ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT DESERT HOT SPRINGS RESORT CORNERSTONE SPECIFIC PLAN #1-90 (SCH#90020556)

Prepared for:

City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240

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FINAL ENVIRONMENTAL IMPACT REPORT
DESERT HOT SPRINGS RESORT
CORNERSTONE SPECIFIC PLAN #1-90
(SCH#90020556)

I. PROJECT INFORMATION

i) Project Title: Desert Hot Springs Resort Cornerstone Specific Plan #1-90

ii) Lead Agency Name and Address:
City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240

iii) Contact: ScottTaschner
Phone: 760-288-0639
E-Mail: staschner@cityofdhs.org

iv) Project Location: The original Cornerstone project is located in the northeastern portion of the City of Desert Hot Springs, approximately 10 miles north of Palm Springs, in the Coachella Valley. The subject property is located within a portion of Section 29, Township 2 South, Range 5 East (SBB&M). The site is located immediately north of the eastern-most extension Pierson Boulevard, where it curves south and becomes Miracle Hill Road. Figures I-1 and 1-2 show the original proposed project's location and layout of the Cornerstone Specific Plan #1-90.

II. PROJECT DESCRIPTION

A. Introduction

This document is prepared as an Addendum to the Final Environmental Impact Report (FEIR) certified by the City of Desert Hot Springs (City) in 1990 (SCH No. 90020556). In 1990 the City had prepared an EIR that evaluated the proposed development of the Cornerstone Specific Plan #1-90 (original proposed project). The original proposed project consisted of a 515-acre mixed use Specific Plan area. According to the FEIR Project Description pages I-1 through I-11) the entitled project consists of the following components:

- Up to 1,982 residential dwelling units (du), consisting of single family attached units, villas, and senior residences.
- 2 Hotels with up to 610 rooms on 24.5 acres and a separate health and fitness spa with up to 110 rooms on 9.5 acres.
- 18-hole golf course and club house on 164.5 acres.
- A commercial village with up to 120,000 square feet (sf) of commercial uses, plus 230 multi-family du's on 21.5 acres.
- Open Space with minimal disturbance on 86.5 acres.
- Circulation facilities encompass 52.5 acres.

- Total acreage of the site was 515 acres; total number of units was up to 2,212 du; and total number of hotel/spa rooms is 710.
- The design theme for the original proposed project was identified as Spanish-Mediterranean.
- The specific Plan allowed planning boundaries to be modified with approval of the City, as long as the infrastructure capacity for each planning area is determined to be adequate.
- The original proposed project envisioned three phases of development over a period of 10 years. The golf course was identified as the first phase along with all of the major flood control facilities. The remainder of development of the original proposed project was supposed to occur in conjunction with the logical extension of infrastructure.
- Construction was assumed to begin in 1995.
- Table 1-1 of the original EIR is provided in this document and it summarizes the preceding information.

In 1990, the City prepared the EIR to evaluate the environmental effects of implementing the original proposed project and the Specific Plan and the entitlements were granted in May 1991. Site preparation for the proposed project began with mass grading of approximately 90-acres of the property (sometime in the mid-2000s. However, the original proposed project was not implemented, and the property was recently acquired by Walton Development and Management, Southwest USA (site developer). The site developer is proposing to implement a modified mixed-use project (summarized below) under the entitlements originally authorized by the Cornerstone Specific Plan #I-90.

The modified project includes a change in the name of the original proposed project to the "Tuscan Hills Specific Plan." The Tuscan Hills Specific Plan (THSP) has been increased from the original 515-acre site to 555 acres through the acquisition of an additional 40 acres located in the northwesterly corner of the original proposed project. The revised project boundary, encompassing 555 acres, is shown on the Figure I-3, which also provides a project summary for the modified project. In summary, the modified project proposes 784 single-family detached residential dwelling units; 1,084 single-family attached townhome units; a recreation center; and a number of parks and walking trails as part of a gated community. A resort hotel and spa are being proposed on a 14.8-acre site that will be open to the public. More specifically the modified project includes the following changes:

