with silt.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

The Proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations, Convenience Store [C-store], Food Service Establishments, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

Site Topography:

500' Project Limits Radius Discussion;

Northerly: Vacant Land of similar topography conditions. North of Claire Avenue is approximately 16.71 acres in three [3] parcels previously proposed as a WalMart® Super Center, unknown as to development status at this time.

Westerly: Vacant Land of similar topography consisting of more than one hundred fifty [ $>150$ ] draft-plan improved single family home site lots, approximately 7,400 sq. ft. to 11,326 sq. ft. net lot area.

Southerly: Vacant Land of similar topography is approximately 18.35 acres in two [2] parcels.

Easterly: Sited across Palm Drive, of similar topography consisting of seventeen [17] vacant, site draft-improved single family lots approximately 7,400 sq. ft. to 9,580 sq. ft. net lot area, with an improved Heritage Category Roadside Motel at the intersection of Camino Idilio, southeasterly.

Conjoined easterly of the above description, traversing south to north is West via Corto, featuring twenty [20] single family lots, as greater than 7,400 sq. ft. Single Family Homes are developed upon eleven [11] lots.



12.1 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion:

Wastewater Collection and Treatment;

Sanitary Sewer and Wastewater collection and treatment facilities for this Proposed Project Site, as well the majority of the City of Desert Hot Springs [DHS] is provided by the Mission Springs Water District [MSWD].

MSWD maintains approximately eighty-nine [89] miles of Sewer Lines within the service area of approximately one hundred thirty-five [135] square miles.

MSWD Sewer System Management Plan:

Goals

Mission Springs Water District's mission statement is to "provide, protect, and preserve our most valuable resource-water." The framework for the goals of the Sewer System Management Plan [SSMP] is contained within that mission.

The SSMP will provide guidance to the District by addressing the following goals:

- Protection of both drinking water and hot mineral water through efficient operation of the District's Wastewater Collection System.
- Replenishment of the aquifer with secondary effluent from the District's Wastewater Treatment processes.
- Management of processes and systems in a manner that is responsive to growth and development conditions.
- Operation of collection and treatment systems in an environmentally responsible manner.
- Support of sustainable processes that will provide tertiary water at such time that the District identifies the need.

To fulfill those goals, the SSMP provides a detailed approach to planning and scheduling activities that will result in wastewater collection and treatment systems that are properly managed, operated and maintained.

This planned approach will help reduce and prevent Sanitary Sewer Overflows [SSO], as well as mitigate any SSO that may occur.

Historically, SSO is a rare occurrence within the District's existing collection systems.

The collection systems date from 1970 and have expanded to approximately seventy [70] lineal miles of gravity mainline VCP, including a one million gallon per day [1.MGD] lift station.

Insuring the preservation of affordable high quality drinking water to twenty-seven thousand [27,000] customers and hot mineral water for the area's Spa Industry continues to be the desired result of MSWD's wastewater system operations.

The SSMP must identify design and construction standards and specifications for the installation of new sanitary sewer systems, pump stations and other appurtenances, and for the rehabilitation and repair of existing sanitary sewer systems.

In concert with the planning of "The Palm Drive Corridor" by the City of DHS, MSWD has also planned for the orderly growth of the four thousand [4,000] acre Interstate10 [I-10] Annexation Area that includes the proposed Project site and would also have capacity to serve other future nearby development projects.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12.2    Require or result in the construction of new water or wastewater treatment facilities or expansion of expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

Domestic, Potable and Fire Suppression Water Delivery;

Development in this area is sparse and largely limited to scattered residencies, occasional business improvements at the intersection of Palm Drive and Dillon Road, and undeveloped and vacant lots.

Domestic water for this area and the majority of the City of Desert Hot Spring [DHS] is provided by Mission Springs Water District [MSWD].

MSWD maintains approximately two hundred seventy-six [276] miles of water lines, twenty [20] reservoir sites, and twenty-four [24] pumps sites within ten [10] pressure zones.

Annually, MSWD produces approximately nine thousand [9,000 a.f.] acre feet of water for their service area of one hundred thirty-five [135] square miles.

MSWD pumps water from the Mission Creek, Garnet, and Cabazon sub-stations for domestic use.

In concert with the planning of "The Corridor" by the City of DHS, MSWD has also planned for the orderly growth of the four thousand [4,000] acre Interstate 10 [I-10] Annexation Area that includes the proposed Project site and would also have capacity to serve other future nearby development projects.

#### Water Supply Assessment;

Requirements for the preparation of a Water Supply Assessment [WSA] are set forth in Senate Bill 610 [SB 610], which was enacted in 2001 and became effective January 1, 2002.

SB 610 amended Section 21151.9 of the Public Resources Code, requiring Cities and Counties to request specific information on water supplies from the Public Water System [PWS] that would serve any project that is subject to CEQA and is defined as a "Project" in Water Code Section 10912.

The information must be incorporated into the environmental document prepared, pursuant to CEQA.

State Water Code Section 10912 Defines a "Project" as any of the following:

1. A proposed residential development of more than five hundred [500] dwelling units.
2. A proposed shopping center or business establishment employing more than one thousand [1,000] persons or having more than five hundred thousand [500,000] square feet of floor space.
3. A proposed commercial office building employing more than one thousand [1,000] persons or having more than two hundred fifty thousand [250,000 sq. ft.] square feet of floor space.

4. A proposed hotel or motel, or both, having more than five hundred [500] rooms.
5. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than one thousand [1,000] persons, occupying more than forty [40] acres of land, or having more than six hundred fifty thousand [650,000 sq. ft.] square feet of floor area.
6. A mixed-use project that includes one [1] or more of the projects specified in this subdivision.
7. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a five hundred [500] dwelling unit project.

Effective January 1, 2017, SB 1262 amends Water Code Section 10910, the WSA statute, to require that Sustainable Groundwater Management Act [SGMA] related information be included in a WSA if a water supply for a proposed project includes groundwater from a basin that is not adjudicated and is designated medium or high-priority.

The current panning for the Subject Study Site as a proposed mixed-use development reflects;

- 8.68 acres net / 378,526 square feet net site development area
- 61,922 square feet water conserving landscape improvements
- 3,576 square feet C-Store & Fuel Station & Car Wash Unit
- 5,523 square feet Fuel Station Canopy
- 5,844 square feet Restaurants [two units]
- 3,192 square feet Covered Refuse & Recycle Enclosures
- 4,263 square feet Commercial Building
- 54,101 square feet Entrepreneur's Business Park

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12.3 Require or result in the construction of new storm water drainage facilities or the expansion of existing facilities the construction of which could cause significant environmental effects?

Discussion:

Applicable Goals and Policies;

The Desert Hot Springs [DHS] Comprehensive General Plan 2000 Fire and Police Protection Element includes the following goals, policies and programs relevant to Utilities and Service Systems that would apply to the development of the Proposed Project.

Water, Sewer and Utilities Goals, Policies and Programs;

GOAL-1

Economical water, sewer and utility facilities and services, which safely and adequately meet the needs of the City of DHS at build out.

Policy 1

Monitor resource management activities of the MSWD and Regional Water Quality Control Board [RWQCB] to preserve and protect water resources, including;

- a. Exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board [RWQCB].
- b. Require or result in the construction of new or wastewater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- d. Not have sufficient water supplies available to serve the project from existing entitlements and resources, or new expanded entitlements are needed.
- e. Fail to result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

- f. Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g. Fail to comply with Federal, State, and Local Statutes and Regulations related to solid waste.
- h. Lead to the inefficient, wasteful and unnecessary consumption of energy resources.

Exceedance Management of Wastewater Treatment Requirements;

- Construction activities within the project site could expose soils to erosion from rainfall, runoff, and wind.
- Wind erosion could result in the generation of fugitive dust.
- Erosion from rainfall and runoff is more problematic because pollutants from heavy equipment or construction related materials, such as diesel, gasoline, oils, grease, solvents, lubricants, or other petroleum products could mix with the water and run offsite.
- All project proponents who disturb one [1] acre or more must prepare a Stormwater Pollution Prevention Plan [SWPPP] to be implemented throughout the project construction period.
- Each SWPPP must list and prescribe appropriate Best Management Practices [BMPs] for the control and treatment of runoff from the project site.
- A copy of the SWPPP prepared by a Qualified SWPPP Developer [QSD] and implemented by a Qualified SWPPP Practitioner [QSP] must be maintained and updated for the proposed project site and available for review during the entirety of the construction period.

During long term operation, each project would be required to maintain the site under a post construction Water Quality Management Plan [WQMP] to be prepared by a QSD that addresses potential runoff and ongoing maintenance of BMPs related to onsite drainage improvements.

Through implementation of Regulatory Requirement RR-8 and RR-12, all proponents proposing developments that disturb one [1] acre or more would be required to prepare and implement a SWPPP during construction and prepare and implement a WQMP for post construction.

This would ensure that a project's impact to water quality would be reduced to less than significant with the proper operation and maintenance of structural BMPs, continued use of non-structural BMPs such as education programs for local residents, property owners, operators, tenants, occupants, or employees, and continued inspection of low impact development / treatment BMPs such as inspection of infiltration basins.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

Construction or Expansion of Wastewater Treatment Facilities;

The Project Site lies within Mission Springs Water District [MSWD] service area.

Wastewater infrastructure, and applicable systems exist on or in the vicinity of the project site.

The southern boundary of MSWD's service area is approximately two [2] miles southerly of the proposed Project site, generally at Interstate 10.

MSWD has a planned Regional Wastewater Treatment Plant located approximately one [1] mile southerly of the project site. MSWD Regional Wastewater Treatment Plant is currently being designed and anticipated to be constructed by late 2019.

Wastewater service to the project site would be provided from the MSWD Regional Wastewater Treatment Plant, generally located at the northwest corner of Little Morongo Road and 20<sup>th</sup> Avenue.

Connection to the Regional Wastewater Treatment Plant would be provided via an existing eight [8"] inch Force-Main sewer pipeline sited within the Palm Drive Right-of-Way [RoW].

All public wastewater facilities shall be shown on improvement plans and would be designed and constructed in accordance with MSWD requirements and standards.

Sufficient Water Supplies to Serve the Project;

A Water Supply Assessment [WSA] shall be prepared for the proposed project to provide the projected water demand and supply conditions associated with build out of the subject property.

Proposed Water Supply Sources ;

The proposed Project intends to be served by connection to MSWD's existing 913 Pressure Zone, generally located within the right-of-way [RoW] of Palm Drive, conjoined to the subject site.

All public water facilities would be shown on improvement plans and would be designed and constructed in accordance with MSWD requirements and standards.

Proposed Development Water Demand;

The proposed Project water demand may be estimated using the land uses proposed in the Draft Site Specific Plan.

The sources used to estimate the water demand per land use are as follows:

Indoor Commercial Demand;

AWWA Research Foundation's Commercial and Institutional End Uses of Water [2000] provides the selected commercial unit use coefficients for mixed-use commercial/industrial development projects located in desert areas within southern California and Arizona.

These coefficients set water efficiency benchmarks for specific commercial uses and are applicable to the mixed-use Commercial, Retail and Business Park developments.

There is evidence based on the WSA, to support a determination that there would be sufficient water supplies to meet the demands of the proposed project and nearby properties future forecasted demands, of the next twenty [20] years.



### Landscape Irrigation and Outdoor Water Demand

Landscape water demand for the project is based on the estimated landscape irrigation area and water usage equations of the DHS Landscape and Irrigation System Design Criteria.

This method ensures that a sufficient budget is provided to have a sustainable landscape that meets the criteria established by the City of DHS Landscape Water Use, to effectively reduce or eliminate runoff in streets, and no site turf applications are to be proposed.

As applicable to the DHS Maximum Applied Water Allowance [MAWA], as outlined in the City of DHS Landscape Irrigation Ordinance, is the calculation methodology used to estimate outdoor irrigation usage.

The landscape development irrigation shall feature emitter and drip systems methodology, and two [2] limited areas of artificial turf micro-parks to be proposed.

The surface groundcovering application is proposed to be predominantly granular aggregate.

Landscape improvements may include a series of surface draining control mounds and flow directing swales.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12.5 Result in a determination by the wastewater treatment provider which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Discussion:

Adequate Capacity Determined by Wastewater Treatment Provider

A MSWD Regional Wastewater Treatment Plant is currently being designed and anticipated to be constructed by late 2019.

In concert with the planning of "The Palm Drive Corridor" by the City of DHS, MSWD has also planned for the orderly growth of the four thousand [4,000] acre Interstate 10 [I-10] Annexation Area that includes the proposed Project site and would also have capacity to serve other future nearby development projects.

Once the proposed MSWD Regional Wastewater Treatment Plant is in operation, it would provide additional wastewater service capacity to the area of the proposed Project site.

The plant is anticipated to have adequate capacity considering it is being developed to support the growing demand of the City of Desert Hot Springs.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12.6 Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion:

According to Jurisdiction Landfill Tonnage Reports from Department of Waste Resources, 2,037,163 total tons of solid waste was hauled to County Landfills in 2015.

The County currently has an annual disposal limit of eight million [8m] million tons in County landfills, so currently about seventy-five [75%] percent of the County landfill capacity remains.

The project site would be served by Desert Valley Disposal [DVD], the authorized waste collection hauler for the City of Desert Hot Springs [DHS].

The City of DHS does not currently have solid waste generation rates based on designated land uses in the General Plan.

For representational study purposes, the Coachella General Plan is similar in scope and character to DHS, and in draft estimations, the proposed Project may generate solid waste;

- Commercial Activities @ 0.0108 tons / per square foot / per year  
 $13,683 \text{ sq. ft.} \times 0.0108 = 147.78 \text{ Tons per Year}$
- Business Park Activities @ 0.0024 tons / per square foot / per year  
 $54,101 \text{ sq. ft.} \times 0.0024 = 129.84 \text{ Tons per Year}$

Reflecting the existing General Plan designations for the proposed Project site, the site activities would be anticipated to generate approximately 277.62 tons per year of solid waste.

Comply with Federal, State, and Local statutes and regulations related to solid waste;

During construction of the proposed Project, contractors would be generating construction waste that much should be recycled. Under the City's Municipal Code, the City of DHS requires that development projects do the following:

1. Meet the diversion requirement of at least fifty [50%] percent of all construction waste.
2. Submit a construction and demolition waste plan on the prescribed forms.
3. Submit a performance security along with the application required for a construction permit. DHS City-owned projects would not be required to pay the performance security.

The Code identifies the following construction recyclable and reusable materials used in new construction such as what would occur at the project site include, but are not limited to, the following:

- a. Appliances including, but not limited to stoves, refrigerators, water heaters, air conditioning units, and lighting hardware.
- b. Cardboard materials.
- c. Drywall and plaster materials including drywall, gypsum, and sheetrock.
- d. Green waste, which includes tree trimmings, grass, leaves, roots, and palm fronds.
- e. Masonry building materials including all products generally used in construction including, but not limited to, concrete, rock, stone, and brick.
- f. Metals including ferrous steel, stainless steel, steel piping, roofing, and flashing, and nonferrous aluminum, copper, and brass.
- g. Paving materials including asphalt, brick, and concrete.
- h. Roofing materials including wood shingles as well as asphalt, stone, concrete, metal, and slate based roofing material.

- h. Roofing materials including wood shingles as well as asphalt, stone, concrete, metal, and slate based roofing material.
- i. Salvageable materials and structures including, but not limited to wallboard, doors, windows, fixtures, toilets, sinks, and bathtubs.
- j. Wood waste includes any and all dimensional lumber, fencing or construction wood that is not chemically treated, or creosoted, CCA pressure treated, contaminated or painted.
- k. Any other construction or demolition debris that is nonhazardous and available for recycling or reuse, including soils.

Consistent with the City of DHS Municipal Code, the proposed Project Applicant must submit a construction and demolition waste plan, implemented with Regulatory Requirement RR-25, to ensure that construction waste is adequately handled and result in a less than significant impact during construction activities.

#### Operations;

During operation of future project activities within the proposed Project Site, Operators would require solid waste services that would be provided by DVD.

Services include both typical solid waste and green waste generated at the project site, not limited to cardboard, paper waste, food waste and containers, that can be transferred to Edom Hill Transfer Station.

In an effort to reduce the amount of solid waste that would ultimately end up in a county landfill, DVD provides a resource recovery and recycling service that includes provision of a container for the separation of cans, glass and newsprint for weekly pick up.

Proposed within the development are eighteen [18] refuse and recycle weather-covered enclosures, affording nine [9] use-specific with placarding, recycle roll-out containers.

This specified condition is in conformance with AB 939, which requires that every city and county implement programs to recycle, reduce at the source and compost fifty [50%] percent of its solid waste by year 2050.

Inefficient, wasteful and unnecessary consumption of energy resources;

The proposed Project consists of the development and construction of approximately 13,683 square feet of Commercial, Retail and Service Application Structures, and 54,101 square feet of Entrepreneurs' Business Park Structures on a site of approximately 8.68 net acres.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.7 Comply with Federal, State of California, City of Desert Hot Springs statutes and regulations related to solid wastes?

Discussion:

Solid Waste Disposal, Reclamation / Recycle and Diversion;

The City of Desert Hot Springs [DHS] has a franchise agreement with Desert Valley Disposal Inc. [DVD] for the provision of complete residential, commercial and roll-off trash disposal. Additional services include electronic waste pick-up, construction debris removal and paper shredding services for commercial and industrial businesses.

DVD is the only authorized, franchised waste collection hauler for the City of Desert Hot Springs [DHS].

DVD makes curbside recycling and green waste collection convenient for business and commercial enterprise activities and residents. Additional special services include electronic waste pick-up, construction debris removal and paper shredding services for commercial and industrial businesses.

Residential Services;

Single Family Residences [SFRs] are provided with once per week collection in with a ninety-six [96] gallon gray cart.

Commercial, Enterprise and Business Services;

All businesses within the DHS City Limits are provided with a commercial bin. Offered in two [2cy], three [3cy], and four [4cy] cubic yard containers that may be scheduled up to six [6] times per week. Saturday service is also available for qualifying businesses.