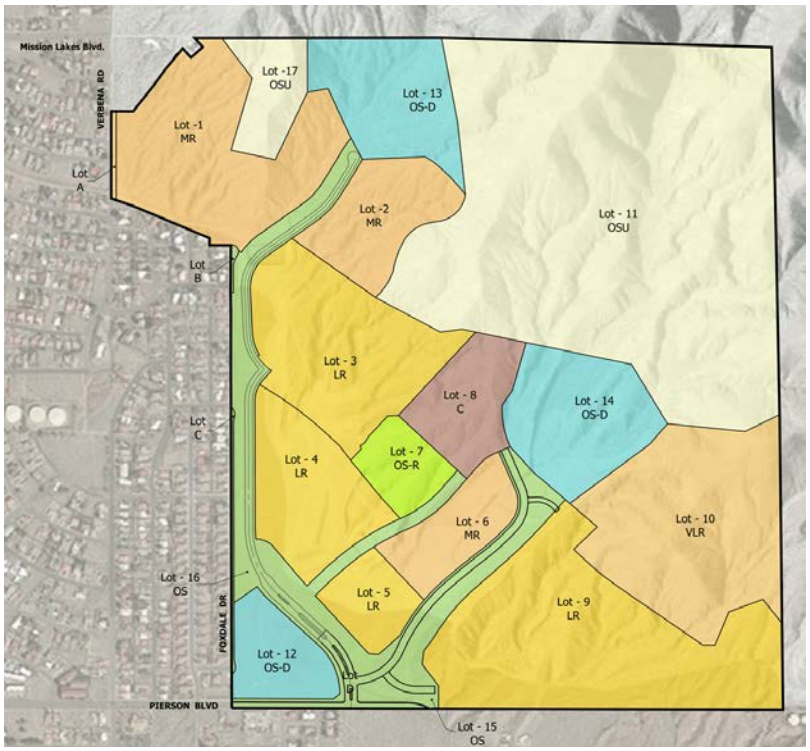
- Addition of 40 acres to the original property for a current total of 555 acres. The new THSP incorporates this additional acreage while reducing the overall number and density of development.
- The City will be requested to authorize a General Plan Amendment from R-E-10 on the 40-acre site to Specific Plan (note the zoning on the property (RE-10) will also be changed if the THSP is approved) and approve the THSP itself for the whole 555-acre site.
- The onsite drainage system will be modified to meet current water quality management requirements and the developer is working with the Riverside County Flood Control District to accept this system for ownership and maintenance.
- The original proposed project contained up to 2,212 residential units; the THSP contains up to 1,868 residential units.
- The original proposed project contained up to 710 hotel/spa rooms for rent; the THSP contains up to 334 hotel units.

- The original proposed project contained up to 120,000 square feet of commercial uses; the THSP contains no proposed commercial uses.
- The original proposed project contained up to 86.5 acres of undisturbed open space; the THSP contains up to 174 acres of undisturbed open space.
- As a result the THSP contains substantially less overall development. Approximately 68% of the 555 acre property (382 acres) will be developed under the THSP compared to 83% (427 acres) of the Cornerstone Specific Plan #I-90. Thus, the net reduction in development is reduced both percentage-wise and absolutely under the THSP.
- The original proposed project contained a density of 4.29 du per acre and the THSP contains an average density of 3.36 du per acre.
- The golf course will not be constructed under the THSP. Instead a private recreation facility, parks and walking trails will be included, thus substantially reducing the water demand for the overall project.
- Larger, updated stormwater management basins will be installed under the THSP.
- The 90-acre mass graded site will be re-graded to accommodate the development shown on Figure I-3. This includes the current detention basin that is operated and maintained by the City of Desert Hot Springs

This Addendum is being prepared in response to the proposed modifications to the original Cornerstone Specific Plan I-90. From this point forward this modified project will be referenced as the Tuscan Hills Specific Plan. After considering the available options for complying with the California Environmental Quality Act (CEQA) regarding the THSP, the City concluded that compiling an Addendum to the 1990 EIR would be the most appropriate way to comply with CEQA for the proposed modified project.

No other changes to the project evaluated in the 1990 EIR are envisioned at this time.

The purpose of this addendum is to evaluate the revisions to the project for compliance with the California Environmental Quality Act. (CEQA) City staff has evaluated the proposed revisions to the project and has determined that an Addendum to the certified 1990 FEIR will comply with the requirements of Sections 15162 & 15164 of the CEQA Guidelines & Statutes. As a part of the record of substantial evidence to support the preparation of an Addendum, additional reports were conducted, and an analysis of the mitigation measures from the original project and the project as currently proposed was performed. The evaluation of the impacts of the original project and the project as revised does not introduce any new impacts nor does it increase the severity of the impacts. The mitigation measures from the original EIR have been found to be sufficient to mitigate the projects' impacts to a level of "less than significant". The mitigation measures from the original EIR are attached as Exhibit A.



PLANNING AREA	LAND USE		ALLOWABLE NUMBER OF UNITS	ACREAGE	ROOMS ALLOWED	TARGET DENSITY RANGE
Lot-1	MR	Medium Residential	611	50.92		Up to15 du/ac
Lot -2	MR	Medium Residential	267	17.82		Up to 15 du/ac
Lot -3	LR	Low Residential	221	36.85		Up to 6 du/ac
Lot -4	LR	Low Residential	138	23.02		Up to 6 du/ac
Lot 5	LR	Low Residential	55	9.17		Up to 6 du/ac
Lot -6	MR	Medium Residential	196	13.05		Up to 15 du/ac
Lot -7	OS-PR	Open Space Private Recreation		8.72		
Lot -8	C	Commercial		14.77	334	
Lot -9	LR	Low Residential	370	61.68		Up to 6 du/ac
Lot -10	VLR	Very Low Residential	10	47.95		1 unit / 5 ac
Lot -11	OSU	Open Space Undeveloped		164.36		
Lot - 12	OS-F	Open Space Flood Way		11.93		
Lot – 13	OS - F	Open Space Flood Way		22.39		
Lot – 14	OS - F	Open Space Flood Way		24.52		
Lot – 15	OS	Open Space		8.85		
Lot – 16	OS	Open Space		28.66		
Lot -17	OSU	Open Space Undeveloped		164.36		
Lot – A	MR	Medium Residential	10	0.64		
Lot – B,C,D	OS	Open Space		7.79		
		TOTAL	**1878**	**554.85**	**334**	**3.38 DU/AC**