Recycling Services;

DVD collects, processes, and markets a wide range of commercially generated fiber and paper products, and many other recyclable materials through both residential and commercial recycling efforts.

Additional Services;

DVD offers special services including roll-off containers for site development, construction, remodeling projects, special functions, document shredding, motor oil and some hazardous waste disposal, bulky item pickup and electronic waste recycling.

Integrated Waste Management Act [AB 939];

The proposed project shall comply with Federal, State, and Local Statutes, and Regulations in regard to solid waste.

As adopted by Desert Hot Springs, AB 939 requires that all California jurisdictions prepare a Source Reduction Recycling Element [SRRE] that demonstrates how each City would divert fifty [50%] percent of their jurisdiction's waste stream from disposal into landfills each year.

The penalty for not diverting fifty [50%] percent each year is a ten thousand [\$10,000.] dollars a day fine until the diversion goal is obtained.

AB 939 is funded by grant funds and by the waste management franchise agreement. The funds earned from this are set aside in a separate account only to be used for the development and implementation of programs to assist in reduction of waste.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12.8 Include a new or retrofitted storm water treatment control Best Management Practice [BMP], and water quality treatment basins, constructed treatment wetlands.

Discussion:

Construction or Expansion of Storm Water Drainage Facilities;

As currently mapped by FEMA, as Zone AO, the project site and its surrounding area are constrained by flooding and drainage conditions as a one hundred [100] year flood plain with base flood elevations determined at one [1'] foot to three [3'] feet.

The proposed Project site would be developed with a series of approximately eighteen [18] onsite storm water subterranean infiltration receptor basins, chambers and /or dry-well charged units, that shall comply with the DHS Stormwater Management and Discharge Controls stipulated in Chapter 13.08 of the Desert Hot Springs Municipal Code [Ordinance 1997-02].

The proposed structures shall feature a positive gutter and downspout network with discharge into the subterranean chamber / basins / dry wells.

The system capacities are sized to contain the one hundred [100] year, twenty-four [24] hour duration storm event and therefore meet the City of DHS requirements for Stormwater Management and Discharge Controls and minimize the discharge and transport of storm flows to natural drainage facilities south of the project site where historic flows from the site are deposited.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 13 AESTHETIC, would the Project;

#### 13.1 Have a substantial adverse effect on a scenic vista?

Discussion:

State of California Requirements;

The California Environmental Quality Act [CEQA] established that it is the policy of the State of California to take all action necessary to provide the people of the state "with enjoyment of aesthetic, natural, scenic, and historical environmental qualities" per California Public Resources Code Section 21001.b.

Scenic Vistas and Viewlines;

The character of a view is described by the topography, land uses, scale, form, and natural resources depicted in the view. The assessment of the visual character is descriptive and not evaluative because it is based on defined attributes.

Visual quality refers to the aesthetics of the view.

Determining the quality of a view can be subjective because it is based in part on the viewer's values and notions about what constitutes a quality setting.

In an effort to establish an objective framework, a study assessment applies the evaluative criteria, such as vividness, intactness, and unity, and qualitative rankings representational as low, medium, and high.

- Vividness is the visual power or memorability of landscape components as they combine in striking and distinctive visual patterns.
- Intactness is the visual integrity of the natural and man-made landscape and its freedom from encroaching elements.
- Unity is the visual coherence and compositional harmony of the landscape considered as a whole.

Within the area of the proposed Project, Predominant Scenic Vista includes the Spectacular Mountain Views, the Overview of the Coachella Valley, and the Natural Environment sited within a Unique Desert Ecosystem.



#### Existing Site Conditions;

Currently, the study site is a vacant, generally level parcel, with conjoined properties similarly vacant and level.

The proposed Property fronts upon Regional Main Thoroughfare Palm Drive, and perpendicularly aligned Claire Avenue.

The Proposed Project is to create a Community Benefit Commercial Center, a Fuels station with Canopy, Electric Vehicle Charging Stations [EVCS], Two [2] Food Service Establishments with Drive-through, Neighborhood Retail Support Services, and a Entrepreneurs' Business Park.

#### Site Topography;

Located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravelly sand with silt.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

#### Surrounding Land Uses;

##### Existing Settings: 500' Project Limits Radius Discussion:

Northerly: Vacant Land of similar topography conditions. North of Claire Avenue is approximately 16.71 acres in three [3] parcels previously proposed as a WalMart® Super Center, unknown as to development status at this time.

Westerly: Vacant Land of similar topography consisting of more than one hundred fifty [ $>150$ ] draft-plan improved single family home site lots, approximately 7,400 sq. ft. to 11,326 sq. ft. in net lot area each.

Southerly: Vacant Land of similar topography is approximately 18.35 acres in two [2] parcels.

Easterly: Sited across Palm Drive, of similar topography consisting of seventeen [17] vacant, site draft-improved single family lots approximately 7,400 sq. ft. to 9,580 sq. ft. in net lot area each, with an improved Heritage Category Roadside Motel at the intersection of Camino Idilio, southeasterly.

Conjoined easterly of the above description, traversing south to north is West via Corto, featuring twenty [20] single family lots, as greater than 7,400 square feet each. Single Family Homes are developed upon eleven [11] lots.

The Project Site is located approximately 2.32 miles southerly of the DHS Town-Central intersection of Pierson Boulevard at Palm Drive approximately 1,730 feet northerly of the Intersection of Dillon Road at Palm Drive.

The DHS Planning Department is active in the planning of "The Palm Drive Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, produce a livable and sustainable economic community and reduce traffic congestion along Palm Drive.

Often referred to as the "Shining City on the Hill," the City of Desert Hot Springs [DHS] is combining its plentiful natural assets of hot water, world-class drinking water, unmatched views, and cooler summer temperatures with innovative and aggressive City Leadership to energetically realize its great potential and build the Coachella Valley's "City of the Future".

#### Desert Hot Springs Vision Statement:

The City of Desert Hot Springs [DHS] has reaffirmed its Community Profile reflecting the commitment to becoming a world-class health and wellness destination, highlighting;

- Famous Miracle Waters
- Unique Desert Ecosystem
- Spectacular Mountain Views
- Natural Environment

#### Unique Attributes of the City's Personality;

- Natural
- Tranquil
- Accessible
- Independent Spirit

#### Equity Elements of the City's Visual Strategy

- Premium, Signature Healing Water-Related Hot Springs Spa Resorts
- Native Desert & Mountain Components
- Classic Mid-Century Modern Architecture
- Color Palette that Expresses the Natural Desert Environment

Another significant planning goal is to establish a distinctive Community "Gateway" into Desert Hot Springs through development of a well-designed, high-quality mixed use development that would foster connectivity between the mostly undeveloped southern portions of the City and the more-densely populated development areas and resource centers in the northern portion.

#### Visual Resources;

Within a view may include unique views, views identified as important in local plans, or views from scenic highways and thoroughfares.

Viewer response to a proposed project is predicted according to the land use and / or activities of the viewers, the relative number of viewers, and the amount of exposure to the view.

Viewer groups sensitivity refers to those who would see the project both during construction and after its completion and whether they would be likely to have a low, moderate, or high level of concern about aesthetic changes resulting from the project.

It is presumed that residents who can see the project from their place of residency would have a relatively high level of sensitivity, as would tourists and motorists driving for pleasure. By contrast, the typical motorist / commuter driving through the area to and from work or making deliveries is presumed to have a low level of sensitivity because attention is focused chiefly on driving or work-related activities.

Duration of a view refers to the length of time the view is observed by a particular viewer group. The view duration may be either short term or long term.

- Short-term views include fleeting or intermittent views, such as those visible from a moving source over a short distance as motorists' views from a moving vehicle.
- Long-term views are composed chiefly of constant views experienced over an extended period of time, such as nearby properties, including other comparable land uses.

#### Representational Building Design Guidelines;

- Building facades shall include a variety of complementary building materials such as glass, native or manufactured stone, tile, metal, wood, or a combination of these materials. A minimum of three [3] building materials is representational.
- All proposed structures to be single story, creating a comfort level for pedestrians and potential customers. Doors and windows should be nearly continuous along street fronts to create a seamless relationship between the interior and exterior of buildings and enliven the facade. Windows along streets shall be spaced with a specific rhythm and not create long areas of flat, solid spaces along parking areas and streets.
- The primary entrance shall be architecturally prominent and clearly visible from the abutting street and may include architectural details such as arches, canopies, awnings, friezes, tile work, murals, or moldings.
- Entrances should be oriented toward streets and may include planters or wing walls that incorporate landscaping or seating and / or prominent three-dimensional features.
- Buildings with facades longer than fifty [50'] feet shall have their continuous facades segmented into smaller areas through the application of varying facade setbacks, arcades, awnings, canopies, and other architectural features.

- Where visible to the public, the rear of buildings and/or service areas shall be the same material and finish as the rest of the building.
- Rooflines shall be interrupted with architectural elements to break, or segment the building profile. Roof mounted hardware and equipment shall be shielded from pedestrian viewlines by the application of Parapets and Mansards, featuring a delineation component.
- Buildings shall have window head and sill details, which utilize either projecting elements or trimming fenestration materials of a contrasting color and texture and highlight the window and glazing treatment.

The proposed Project shall incorporate contemporary architectural design elements and the site landscape development shall feature a water conserving tree, shrubbery and groundcovering treatment, including granular aggregate, per the established Desert Hot Springs Design [DHS] Landscape Guidelines for Desert Environments.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 13.2 Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion:

Existing Site Conditions;

Currently a vacant, generally level parcel, with conjoined properties similarly vacant and level.

Property fronts upon Regional Main Thoroughfare Palm Drive, and perpendicularly aligned Claire Avenue.

Located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravelly sand with silt.

The site and surrounding properties have no native or indigenous trees, natural stone rock outcroppings, or significant or historic buildings.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13.3 Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion:

The proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Food Service Establishments with Drive-through, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

The proposed Project is to reflect the Desert Hot Springs Resort Spas' Renown Character and Quality, in complimentary architectural schema and colorizations.

Quoting from current marketplace promotion;

"Mineral Water Resorts of Desert Hot Springs, CA.

To duck out and de-stress, nothing beats the healing hideaways of Desert Hot Springs. Situated high overlooking the Palm Springs area, our boutique resorts are known worldwide for natural, healing, hot mineral water.

Our intimate inns offer an impressive array of soothing spa services — from salt scrubs to spice massages, Finnish saunas to facials, Ayurveda to aromatherapy, power polishes to poolside pedicures, waxing to wraps [with clay and mud and seaweed and many more healing elements] and more.

These desert resorts represent many styles: Mid-century Modern, Moroccan, restored Hacienda, B&B, casual, classic, clothing optional and more. They draw visitors from around the world and throughout the United States.

There's something very special about soaking in our therapeutic mineral waters. Something we want you to experience. For years places in California like Calistoga, Glen Ivy, Harbin Hot Springs and the Esalen Institute have drawn people from all over the world to soak in their mineral waters – and the Spas of Desert Hot Springs are no exception to this attraction. Our mineral spring water is pure and odor free.

Whatever you're looking for in your own spa experience, you can discover it in California's Spa City – Desert Hot Springs."

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 13.4 Create a new source of substantial light or glare which would adversely affect day of nighttime views in the area?

Discussion:

Existing Light and Glare Conditions;

Currently the proposed Project site is a vacant, generally level parcel, with conjoined properties similarly vacant and level.

The Property fronts upon Regional Main Thoroughfare Palm Drive, and perpendicularly aligned with Claire Avenue.

The proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Food Service Establishments with Drive-through, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

Lighting will be included throughout the proposed Project and will be in character with lighting found in typical commercial areas.

List of Lighting Applications;

- Ingress & Egress Directional Lighting
- Wayfinding, Monument and Directional Signage
- Fuels Stations Pricing Placards
- Parking Areas
- Circulation Element
- Site Security
- Fuel Dispenser Canopy Downwash
- Building Elevations Downwash Illumination
- Building Eyebrows & Entry Alcove Downwashing
- Phoenix dactylifera Palm Trees Uplighting & Downwash
- Specimen Trees Parkinsonia aculeata and P. florida, Uplighting

A Lighting Schedule including fixtures descriptions and use-applications, time scheduling including if dusk-to-dawn or program metered, and the control systems detailed, and to be generated to the satisfaction of the DHS Planning Department.

The project will be subject to a condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties, specifically residential properties, and roadways.

A Comprehensive Site Analysis shall be generated, detailing conceptual site use applications, vehicular traffic preliminary calculations, hours of operations, and general project narrative.

Artificial Light;

The term "Artificial Light" in this analysis refers to man-made evening and nighttime light.



Artificial light sources are generally of two [2] categories;

[1] Point Sources of light which include unshielded light sources such as lenses or lamp reflectors.

[2] Illuminated Surfaces which may include light reflected off of the ground, walls and elevated surfaces, or trees.

Light Sensitive uses are those that light has the potential to interfere with certain functions, including vision, sleep, privacy, and general enjoyment of the natural nighttime environs.

Residential uses are considered light sensitive as they are typically occupied during the evening hours, and are occupied by persons who have expectations of privacy.

Artificial light sources can be potentially invasive and interfere with residential privacy by intruding into an individual's living environment, disrupting evening views, and potentially changing neighborhood character.

Additional light sensitive land uses may include, however not limited to, board and care facilities, commercial or institutional uses that require minimal nighttime illumination for proper functionality, physical comfort, or commerce and natural areas.

Artificial light impacts are of two [2] types:

[1] Aesthetic;

Light Aesthetics refers to the viewer's general aesthetic perception of light sources and their environment and focuses on the visual changes which take place as seen by an individual.

[2] Exposure;

Light Exposure refers to the quantity of light, or light intensity, emitted by light sources and received by an individual.

Light Aesthetics and Light Exposure are each evaluated using different criteria.

Light Aesthetics may be evaluated upon the following criteria;

- Changes in sky glow, the general white-to-orange glow that emanates from large expanses of lit area, such as large metropolitan areas and cities. Substantial, or highly noticeable increases in sky glow could impact nighttime aesthetics by reducing the clarity of the night sky.
- Proximity to light sources within a lit area may have a greater impact upon that location than a lit area further away.
- Changes in large areas from unlit to lit conditions.

Glare;

Glare is a lighting condition that causes an observer to experience visual discomfort as a result of high brightness.

Glare is common throughout large cities and urbanized areas in general and may be caused by either;

[1] The reflection of the sun off reflective surfaces during the day [daytime glare].

[2] The reflection of artificial light sources including automobile headlights, special events lighting off reflective surfaces at night [nighttime glare].

The generation of substantial amounts of daytime glare is dependent on two [2] factors;

[1] The presence of structures and buildings, signs, or thematic landscape elements that include reflective building materials, including glass and metals.

[2] The location of such uses in highly visible areas.

“Highly visible areas” include areas where all of the following apply;

- The glare source is within close proximity to a glare-sensitive use.
- The glare-sensitive use has a direct and unobstructed line-of-sight of the glare source.
- The glare source is located north, east, or west, however not south, of the glare-sensitive use.

Due to the latitude of the Coachella Valley, the sun does not shine on glare sources from due north. The sun reaches its highest point in the sky for the year [the summer solstice], it is not positioned to shine on the north faces of buildings or other sources of glare.

The generation of substantial amounts of nighttime glare is dependent on similar factors as is the generation of daytime glare [i.e., buildings, signs, or thematic landscape elements that feature reflective materials].

Lighting may also result in nighttime glare. Nighttime glare can be generated in any direction, so long as the glare sources, such as reflective buildings, and glare-sensitive uses are within close proximity, normally several hundred feet to one another.

Reflecting CEQA Thresholds Guidelines a determination of significance relative to nighttime illumination shall be made on a case-by-case basis, considering the following factors;

- The change in ambient illumination levels as a result of project sources.
- The extent to which project lighting would spill off the project site and effect adjacent light-sensitive areas.
- The Project proposes high brightness and illuminated surfaces that are directly visible outside of the proposed Project Site from residential properties or routinely usable outdoor spaces associated with commercial or institutional uses such as outdoor eating areas.
- The proposed Project results in substantial changes to existing artificial light conditions.
- Project lighting interferes with the performance of an off-site activity.

#### Construction Lighting;

- All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the Project Site boundaries that is improved with light-sensitive uses.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**14 CULTURAL RESOURCES**, would the project;

**14.1 Cause a substantial adverse change in the significance of historical resource as defined in §15064.5?**

Discussion:

Existing Site Conditions;

Currently the proposed Project site is a vacant, generally level parcel, with conjoined properties similarly vacant and level.

Brief site reconnaissance suggests that no previous habitation, mining operations, or mineral extractions have been conducted on or in close proximity to this site in the past.

The Property fronts upon Regional Main Thoroughfare Palm Drive, and the perpendicularly aligned Claire Avenue.

The proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Two [2] Food Service Establishments with Drive-Through, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

Site Topography;

Located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravely sand with silt.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

Regulatory Setting;

The proposed Project shall comply with the Statutes and Guidelines of the California Environmental Quality Act [CEQA], specific to Cultural Resources Management functions, applications, and activities.

A Cultural Resource is defined as any object or specific location of past human activity, occupation, or use, identifiable through historical documentation, inventory, or oral evidence.

Cultural Resources can be separated into three [3] categories;

- Archaeological
- Built Environment
- Traditional Cultural Resources

Archaeological resources include both historic and prehistoric remains of human activity.

Historic Period Resources can consist of historic structures, structural ruins, and sites.

- Ceremonial Sites
- Monuments
- Habitation and Dwelling Sites
- Foundation Remains
- Camp Sites and Fire Rings
- Historic Roads and Trails
- Canals, Ditches and Drainageways
- Bridges

Prior to commencement of any ground disturbing activities, the Project Applicant or his designee shall coordinate with the Native American Tribal Interest who have requested the presence of a Native American Monitor to ensure that their request has been addressed.

The approved Native American Cultural Resource Monitor shall be present during ground disturbing activities, including archaeological testing and surveys.