3. Environmental Checklist

The purpose of the checklist is to evaluate the categories in terms of any “changes” or “new information” that may result in a changed environmental impact evaluation. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no relevant change in the condition or status of the impact due to its insignificance or its treatment in a previous environmental document.

Explanation of Checklist evaluation categories:

Where Impact was Analyzed in Prior Environmental Documents

This column provides a crosswalk to the pages of the other environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New or More Severe Impacts?

Pursuant to Section 15162(a)(1) of the CEQA *Guidelines*, this column indicates whether the changes represented by the proposed project will result in new impacts that have not already been considered and mitigated by other EIRs or that substantially increase the severity of a previously identified impact. If a “yes” answer is given, additional mitigations will be specified in the discussion section including a statement of impact status after mitigation.

Any New Circumstances Involving New or More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA *Guidelines*, this column indicates whether there have been changes to the project site or the vicinity (environmental setting) that have occurred subsequent to the certification of an EIR or MND, which would result in the proposed project having significant impacts that were not considered or mitigated by that EIR or MND or which substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis of Verification?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information is available requiring an update to the analysis of a previous EIR or MND to verify that the environmental conclusions and mitigations remain valid. This also applies to any new regulations that might change the nature of analysis or the specifications of a mitigation measure. If additional analysis is conducted as part of this initial study and the environmental conclusion remains the same, no new or additional mitigation is necessary. If the analysis indicates that a mitigation requires supplemental specifications, no additional environmental documentation is needed if it is found that the modified mitigation achieves a reduction in impact to the same level as originally intended.

Prior Environmental Document Mitigations Implemented or Address Impacts.

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether other environmental documents provide mitigations to address effects in the related impact category. If N/A is indicated, a previous environmental document and this initial study conclude that the impact does not occur with this project, and therefore no mitigation is needed.

ENVIRONMENTAL ANALYSIS

Project Case Type (s) and Number(s): Tuscan Hills Specific Plan (City Case Numbers:)
Lead Agency Name: City of Desert Hot Springs Planning Department
Address: 65950 Peirson Blvd., Desert Hot Springs, CA 92240
Contact Person: Scott Taschner, Senior Planner
Telephone Number: 760-329-6411
Applicant's Name: John Vick, Senior Planning and Development Manager, California
Applicant's Address: Walton Development and Management, Southwest USA
4800 N. Scottsdale Road, Suite 4000 | Scottsdale, AZ 85251

I. PROJECT INFORMATION

A. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

B. Total Project Area: 554.8 or Approximately 555 Acres.

Residential Acres: 300	**Lots:**	**Units:** 1,878	**Projected No. of Residents:** 5,234
Commercial Acres: 14.5	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: 224.8			

C. Assessor's Parcel No(s): 638-270-002, 638-270-003; 638-270-004; 638-270-005; 638-270-006; 638-330-001; 638-330-002; 638-330-003; 638-340-003; 638-340-005; 638-340-006; 638-340-007

D. Street References: Directly adjacent and northeast of Pierson Boulevard and Foxdale Drive, and south of Mission Lakes Boulevard.

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

Section 29, Township 2 South, Range 5 East, San Bernardino Base & Meridian

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

The general vicinity of the project can be categorized as desert city development. To the east and north is the Big Morongo Canyon Preserve. To the south and west are existing partially- developed residential neighborhoods with approximately 8,000 square foot minimum lot sizes.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. General Land Use Goals, Policies, and Programs:

Policy 5: The City shall assign Specific Plan overlay designations to land located in the City's incorporated limits and Sphere-of-Influence to guide and assure an effective and integrated mix of commercial, office, industrial, and residential areas.

This project is a specific plan that proposes a mix of commercial and residential areas.

Policy 6: All land use development proposals will be consistent with all applicable land use policies and contained in the General Plan.

This project is a specific plan, which by its nature, is implementing the General Plan with focused policies, land use designations, and circulation plan.

Program 7C: The City shall utilize Specific Plans to assure the logical phasing and cost- effective extension of infrastructure and buildout in new development.

The THSP proposes a mix of residential and commercial uses within the lightly developed northeastern portion of the City of Desert Hot Springs. As part of the development pattern within the Specific Plan, the required urban infrastructure (water, wastewater, electricity, stormwater management, roadways, cable, etc.) will be extended as each planning area is implemented. By buildout of the Specific Plan area, all standard urban infrastructure required to support residential and commercial uses will be extended throughout the project area.

2. Residential Goals, Policies, and Programs:

Policy 1: Areas of existing residential development and surrounding vacant lands shall be planned in a manner which preserves neighborhood character and assures a consistent and compatible residential land use pattern.

The THSP has been designed to create a full mixed-use community with incremental build out. The development of the adopted specific plan has been integrated into the City's General Plan vision for the project area and the revised THSP is consistent with this vision and will fulfill the City's development concept for the project area. Although the existing development is at a lower residential density, development of the THSP will extend essential infrastructure into the project area and provide local shopping opportunities for the adjacent development.

Program 1B: Consistently apply the City's discretionary powers and development review process to assure the subdivision and development plans are compatible with existing residential areas.

The specific plan contains residential areas that are similar in nature to the existing neighboring residential areas. The specific plan contains a commercial site for the location of a spa and resort hotel and variety of residential types that are similar to the existing surrounding developed area. Additionally, the intensity of development is less than what was approved under the original specific plan.

Policy 4: Future development within existing or approved planned unit developments shall not exceed the overall density initially approved for the development.

This specific plan will establish planning areas with maximum residential densities, which is implementing this policy.

Policy 5: Density transfers may occur in planned residential developments in conjunction with the provision of common area amenities and open space. Golf courses, greenbelts, pool areas and other open space uses incorporated into these developments shall be designated as Open Space areas to assure their preservation as such.

This specific plan has established open space areas consistent with this policy.

Policy 6: In addition to other policies set forth for open space and hillside designations, additional development parameters to be addressed include slope disturbance, development area and lot coverage, re-naturalization and revegetation, and access roads.

Although the project does avoid disturbance over most of the mountainside, some hillside development will occur. Accordingly, those areas will be required to comply with the hillside development as established in Sections 3.5 and 5.5 of the Specific Plan and Section 14 of this Addendum.

Policy 7: Residential development standards shall incorporate setbacks, height, pad elevations, and other design and performance standards which assure privacy while preserving scenic viewsheds from adjoining properties.

This project is a specific plan and has establish setbacks, height requirements, pad elevations, and other design standards.

Policy 2: Development standards for commercial land uses shall include setbacks, pad elevations, massing and height limitations, and other requirements, which provide adequate visibility and accessibility, while preserving the scenic viewsheds from adjoining properties and public rights-of-ways.

The commercial planning area within the Tuscan Hills Specific Plan will establish development standards, including setbacks, pad elevations, massing and height limitations, and other requirements in accordance with this policy.

3. Open Space and Conservation Goals, Policies and Programs:

Policy 1: Lands suitable and appropriate for preservation as open space areas shall be maintained and enhanced.

Approximately 174 acres are to be preserved as "Open Space Undeveloped" (OSU), which will remain in its natural state.

Program 1B: The City shall evaluate all development proposals and identify their impact upon and compatibility with designated open space and conservation lands.

Approximately 174 acres are to be preserved as "Open Space Undeveloped" (OSU), which will remain in its natural state.

4. Circulation:

Program 2B: Review new and redeveloping projects along Palm Drive and Pierson Boulevard 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.

This project is located at the eastern terminus of Pierson Boulevard. As such, the majority of the project access is onto Pierson Boulevard via a spine road only, with no individual residential lots taking direct access onto Pierson Boulevard.

Program 4 B: When reviewing development proposals, consult and coordinate with the Sunline Transit Agency and solicit comments and suggestions on how bus stops and other public transit facilities and design concepts, including enhanced handicapped access, should be integrated into project designs.

The Sunline Transit Agency has been consulted with regards to this project. Recommendations from the Sunline Transit Agency have been incorporated into the project.

Program 4 C: When reviewing development proposals, consult and coordinate with the Sunline Transit Agency to encourage the development of rideshare and other alternative, high occupancy transit programs for employers with sufficient numbers of employees.

The Sunline Transit Agency has been consulted with regards to this project. Recommendations from the Sunline Transit Agency have been incorporated into the project.

Policy 7: Develop and encourage the use of continuous and convenient bicycle routes and multi-use trails to places of employment, shopping centers, schools, and other high activity areas with potential for increased bicycle use.

While the Tuscan Hills development will be a gated community, bicycle and pedestrian routes have been incorporated throughout the project, which can tie into community bicycle trails, multi-use trails that lead to schools and shopping in the surrounding areas.

5. Housing:

Program 1A.1: Specific Plans shall incorporate a variety of housing types and shall provide for senior and affordable housing within the project.

The project is in compliance with this requirement.

Program 3A.4: For developments which will restrict their units to senior households, the City shall allow a density bonus of 25% over the underlying zoning designation.

The project will comply with this requirement.

Program 4A.1: The City shall require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

The Tuscan Hills Specific Plan incorporates design guidelines which are located within Sections 5 through 11 of that document.