Should buried tribal cultural resources deposits be encountered, the Monitor may request that construction be halted, and the Monitor shall notify a qualified Archaeologist, meeting the Secretary of Interior's Standards and Guidelines for Professional Qualifications, to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer [SHPO] and the applicable Tribal Historical Preservation Office [THPO].

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14.2 Cause a substantial adverse change in the archeological recourse pursuant to §15064.5?

Discussion:

A Cultural Resource may be considered "Historically Significant" if the resource is forty-five [45] years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and meets the requirements for listing on the California Register of Historical Resources [CRHR] under any one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- May be associated with the lives of persons of importance in the past.
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of an important creative individual, or possess high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

General Locale Description;

The proposed Project is located in the Coachella Valley within the Colorado Desert geomorphic province.

The Colorado Desert extends from the Mojave Desert to the north, the Colorado River on the east, the Peninsular Ranges on the west, and south into Mexico.

Dominant features within the Colorado Desert include the Salton Trough, the Colorado River, and the Orocopia, Chocolate, Palo Verde, and Chuckwalla Mountains.

The Coachella Valley is located north of Imperial Valley, within the Salton Trough, a large structural depression that extends from the San Geronio Pass in the north to the Gulf of Mexico in the south.

Prehistoric Period;

Current regional knowledge of artifacts and habitation sites dating back approximately 12,000 years, archaeologists have divided the pre-European epoch into five periods;

- Early Man Period
- Paleo-Indian Period
- Early Archaic Period
- Late Archaic Period
- Late Prehistoric Period

To address the proposed Project's cultural heritage, the Late Prehistoric Period is most resource current.

The Late Prehistoric Period, year 1200 to year 1800, sited within the Colorado Desert is recognized by the introduction of new artifact types as is characterized by the creation of ceramics.

Dispersed seasonal settlements known as Rancherias were found along the Colorado River. These settlements were composed of adobe block / brick style structures, semi-subterranean pit houses, ramadas, or brush huts, depending on the season and types of settlement.

Continued; Cultural Resources 14.2  
Pre-Historic Period, continued;

Larger Rancherias would disperse to upper terraces of the Colorado River and to special collection areas during the summer months, coinciding with the flood phase of the river, returning to the lower terraces for plant harvesting.

At the eastern base of the Peninsular Ranges, the settlement pattern was typified by dispersed Rancherias or Villages situated at the mouths of canyons supporting perennial streams, at the base of alluvial fans near springs, or down on the valley floor where a shallow water table allowed wells to be dug. A representational area today is known as Indian Wells, California.

In addition to these sites, specialized sites were located in all of the micro-environmental zones that were exploited seasonally.

These specialized sites can range in characteristics from bedrock milling features and pot-drops along trails, to chipping stations and quarries and temporary camps.

Discoveries and recordings at these sites include bones, shells, ceramics, flaked and ground stone tools and ornamental items such as bead and pendants, and other historical debris.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14.3 Directly or indirectly destroy a unique paleontological resource or site unique geological feature?

Discussion:

Cultural Research and Resources Methodologies;

- Published Literature and Records Search
- Dialogue with Native American Tribal Representatives
- Oral and Recorded Interviews and Pedestrian Surveys
- Site Reconnaissance



#### Historic Period;

Sites and artifacts of historic significance are generally more than forty [40] years of age, however may range from the period of the earliest European contacts, around the end of the 1700s, to approximately the end of World War II.

In the present day Desert Hot Springs area, the earliest Europeans to first explore the region were Spaniards making incursions northward from Mexico along the Pacific Coast and the Colorado River.

The earliest documented period of Spanish influence began in 1769 when explorers moved into what was then referred to as Upper California to establish a military, political and religious foothold. The development of land routes to supply inland missions brought the Spanish to the Desert Hot Springs region in the 1770s.

The issuance of land grants and the establishment of agricultural enterprises, under the organization of rancheros, dominated the region for the next thirty [30] years.

Upon the discovery of gold in California, the stage was set for admittance of California into the Union in 1850, leading to the inflow of peoples from many countries.

The first U.S. Government Surveys in the Coachella Valley were made in 1855-56, by surveyors Henry Washington, John La Croze and James G. McDonald, who observed a number of trails and roads crossing through the region.

Available historic sources from 1856 to 1975 indicate that several old roads and Indian trails once crossed portions of the Desert Hot Springs area. The area that was more recently occupied at the Seven Palms Ranch, now home to the Desert Dunes Country Club.

The arrival of permanent settlers into the Coachella Valley, and the Desert Hot Springs region appears to be approximately circa 1920. Some early settlers took advantage of the Homestead Act of 1862, which allowed them access to unclaimed, surveyed public lands in the west. However, early government surveys recorded very little evidence of settlers in the Desert Hot Springs area before 1917.

In 1913 Cabot Yerxa became one of the area's first citizens when he began homesteading a one hundred sixty [160] acre parcel around the desert oasis of Two Bunch Palms. It was during this time that Yerxa discovered the Hot Springs that gave the community its name.

Today, much historical recording is preserved and publically displayed at the Cabot's Pueblo Museum, serving as community benefit repository.

"The Pueblo", a Reference Study as credited to the Museum Staff;

"The Pueblo is marvel of engineering and design.

The home was built beginning in 1941 and was always intended to be a museum in addition to the residence for Cabot and Portia Yerxa.

The Hopi-inspired building is hand-made and created from reclaimed and found materials from throughout the Coachella Valley.

Cabot used recovered lumber from his original homestead built in 1925 on the other end of Miracle Hill. Additionally, he purchased abandoned cabins and dismantled them to use the materials for the Pueblo, going so far as to straighten out used nails.

Much of the Pueblo is made from adobe-style and sun-dried bricks Cabot made himself in the courtyard.

Filled with Native American art and artifacts, souvenirs of Cabot's travels around the world, displays on Native American Rights, and Cabot's own works of art, the Pueblo Museum officially opened to the public in 1949.

The Pueblo has four [4] stories, is five thousand [5,000 sq.ft.] square feet and includes thirty-five [35] rooms, one hundred [150] windows, thirty [30] rooflines, and sixty-five [65] doors."

With the development of the first affordable, mass produced automobile circa 1908, the United States quickly entered in the era of the automobile. As the popularity of automobiles grew, so did the demand for driveable roads.

In the 1910s and early 1920s, the principal route through the Coachella Valley traversed several miles to the south following the present day Highway 111. Additionally, US 99 was designated within the U.S. Highway System.

Applicable Goals and Policies;

The City of Desert Hot Springs Comprehensive General Plan [2000], includes the following goals, policies and programs relevant to Archaeological and Historical resources that would apply to the development of the proposed Project;

Archaeological and Historical Goals, Policies, and Programs.

GOAL 1

Preservation and maintenance of cultural heritage and resources, including historic and prehistoric cultural artifacts and traditions.

Policy 1

The City of Desert Hot Springs [DHS] shall exercise its responsibility to locate, identify and evaluate archaeological, historical and cultural sites, and assure that appropriate action is taken to protect these resources.

Program 1A

An archaeological and historical resources data base shall be established and maintained at City Hall, and shall incorporate information from the Eastern Information Center [EIC], focused cultural resource studies conducted in the study area, and other resources.

Policy 2

Development or land use proposals, which have the potential to disturb or destroy sensitive cultural resources, shall be evaluated by a Qualified Professional and, if necessary, appropriate mitigation measures shall be incorporated into project approvals.

Policy 3

Make every effort to ensure the protection of sensitive archaeological and historic resources from vandalism and illegal collection.

Policy 3A

Maintain mapping information and similar location-oriented resources in a confidential manner and assure that only those with appropriate Professional and Organizational ties are provided access to these sensitive records.

Policy 3B

In the course of reviewing development proposals and cultural surveys that identify sensitive resources, staff shall, where appropriate, encourage in-place preservation or the recovery and preservation of materials for later study and display.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14.4 Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

Discovery and Disturbance of Human Remains;

The discovery of human remains is always a possibility during site grading and other ground disturbance.

The State of California Health and Safety Code Section 7050.5, State CEQA Guidelines 15064.5.e, and California Public Resources Code [PRC] Section 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Specifically, in accordance with PRC 5097.98, the Riverside County Coroner must be notified within twenty-four [24] hours of the discovery of potential human remains. The Coroner must then determine within two [2] working days of being notified if the remains are subject to his or her authority.

If the Riverside County Coroner recognizes the remains to be Native American, he or she must contact the Native American Heritage Commission [NAHC] by phone within twenty-four [24] hours, in accordance with PRC 5097.98.

The NAHC then designates a Most Likely Descendant [MLD] with respect to the human remains within forty-eight [48] hours of notification.

The MLD would then have the opportunity to recommend to the project proponent means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within twenty-four [24] hours of notification.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 15 RECREATION, would the Project?

- 15.1 Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion:

Existing Conditions;

The City of Desert Hot Springs [DHS] offers a variety of active and passive recreational opportunities for residents and visitors to the region.

Reflecting upon the Desert Hot Spring's Final Parks and Recreation Master Plan Year 2013, DHS supports more than twenty-seven [>27] acres of parkland.

In the spring of 2010, the Desert Hot Springs City Council engaged the Desert Recreation District to develop a comprehensive Parks and Recreation Master Plan. The purpose of this Plan is to guide the City's delivery of Parks and Recreation Facilities and Services for the next ten [10] years and beyond.