Program 4A.2: Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas wherever appropriate.

The Tuscan Hills Specific Plan incorporates pedestrian facilities, including trails, sidewalks, and open space areas.

6. Parks and Recreation:

Program 2 B: Implement a standard parks-per-population ratio of five acres per 1,000 new residents.

This program will be met and satisfied when the appropriate City fees or land is dedicated for park use. The Tuscan Hills Specific Plan development will include approximately 8 acres of park and recreation building, small patio parks, open space and a trail system. These open space parks will be located in the gated community and not open to the general public.

The THSP provides sufficient area to meet Program 2B's parks per population ratio. Specific facilities or fee offsets will be provided incrementally as the specific Plan area is developed. The THSP development specifically includes about 8 acres of park and recreation facilities, small patio parks, open spaces, and a trail system. These open space parks will be located in the gated community and not open to the general public.

Program 3 B: Install proper landscaping and irrigation systems, and institute proper turf management, in accordance with City water conservation strategies, on all playing or open areas, per the updated Master Parks Plan to enhance use and to make parks cooler and more comfortable.

The Tuscan Hills Specific Plan will incorporate this as a guideline for a minimum standard. Additional requirements have been added in the Specific Plan. Final landscape plans are required to be reviewed by the City Building Department to insure these minimum standards are met.

Program 7: Parklands development will be accomplished in a manner that remains consistent with the Open Space and Conservation Element, promoting water conservation and the preservation of the City's natural resources.

Parkland areas within the Specific Plan will use appropriate and landscape deign to minimize water use as well as respect the natural topography.

Policy 8: Encourage the addition of parks in areas relatively isolated from existing community and neighborhood park facilities.

There are no active public parks within a ½ mile of the project site. Tuscan Hills will be providing private recreational areas to service the community within the specific plan.

7. Community Design Element:

Policy 2A: Encourage the use of site-sensitive planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and facade articulations.

The Tuscan Hills Specific Plan incorporates varying setbacks, varying designs, and other architectural articulations in accordance with this policy.

Policy 5: Detailed landscape architectural and special signage designs, which reflect the character of the development, shall be required for City and project entries, scenic roadways and other City focal points.

Architectural and signage requirements are incorporated into the Tuscan Hill Design Guidelines.

Policy 6: Establish vista points with interpretive displays, rest areas, and information kiosks, which could be developed at key locations along scenic corridors and elsewhere in the City.

The Tuscan Hills Specific Plan incorporates kiosks, trail systems and rest areas that lead to the many scenic vistas this project offers.

Policy 7: Integrate native and other appropriate desert landscape materials and site- sensitive architectural designs into all public and private building projects to enhance the community's cohesion between the built and natural environment.

The Tuscan Hills Specific Plan incorporates landscape and architectural design guidelines in accordance with this policy.

Policy 8: Walled residential and commercial development projects shall be designed to provide views into these developments from the public right-of-way through the use of wall breaks or fenestration, but in a manner that does not compromise privacy, security or interior noise levels.

The western and southern borders of the project will have walls with a common theme thought the project. The design elements will incorporate screen walls with pilasters at appropriate intervals, walls with a combination of solid wall and wrought iron and wrought iron with pilasters. These variation in screen walls will add interest and a variation in walls throughout the community.

Policy 8A: Development proposals, which include walls, shall be reviewed for the appropriateness of integrating wall breaks or fenestration along public rights-of-way.

The western and southern borders of the project will have walls with a common theme thought the project. The design elements will incorporate screen walls with pilasters at appropriate intervals, walls with a combination of solid wall and wrought iron and wrought iron with pilasters. These variation in screen walls will add interest and a variation in walls throughout the community.

Policy 9: Signs shall be limited to the minimum size, scale and number needed to provide functional identification and exposure necessary to convey messages, while minimizing impacts on traffic safety, streetscape and scenic viewsheds.

The Tuscan Hills Specific Plan incorporates a signage program that provides a community design theme to complement the project and bring unity to the community. These signs include community facility locations, directional kiosk, regulatory signs and street identification.

Policy 16: All grading and development proposed within scenic highway viewsheds, including hillsides, entry and focal points, shall be regulated to minimize adverse impacts to these viewsheds.

The Tuscan Hills Specific Plan proposes hillside development that will be visible from the City of Desert Hot Springs and the surrounding area. This is due to the Tuscan Hills development backs up to the Little San Bernardino Mountains with graded pads that vary elevation from 1250 to 1490. The proposed grading of pads and streets will follow the existing contours of the hill sides thus blending with the current hillside. Existing residential homes to the east of the Tuscan Hills project have an elevation from 1300 to 1500 feet and to the North West elevations range from 1400 to 1595. The Little San Bernardino Mountains provide a beautiful background for the City and the proposed Tuscan Hills development.