The Master Plan embodies the collaborative efforts of elected officials, City of DHS Staff, Stakeholders and Residents of Desert Hot Springs.

The City of DHS has a history of celebrating its natural resources and the health and wellness of its residents. Parks and Recreation is a natural extension of these pursuits, and the City has worked to create several parks within the community over the past three [3] decades.

The City of DHS Planning Department is active in the planning of this "Palm Drive Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, and produce a livable and sustainable economic community.

The proposed Project would contribute to the population growth of the immediate area, now currently mostly vacant desert conditions land, as the project proposed would cater to the neighborhood and Palm Drive Commuters; convenience commercial services and an executive business park.

The proposed Project does not propose to develop new roads or travelways, only road width and surface improvements to the existing dedicated circulation.

The City of DHS operates Parks and Recreation facilities that provide the opportunity for leisure activities for approximately 27,500 City Residents and another 10,000 Residents in nearby unincorporated communities.

Current Land use calculations presents that the City of DHS provides one [1] acre of Parklands per each one thousand [1,000] residents, as a stabilized ratio.

- The City's population has experienced significant growth, slowed only recently by an economic downturn. Forecasts predict that the population will continue to grow, and the parks system today is charged with the task of providing for the growing and evolving population while anticipating the needs of the future.
- The Master Plan is an essential first step in finding solutions that will enable DHS to effectively meet the current and future needs of the community. The Park and Recreation Master Plan will provide a vision for the future, taking into account the existing condition of facilities and parks.
- The Master Plan is the planning tool the City will reference when making decisions for future facility improvements and for delivering parks and recreation services years to come.

The City of Desert Hot Springs [DHS] is committed to the delivery of quality, affordable and accessible recreation programs. In general, the City sees its role as both a direct provider of recreation programs and services and a facilitator of helping Desert Hot Springs residents gain access to recreation programs offered by community based agencies and organizations.

Currently there are seven [7] parks, recreational facilities including a skate park, two [2] community centers, a Community Health & Wellness Center / Boys & Girls Club, a Senior's Center and the Cabot's Pueblo Museum.

The City of DHS's largest park is Mission Springs Park, located one [1] mile north of the proposed Project site.

Affording a full menu of recreational and parkland amenities for the employees of the proposed site;

Mission Springs Park  
14510 Palm Drive  
Size 12 acres Classification Community Park - Soccer Park  
Opening Hours are from 7:00 am until 10:00 pm

Existing Amenities include, however not limited to;

Six [6] Lighted Soccer Fields with Football Field Overlay, Scoreboard, Children's Play Area, Picnic Areas, Walking Trail, Open Green Space, Public Plaza, Barbeque Hardware, Bike Racks, Picnic Tables including ADA Compliant, ADA Compliant Restroom Building, Concessions Building, Site Storage and Equipment Building, Trash and Recycle Enclosure, Public Parking Lot, Site Security Lighting and Video and Site Security Systems.

Description;

Mission Springs Soccer Park is located just east of Palm Drive off of Park Lane and is bordered by the MSWD's Wastewater Treatment Plant on the east and a Hotel on the west.

This park serves as the major soccer sports complex for AYSO and private soccer clubs but also contains community park amenities, including a children's playground, a perimeter walking trail, picnic facilities, a concession building, rest rooms, parking lot, and six [6] perimeter lighted soccer fields that can be configured different ways to accommodate various soccer age groups. Junior All-American Football also uses the park for its practices with a football field overlay on the soccer fields.

Applicable Goals and Policies;

Desert Hot Springs Final Park and Recreation Master Plan (2013)

The City of Desert Hot Springs Final Park and Recreation Master Plan Year 2013 includes the following goals, policies and programs relevant to Recreation Resources that would apply to the proposed Project;

GOAL 1

A balanced quality system of parks, trails and recreational areas that support a broad range of activities, as well as active, and passive open space enjoyment opportunities for current and future residents.

Policy 1

Update and maintain the City's Master Parks Plan to assure adequate parklands, trails, and open space lands meeting or exceeding developed parkland acreage standards as stated in the Quimby Act.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 15.2 Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

Discussion:

The proposed Project has the potential to generate approximately three hundred sixty [360] employees.

The Project Site is located approximately 2.32 miles southerly of the DHS Town-Central intersection of Pierson Boulevard at Palm Drive approximately 1,730 feet northerly of the Intersection of Dillon Road at Palm Drive.

The Project Site is located approximately 3.46 miles north the intersection of Interstate 10 at Palm Drive.



A Brief Study of Proposed Project's Forecasted Jobs Opportunity;

Built-Out Staffing Levels, supporting multiple shifts.

3,576 sq. ft. C-Store, Fuels Station, Car Wash, EVCS

- C-Store Commercial Activities 24-Hours Daily
- Fuels Station Activities 24-Hours Daily
- Car Wash Drive-Through Operations 07:30 A.M - 10:00 P.M.
- Electric Vehicle Charging Station [EVCS] Activities 24-Hours Daily

Total: Estimated Staffing Level at Build-Out 34 Jobs

5,844 sq. ft. Restaurants [Two] Drive-Through with Sit Down Service

- Service Operating Hours 06:00 A.M. - 11:00 P.M.  
Multiple Service Shifts

Total: Estimated Staffing Level at Build-Out: 48 Jobs

4,263 sq. ft. Commercial / Retail / Consumer Services

- Service Operating Hours 07:00 A.M. - 10:00 P.M.  
Multiple Service Shifts

Total: Estimated Staffing Level at Build-Out: 26 Jobs

54,101 sq. ft. Entrepreneur's Business Park @ 58 Units

- Service Operating Hours  
Entrepreneurial Oriented 06:00 A.M. - 02:00 A.M.

Projecting 4.4 Souls per Occupancy Unit x 58 Units

Total: Estimated Staffing Level at Build-Out: 252 Jobs

Proposed Project at Build-Out Jobs / Positions Total: 360

It is envisioned that employees of this proposed Project, would reside in the City of DHS, or within the conjoining communities.

Reflecting upon the State of California Department of Finance Report of year 2017, representational mixed industrial and commercial developments, as proposed, has the potential to increase the population of the City of DHS, and / or conjoining communities by approximately three hundred sixty [360] residents, representing approximately one [1%] percent of the current population of Desert Hot Springs.

#### Impact Fees and Considerations;

Currently, Developers / Proposers of commercial and industrial mixed-use projects are not be required under Desert Hot Springs Municipal Code Section 16.16.40.a to pay the Parkland Acquisition and Improvements Fee to the City because these types of projects are exempt from this development impact fee.

Residential Community Developers are required to pay the Parkland Acquisition and Improvements Fee.

Accordingly, the City of DHS enjoys the funding source to ensure that substantial physical deterioration of park and recreation facilities, limited to the approximately one [1%] percent of residency expansion caused by the proposed Project, is less than significant.

#### On-Site Recreational Facilities Bicycle Transportation Encouragement;

The Desert Hot Springs Bicycle and Pedestrian Master Plan, February 2016, funded by CALTRANS, was developed to provide the City of Desert Hot Springs [DHS] a guide to improve bicycling and walking activity throughout the City.

This year-long project included two [2] workshops to gather Residents' feedback on issues the improvements they would like to see now and in the future. A series of priority complete street projects were developed through the outreach process as well as the development of a connected bicycle network.

Managers, Employees and Staff of the proposed Project, some envisioned as entry-level positions, residing in the nearby communities, will be encouraged to "bicycle to work", and the Project is proposing a series of ornamental bike rack and lock-capable enclosed storage units.

Cycling infrastructure and programs has increasingly been shown to deliver economic benefit to both individuals and society at large. The benefits of cycling may, in fact, outweigh its costs.

Cycling, and utilitarian cycling in particular, offers somewhat obvious cost savings to individuals. Beyond the up-front cost of operating a vehicle are additional maintenance, insurance and often parking costs. According to the American Automobile Association, the annual cost of owning a car and driving fifteen thousand [15,000] miles a year is now just over nine thousand [\$9,000.] dollars.

While connectivity and convenience remain essential bicycle facility quality indicators, recent research indicates the increased acceptance and practice of daily bicycling will require “low-stress” bicycle facilities. Facility types and specific design interventions intended to encourage ridership among the “interested, but concerned” demographic tend to be those that provide separation from high volume and high speed vehicular traffic.

#### MicroPark & Artist's Vignette @ The Commercial Complex;

Located at the proposed Commercial Centre, a MicroPark is to be envisioned as a synthetic / artificial grassy area to be utilized as an artist's display venue, brief meeting space in the sun, and a picnic-lunch common area.

A MicroPark [also known as a parkette, mini-park, or vest-pocket park] is a small grassy area park accessible to the general public.

MicroParks are frequently created in concert with a building's architectural amenities, or on small, irregular parcel of land. They also may be created as a component of the public space requirement of large building projects.

MicroParks may be urban, suburban or rural, and may be on public or private land.

Although they are too small for physical activities, MicroParks provide greenery, a place to sit outdoors, and sometimes a children's playground. They may be created around a monument, historic marker or an artist's project.

In inner-city areas, MicroParks are often part of urban regeneration plans and provide areas where wildlife such as birds can establish a foothold.

Corporate Fitness Facilities Incorporation into the Entrepreneur's Business Park

Corporate Fitness Facilities can be an overlooked but important aspect of Corporation and Facility Management.

Fitness amenities are a growing staple for Fortune 500 companies, and to regional and local businesses.

Corporations are getting employees moving with on-site workout facilities that pay for themselves in employee health and wellness benefits.

A fitness facility is an outward statement of a company's commitment to its workers. It offers an activity based space that promotes engagement and a sense of community. It increases worker performance through stress relief and improved concentration.

Companies have found that in addition to being a hiring point, exercise areas reduce employee absenteeism and strengthen retention rates.

An on-site fitness facility greatly improves the likelihood of employees exercising.

Tim O'Neil is the manager of employee health and financial wellness for the Meredith Corporation, a national publishing company located in Des Moines, Iowa. He has found that when available, roughly sixty [60%] percent of employees will use a company fitness center one [1] or more times a month. Without a facility on site, only twenty [20%] percent will use a health facility on their own accord.

A corporate fitness area requires a tailored approach for each company, as opposed to the one-size-fits-all designs of health clubs. "No matter how much you're willing to spend, you can't simply put in a bunch of equipment and expect an instant fitness facility," advises Bryan Green, Founder and Managing Partner of Fitness Design Group.

Corporate Fitness Centers have a singular goal – make working out convenient and accessible.

- The desire is that the recreation area appeals to specific employee or tenant demographic.
- Design staples include a flexible space, a variety of equipment options, and an inviting setting. Seeking the advice of a fitness center consultant will help transform an empty space into a vibrant workout facility.

Continued; Recreation 15.2  
On-Site Recreational Facilities, continued;

A consultant can plan the layout, order the right selection of equipment, account for the variety of exercise needs for the subject demographic, and ensure the fitness area is in line with existing Health and Wellness Programs.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15.3 Affect existing recreational opportunities?

Discussion:

At Proposed Project Build Out;

It is envisioned that the proposed Project would increase the use of existing neighborhood and regional parks or other recreational facilities approximately one [1%] percent, and minimal to negligible physical deterioration of the facilities would occur or be accelerated.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 16 AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, Lead Agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model [1997] prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project;

- 16.1 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?

Discussion:

Introduction;

Reflecting upon the State of California Environmental Quality Act [CEQA] Guidelines; Appendix G Environmental Checklist, implementation of the Site Development may exhibit recognizable impacts to agricultural resources if;

- Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- Conflicts with existing zoning for agricultural use, or a Williamson Act contract.
- Conflicts with existing zoning for, or cause re-zoning of forest land, timberland, or timberland zoned Timberland Production.
- Results in the loss of forest land or conversion of forest land to non-forest use.
- Involves other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to Non-Agricultural use or conversion of forest land to non-forest use.

Reference Guidelines;

- Farmland Mapping and Monitoring Program [FMMP] developed by the California Department of Conservation Year 2010.
- Land Cover Mapping and Monitoring Program [LCMMP] conducted by the California Department of Forestry and Fire Protection between 1992 and 2002.
- Williamson Act Program Year 2007.

Existing Site Conditions;

The proposed Project site consists of vacant land and is void of any physical structures. The entire project site consists of desert land, with shrubs, and rocks scattered throughout the site.

Existing site vegetation consists mainly of Sonoran Creosote Brush Shrub and is not disturbed by roads, trails or travelways traversing the subject parcel. The conjoined parcels are of similar existing conditions.

The subject study site is not under an active Williamson Act contract.

The FMMP designates the project site as Other Land which is characterized as vacant land and non-agricultural land.

Regulatory Setting:

California Land Conservation Act of 1965 [Williamson Act];

The California Land Conservation Act of 1965, referred as the Williamson Act, Government Code Sections 51200 through 51297.4, encourages the preservation of agricultural lands through tax incentives due to the increasing trend toward the conversion of agricultural lands to urban uses.

The act enables counties and cities to designate agricultural preserves [Williamson Act Lands] and within these preserves, offering preferential taxation to Agricultural Landowners based on the agricultural income producing value of the property.

This administrative approach couples real estate tax rates to the agricultural value of the land rather than the market rate, which can escalate rapidly as areas around a farm or dairy convert to urban uses. In return for the preferential tax rate, the landowner is required to sign a contract with the applicable County or City agreeing not to develop the land with non-agricultural uses for a minimum of ten [10] years.

On the tenth [10<sup>th</sup>] year anniversary, the date of the contract it is renewed automatically, unless a notice of non-renewal or petition for cancellation is filed.

State Farmland Mapping and Monitoring Program [FMMP];

The California Department of Conservation [CDC] established the Farmland Mapping and Monitoring Program [FMMP] in 1982.

The FMMP is a non-regulatory program and provides a consistent and impartial analysis of agricultural land use and land use changes throughout California.

The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources. Prime agricultural land is rated according to soil quality and irrigation status and identified by the following categories, collectively referred to as Farmland, Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of local Importance, Urban and Built-Up Land and Other Land.

Prime Farmland;

- Prime Farmland is considered as land that has the best combination of physical and chemical features able to sustain long term agricultural production.
- This Land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.
- The Land must have been used for irrigated agricultural production at some time during the four [4] years prior to the mapping date.

Farmland of Statewide Importance;

- Farmland of Statewide Importance is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture.
- The Land must have been used for irrigated agriculture production at some time during the four [4] years prior to the mapping date.

Unique Farmland;

- Unique Farmland consists of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California.
- Land must have been cropped at some time during the four [4] years prior to the mapping date.



Farmland of Unique Importance;

- Farmland of Unique Importance includes soils that are listed as prime or statewide importance that are not irrigated, and soils growing in dryland crops, such as grains, beans, or dryland apricots.

Grazing Land;

- Grazing Land is land on which existing vegetation is suited to the grazing of livestock.

Urban and Built Up Land;

- Urban and Built Up Land is occupied by structures with a building density of at least one [1] unit per one and one-half [1 ½] acres, or approximately six [6] structures to a ten [10] acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf course, sewage treatment, and water control structures.

Other Land;

- Other Land is defined as land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than forty [40] acres.
- Vacant and Non-Agricultural Land surrounded on all sides by urban development and greater than forty [40] acres is mapped as Other Land. The subject study parcel / project site is designated Other Land in the 2016 FMMP Important Farmland Map.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16.2 Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion:

Applicable Goals and Policies;

- Due to the lack of agricultural resources within the project site, there are no applicable goals and policies of the City of Desert Hot Springs General Plan.

Referring to Section 4.2.2, Environmental Setting, the FMMP defines Other Land as Land not included in any other mapping category.

- Representational examples include low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than forty [40] acres. The conjoined and nearby areas of the subject study site are also designated as Other Land.
- The City of Desert Hot Springs [DHS] does not have any current Zoning Ordinances that designate land for agricultural use, nor are there any existing agricultural land use designations within the Desert Hot Springs General Plan.

Referring to the Riverside County Williamson Act Lands Map from the Williamson Act Program Year 2007, there are no sites within the project study area that are under a Williamson Act Land Conservation Contract.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 16.3 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

Discussion:

The City of Desert Hot Springs [DHS] does not have any Administrative Zones applicable to Farmland, or Forested Land.

The proposed Project site consists of vacant land and is void of any physical structures.

The entire project site consists of desert land, with shrubs and smallish rocks scattered throughout the site.

Existing site vegetation consists mainly of Sonoran Creosote Brush Shrub and is not disturbed by roads, trails or travelways traversing the subject parcel. The conjoined parcels are of similar existing conditions.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 17 MANDATORY FINDINGS OF SIGNIFICANCE:

- 17.1 Does the Project have the potential to 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 rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory?

Discussion:

The proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Food Service Establishments with Drive-through, Neighborhood Retail Support Services and a Entrepreneurs' Business Park.

The proposed Project site is located at the southwesterly corner of Palm Drive and Claire Avenue, the site is generally flat and level, with undulating wind dunes variable to less than three [ $< 3'$ ] feet. The surface of the subject site features some desert scrub with small cobbles in a matrix of gravely sand with silt.

The site and conjoined parcels consist of vacant land and absent any three [3] dimensional structures or permanent physical improvements.

The site surface drainage is from the northwesterly corner to southeasterly corner, at an average gradient of less than one [1%] percent.

The southeasterly corner elevation is 849.5' msl, mid-site elevation 855' msl, and northwesterly corner elevation 861' msl.

There are no stream channels, washes, or significant earthen swales as defined by Section 1600 of the State of California Department of Fish and Game Code [FGC] under jurisdiction of the California Department of Fish and Wildlife [CDFW], or "Waters of the United States" [WoUS] as defined by Section 404 within, or adjoining the proposed Project site.

Therefore, no regulatory permits from these Agencies are envisioned to be required.

Desert Hot Springs Officials are working with the Coachella Valley Association Governments [CVAG] with respect to the Multi-Species Habitat Conservation Plan that affects a large portion of the newly annexed Palm Drive - Interstate 10 Corridor area by setting aside from development natural areas for threatened and endangered desert plant and wildlife species.