B. Land Use Designation(s):

OS/PV: Open Space / Private
R-H: Residential – High Density
R/VS-H: Residential Visitor Serving – High Density Residential C-G: Commercial – General
R-E-10: Residential – Estate – 10-acre lot size

C. Adjacent and Surrounding Land Use Designations:

North: OS/MR: Open Space / Mountain Reserve
East: OS/MR: Open Space / Mountain Reserve
South: V-S: Visitor Serving
R-L: Residential Low Density (0-5 du/ac)
West: R-L: Residential Low Density (0-5 du/ac)

D. Adopted Specific Plan Information

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

Specific Plan 1-90: Desert Hot Springs Resort Specific Plan

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

Single Family Attached Villas
Senior Housing Hotel
Component
Health and Fitness Component Golf
Course Component
Resort-Related Village Component Open
Space Component

E. Existing Zoning:

Desert Hot Springs Resort, SP 1-10
Residential – Estate 10 Acre Minimum (R-E-10)

F. Proposed Zoning, if any:

Specific Plan

G. Adjacent and Surrounding Zoning:

North: OS/MR R-E-10
East: OS/MR
South: V-S / R-L
West: V-S / R-L

Signature | Date

Printed Name | For Community Development Director

III. ENVIRONMENTAL ISSUES CHECKLIST

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

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
AESTHETICS Would the project					
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	DHSR EIR pages III-13 through III-21	No	No	No	Yes
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	DHSR EIR pages III-13 through III-21	No	No	No	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) The project is not within a scenic highway corridor.

b) Approximately 90 acres along the Westerly and South westerly boundaries of the Tuscan Hills Specific plans have been disturbed from previous grading and was left in its incomplete state. No grading was done on the 40 acres site located in the Northwesterly corner as it was not a part of the original Specific Plan. The adjacent properties along the westerly and southerly boundaries of the site as they exist today do not constitute a scenic resource. The exception is the view of the mountains in the distant background. This view will remain after development of the Tuscan Hills Specific Plan is complete. The proposed Tuscan Hills Specific Plan Land Use, incorporates landscaped buffer adjacent to the existing residential homes. This landscape buffer will act as an aesthetic buffer between existing residential land uses and the Tuscan Hills development.

At a distance project is highly visible due to its elevated location in the foothills. The site can be seen from Interstate 10 (I-10) in the San Gorgonio pass, as well as from Palm Springs and Desert Hot Springs. Given the topography of the site and the proposed density, a large amount of grading will be necessary for the project development. However, it should be noted that a greater amount of open space will be preserved in the Tuscan Hills Specific Plan (174.51 acres) compared with the Desert Hot Springs Resort Specific Plan (86.5 acres). As such, the impacts will be less than was analyzed before, and no new mitigation measures are required. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity project site. No significant changes to the impacts on scenic resources are anticipated.

The 40 acres being added to the specific plan area consists of land and vegetation that is characteristic of the adjacent Specific Plan area. The 40-acre area consists of rolling foothill area with a creosote bush scrub habitat comparable to that found on the remainder of the property. Aside from functioning as visual open space for adjacent residences, the 40-acre site has no unique features that would qualify as an important scenic view. The project will incorporate desert landscaping similar to that found on the adjacent properties to avoid creating a “green scar” on the landscape and to minimize outdoor landscaping water demand.

Mitigation: No mitigation required.
Monitoring: No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
2. Mt. Palomar Observatory **a)** Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? General Plan Western Coachella Valley Community Plan, Figure 6	DHSR EIR Pages III-13 through III-21 Riverside County General Plan Western Coachella Valley Community Plan Figure 6	No	No	No	N/A

Source: Riverside County GIS database, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, Riverside County General Plan Western Coachella Valley Community Plan

Findings of Fact:

a) The subject property is outside of Zone B of the Mt. Palomar Nighttime Policy Area, and thus is not subject to its requirements.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area	DHSR EIR Pages III-13 through III-21	No	No	No	N/A
b) Expose residential property to unacceptable light levels?	DHSR EIR Pages III-13 through III-21	No	No	No	N/A

Source: On-site Inspection, Project Application Description, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan

Findings of Fact:

a), b) As noted in the 1991 EIR NOP; "Light and Glare: Light and glare will be produced with the development of the project site. Residential light shall be designed, street lighting must to not be directed into the night sky. Careful attention shall be provided to the development of the hotel project, recreational building, park and ancillary uses. Regardless of whether exterior lighting standards were in effect in 1991, light pollution was an issue of concern at that time. Future development of the THSP will observe current City lighting standards to ensure that exterior lighting does not exceed that of the existing, adjacent residential areas. Thus, a change in light and glare relative to the existing environmental setting will occur, including the additional 40-acree parcel, but the scope of this change is not considered significant because it is being designed to be comparable to adjacent residential development and to be consistent with the City's vision for the project area. Specific attention to meeting City light and glare standards for the larger structures, such as the hotel, recreational building, park area and commercial areas. Lighting will be installed in these areas in a manner that will maintain security and visibility for humans. Lighting will be controlled by use of fixtures that restrict illumination to each property through the type of lighting, use of shields, and controlling the direction of the light.

The proposed project will require that lighting systems avoid intrusion or night lighting into sensitive areas. Lighting guidelines are discussed in the City of Desert Hot Springs General Plan, Community design, Parks and Recreation goals, policies, and programs. Chapters 6-6 and 9-16 of the Tuscan Hills Specific Plan will continue to enforce existing City of Desert Hot Springs goals, policies, and programs.

This project will comply with lighting standards as established by various City of Desert Hot Springs standards and ordinances.

Using internal and/or external glare control and by arranging, directing or shielding the light fixtures to contain direct illumination onsite.

All lighting must provide a level of light satisfactory for security and visibility purposes without being overly distracting. Parking lot lighting should be directed downward to minimize undue glare, and its impact to adjacent buildings and properties should be minimal. Whenever possible, the lighting should blend in with the landscape and avoid producing glare.

The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established City standards.

The Tuscan Hills development while similar in development to the Desert Hot Springs Resort Cornerstone, has reduced the intensity of exterior night lighting. This reduction is realized with the remove of one of the hotels, golf course, commercial club house and an additional 88 acres that will be left in its natural undeveloped state.

New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.

Mitigation: No further mitigation is required.
Monitoring: No further monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis Or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
AGRICULTURE & FOREST RESOURCES Would the project					
4. Agriculture a) Convert Prime Farmland, Unique Farm Land, or Farmland of Statewide Importance (Farmland) as shown on the map prepared pursuant to the Farmland Mapping and Motoring Program of the California Resources Agency to non-agricultural use?	Desert Hot Springs General Plan	No	No	No	N/A
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	Desert Hot Springs General Plan	No	No	No	N/A
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property?	Desert Hot Springs General Plan 2035 EIR	No	No	No	N/A
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	Desert Hot Springs General Plan 2035 EIR	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, State Department of Conservation

Findings of Fact:

a) According to the California Department of Conservation, the subject property is located within an area of "Other Lands". However, this property was subject to a Specific Plan and Environmental Impact Report which proposed development of this property for urban / suburban development purposes. Therefore, although this property has been designated as "Other Lands", all impacts to farmland have been addressed previously. No new impacts to farmlands will occur as a result of this project.

b) The zoning for the project site is "Desert Hot Springs Resort" and Residential Estate 10-acre minimum. Accordingly, it is located within an area planned for residential uses. The project site is not subject to a Williamson Act Contract or located within an agricultural preserve.

c) There are no properties with 300 feet of the subject property that are zoned for agricultural uses.

d) This project proposes a new residential designation on property that had a residential subdivision approved on it previously, as well as a variety of uses proposed in accordance with the Desert Hot Springs Resort Cornerstone Specific Plan.

Mitigation: a-d) No mitigation is required.

Monitoring: No further Monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis Or Implemented or Verification? Address	Prior Environmental Documents Mitigations
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	Desert Hot Springs General Plan EIR	No	No	No	N/A
b) Result in the loss of forest land or conversion of forest land to non-forest use?	Desert Hot Springs General Plan EIR	No	No	No	N/A
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	Desert Hot Springs General Plan EIR	No	No	No	N/A

Source: Project Application Materials, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
b) The development of the project site will not result in the loss of forest land, and portions of the project have been recently graded for residential use. Therefore, there will be no loss of forest land as a result of this project.
c) There are no forest lands located in close proximity to the project site. The project site has been partially graded for residential development. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: a-c) No mitigation required.

Monitoring: a-c) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
AIR QUALITY Would the project					
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	DHSR EIR, pages III-88 through III-96 Desert Hot Springs General Plan EIR, pages IV-32 to IV-40	No	No	Air Quality Study conducted by Kunzman Associates, Inc. dated June 12, 2018	Yes
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	DHSR EIR, pages III-88 through III-96 Desert Hot Springs General Plan EIR, pages IV-32 to IV-40	No	No	Air Quality Study conducted by Kunzman Associates, Inc. dated June 12, 2018	Yes
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	DHSR EIR, pages III-88 through III-96 Desert Hot Springs General Plan EIR, pages IV-32 to IV-40	No	No	Air Quality Study conducted by Kunzman Associates, Inc. dated June 12, 2018	Yes
d) Expose sensitive receptors which are located within1 mile of the project site to project substantial point source emissions? General Plan EIR, pages IV-32 to IV- 40	DHSR EIR, pages III-88 through III-96 Desert Hot Springs	No	No	No	Yes
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	DHSR EIR, pages III-88 through III-96 Desert Hot Springs General Plan EIR, pages IV-32 to IV-40	No	No	No	Yes

f) Create objectionable odors affecting a substantial number of people?	DHSR EIR, pages III-88 through III-96 Desert Hot Springs General Plan EIR, pages IV-32 to IV- 40	No	No	No	N/A

Source: SCAQMD CEQA Air Quality Handbook, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, Air Quality Study conducted by Kunzman Associates, Inc. dated June 12, 2018

Findings of Fact:

a) The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
(2) Whether the project will exceed the assumptions in the AQMP in 2018 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, with mitigation, the short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. However, this Air Analysis also found that even with mitigation, long-term operations impacts will result in significant impacts based on the SCAQMD regional thresholds of significance.