The Project is sited in the southeastern portion of the Desert Hot Springs USGS quadrangle.

The Project site falls entirely within the Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP] area and is consistent with the Conservation Goals and Objectives of CVMSHCP.

The proposed Project shall comply with the Statutes and Guidelines of the California Environmental Quality Act [CEQA], specific to Cultural Resources Management functions, applications, and activities.

The site does not contain any historical resources.

Prior to commencement of any ground disturbing activities, the Project Applicant or his designee shall coordinate with the Native American Tribal Interest who have requested the presence of a Native American Monitor to ensure that their request has been addressed.

The approved Native American Cultural Resource Monitor shall be present during ground disturbing activities, including archaeological testing and surveys.

Implementation of the proposed Project would not degrade the quality of the environment, or reduce the habitats or fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of major periods of California History or Prehistory with the incorporation of the previously identified mitigation measures.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17.2 Does the Project have impacts that are individually limited, but cumulatively considerable?

["Cumulatively Considerable" means that the incremental effects of project are considerable when viewed in connection with the effects of past projects, the effects of other projects, and the effects of probable future projects.]

Discussion:

Cultural Resources;

The proposed Project shall comply with the Statutes and Guidelines of the California Environmental Quality Act [CEQA], specific to Cultural Resources Management functions, applications, and activities.

A Cultural Resource is defined as any object or specific location of past human activity, occupation, or use, identifiable through historical documentation, inventory, or oral evidence.

Prior to commencement of any ground disturbing activities, the Project Applicant or his designee shall coordinate with the Native American Tribal Interest who have requested the presence of a Native American Monitor to ensure that their request has been addressed.

The approved Native American Cultural Resource Monitor shall be present during ground disturbing activities, including archaeological testing and surveys.

#### Traffic and Circulation Elements;

A Planning Agenda of Desert Hot Springs [DHS] is to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to increase City of DHS based employment, encourage mixed use development with a residential component contiguous with or near to employment and or commercial centers, facilitate use of the City of DHS's Home Occupation Ordinance, and encourage major employers to evaluate telecommuting opportunities, either home based or local workplace centers, as well as part-time options for employees.

If the proposed Project is determined to result in an impact at a particular study intersection or roadway segment, feasible mitigation measures may be identified that reduce the impact to a less than significant level. Mitigation measures may be in many forms, including addition of travel lanes, traffic control modification, or demand management measures.

Offsite mitigation measures may be instituted to achieve acceptable Levels of Service [LOS] during peak hours as per the City of Desert Hot Springs's requirements for Year 2035 with Project traffic conditions.

Potential Traffic Volumes, if impact should be determined, mitigation applications may cause redesigning of intersections with traffic signals, turn and through lanes, and overlap traffic signal phasing is consistent with the circulation of the General Plan. Installation timing of construction of these improvements shall be at the discretion of the DHS City Engineer, as potential phased development of the proposed Project are instituted.

The Project's Proposer has committed to the real property dedication Right-of-Way [RoW] expansion, and subsequent widening and roadway improvements per the direction and standards of the DHS Engineering Department.

The Project's Proponent shall contribute on a fair share basis through the City's Development Impact Fee Circulation Systems Streets, Traffic Signals, and Bridges Program, or in dollar equivalent in lieu mitigation contributions, in the implementation of the specified improvements.

#### Acoustics and Noise;

The City of Desert Hot Springs [DHS] requires development projects in areas where they may be exposed to major noise sources, including roadways, rail lines, and airport, or other non-transportation noise sources, to conduct a Project Level Environmental Noise Analysis.

The Noise Analysis shall determine noise exposure and noise standard compatibility with respect to the established noise standards and shall incorporate noise mitigation when located in environments that are not compatible with the proposed use of the Project.

Continued; Mandatory Findings of Significance Chapter 17.2  
Acoustics and Noise, continued;

The study shall use established Protocol Tables citing Exterior Noise Standards for Various Land Uses, and Future Noise Contour Maps to determine potential noise exposure impacts, noise compatibility thresholds, and the potential need for mitigation.

The City of DHS shall determine mitigation measures based on project specific noise studies, and may include sound barriers, building setbacks, the use of closed windows and the installation of heating and air conditioning ventilation systems, and the installation of noise attenuating windows and wall / ceiling insulation.

Biological Considerations;

The proposed Project vicinity consists primarily of undeveloped open space, existing paved roads Palm Drive, Claire Avenue and Cactus Drive. The project is approximately 3.46 miles northerly of Transportation Corridor Interstate 10.

Habitat on site and within the area surrounding the project site is best described as *Larrea tridentata* Shrubland Alliance [Holland: Sonoran creosote bush scrub].

The Project is sited in the southeastern portion of the Desert Hot Springs USGS quadrangle.

The Project site falls entirely within the CVMSHCP area and is consistent with the Conservation Goals and Objectives of CVMSHCP. The Project site is situated on flat to gently-sloped terrain consisting of *Larrea tridentata* Shrubland Alliance and there are no drainages or other water features that have a definable bed and bank or associated riparian vegetation that would be subject to the FGC under the jurisdiction of the CDFW.

The City of Desert Hot Springs [DHS] is a participant of the Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP], and Project site lies within the CVMSHCP area.

With implementation of the proposed Project, and anticipating future neighboring developments, by incorporating the previously identified mitigation measures, would not cumulatively degrade the quality of the environment.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17.3 Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

The Desert Hot Springs Planning Department is active in the planning of the "Palm Drive Corridor" and is emphasizing community beneficial land uses and transportation strategies that support and stimulate economic development, produce a livable and sustainable economic community and reduce traffic congestion along Palm Drive.

Often referred to as the "Shining City on the Hill," the city of Desert Hot Springs is combining its plentiful natural assets of hot water, world-class drinking water, unmatched views, and cooler summer temperatures with innovative and aggressive City Leadership to energetically realize its great potential and build the Coachella Valley's "City of the Future."

Aesthetic Considerations;

The proposed Project is to create a Community Benefit Commercial Center, a Fuels Station with Canopy, Electric Vehicle Charging Stations [EVCS], Food Service Establishments with Drive-through, Neighborhood Retail Support Services and an Entrepreneurs' Business Park.

Within the area of the proposed Project, Predominant Scenic Vista includes the Spectacular Mountain Views, the Overview of the Coachella Valley, and the Natural Environment sited within a Unique Desert Ecosystem.

Lighting will be included throughout the proposed Project and will be in character with lighting found in prototypical commercial applications.

A Lighting Schedule including fixtures descriptions and use-applications, time scheduling including if dusk-to-dawn or program metered, and the control systems detailed, and to be generated to the satisfaction of the Desert Hot Springs Planning Department.

The project will be subject to a condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties, specifically residential properties, and roadways.

A Comprehensive Site Analysis shall be generated, detailing conceptual site use applications, vehicular traffic preliminary calculations, hours of operations, and general project narrative.



The proposed Project does not propose to develop new roads or travelways, only road width and surface improvements to the existing dedicated circulation.

With the implementation of the mitigation measures and conditions of approval, the project is not expected to have any significant impacts, either long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly.

#### Community Benefits;

The Palm Drive Corridor planning promotes creative, forward-looking, and sustainable development solutions that fit the needs of Desert Hot Springs [DHS] and at the same time support shared regional values across the Coachella Valley. The City of DHS anticipates local and regional benefits, inclusive of increased public transit and alternative transportation use, public health improvements and community cohesiveness.

The City of DHS desires to provide for a mixture of land uses and transportation options that work together to provide a more livable, prosperous and sustainable community. Subsequently, it is not envisioned that this project would disrupt or divide an existing community.

Another significant planning goal is to establish a distinctive Community "Gateway" into Desert Hot Springs through development of a well-designed, high-quality mixed use development that would foster connectivity between the mostly undeveloped southern portions of the City and the more-densely populated development areas and resource centers in the northern portion.

Public Utility Providing Agencies, including Mission Springs Water District [MSWD], Southern California Edison [SCE], Southern California Gas [SoCalGas], Desert Valley Disposal [DVD], AT&T and Verizon, as charged with the delivery of specific Public Services, have also been planning their facilities, capabilities and capacities, systems and methodologies to address this expanded economic opportunity.

#### Parks and Recreation;

The City of Desert Hot Springs [DHS] is committed to the delivery of quality, affordable and accessible recreation programs. In general, the City sees its role as both a direct provider of recreation programs and services and a facilitator of helping Desert Hot Springs Residents gain access to recreation programs offered by community based Agencies and Organizations.

Continued; Mandatory Findings of Significance Chapter 17.3  
Parks and Recreation, continued;

Currently there are seven [7] parks, recreational facilities including a skate park, two [2] Community Centers, a Community Health & Wellness Center / Boys & Girls Club, a Senior's Center and the Cabot's Pueblo Museum.

The City of DHS's largest park is Mission Springs Park, located one [1] mile north of the proposed Project site.

With the implementation of the mitigation measures as previously identified, and by the City of Desert Hot Springs Project's Conditions of Approval, the Project is not expected to have any significant impacts, either short-term or long-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly.

DETERMINATION	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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