Therefore, the proposed project contributes to the exceedance of any air pollutant concentration standards and is found to be inconsistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City Land Use Plan defines the assumptions that are represented in the AQMP.

The project site is currently designated as “Established Specific Plan” and “Rural Desert Residential (0.05-.10 du/ac)” on the preferred Land use map in the General Plan. In addition, the General Plan existing land use map designates the project site as Private Open Space (Os/PV), Residential High Density (0-14 du/acre) (R-H), General Commercial (G-C), Residential Visitor Serving (High Density) (R/VS-H), and Residential Estates (R-E-10). The proposed commercial and residential uses would be consistent with the current General Plan land use designation. Therefore, the proposed project would not result in an inconsistency with the current land use designation in the City’s General Plan. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

However, based on the failure of Criterion 1 above, the proposed project will result in an inconsistency with the SCAQMD AQMP. Therefore, a significant impact will potentially occur.

b,c) The Salton Sea Air Basin (SSAB) is in an non-attainment status of federal ozone standards, and state and federal particular matter standards. Any development in the SSAB, including the proposed Project, would contribute to these pollutant violations. The Air Quality Study for the project concluded that the construction of the project would comply with standard construction requirements, but the long-term operational impacts to air quality will exceed SCAQMD thresholds, even with mitigation incorporated. The three tables below illustrate the short-term construction and long-term operational impacts:

In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO_2, CO, PM10, and PM2.5.

TABLE 10
Local Unmitigated Construction Emissions at the Nearest Receptors

Phase	On-Site Pollutant Emissions (pounds / day)			
	NOx	CO	PM10	PM
Grading	69.59	46.81	6.18	4.4
Building Construction	23.26	17.53	1.49	1.4
Paving	9.35	14.33	0.46	0.4
Architectural Coating	1.15	1.81	0.05	0.0
SCAQMD Threshold for 50 meters (82 feet)?	**304**	**2,292**	**14**	**8**
Exceeds Threshold?	No	No	No	No

The data provided in Table 10 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

TABLE 8
Mitigated Construction-Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO_2	PM10	PM2.5
Grading						
On-Site[2]	5.34	65.02	47.94	0.06	5.90	4.17
Off-Site[3]	0.94	10.96	12.14	0.04	1.84	0.67
Subtotal	6.29	75.98	60.07	0.10	7.74	4.84
Building Construction						
On-Site[2]	0.87	15.11	17.81	0.03	0.97	0.95
Off-Site[3]	17.36	66.03	224.27	0.46	31.22	9.27
Subtotal	18.23	81.15	240.08	0.48	32.19	10.22
Paving						
On-Site[2]	1.03	9.35	14.33	0.02	0.46	0.40
Off-Site[3]	0.03	0.03	0.43	0.00	0.13	0.03
Subtotal	1.06	9.38	14.75	0.02	0.59	0.46
Architectural Coating						
On-Site[2]	39.64	1.15	1.81	0.00	0.05	0.05
Off-Site[3]	1.21	1.24	15.95	0.06	5.07	1.37
Subtotal	40.85	2.38	17.76	0.06	5.12	1.40
Total for overlapping phases[4]	60.14	92.91	274.59	0.57	37.90	12.10
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds?	No	No	No	No	No	No

Construction-Source Emissions
With mitigation project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

With mitigation, project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed herein, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. With mitigation, project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National
Ambient Air Quality Standards (NAAQS).

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

TABLE 11
Unmitigated Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds / day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	186.18	1.78	155.01	0.00	3.13	3.10
Energy Uses	2.36	20.62	12.17	0.13	1.63	1.63
Mobile Sources	45.58	95.20	480.64	1.30	86.04	24.55
Total Emissions	234.12	117.60	647.82	1.43	90.79	29.28
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	No	No	No

Table 11 shows that the project's unmitigated emissions would exceed SCAQMD regional thresholds for VOC, NOx and CO. Therefore, a potentially significant regional air quality impact would occur from operation of the proposed project and mitigation measures are required to reduce the project's emissions.

TABLE 12
Mitigated Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pounds / day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	167.08	1.78	155.01	0.00	3.13	3.10
Energy Uses	1.84	16.12	9.47	0.10	1.27	1.27
Mobile Sources	40.84	75.32	417.96	0.93	60.41	17.27
Total Emissions	211.75	93.22	582.45	1.03	64.81	21.64
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**Yes**	No	**Yes**	No	No	No

Operational-Source Emissions
Even with incorporation of mitigation (see Section X, B), project operational-sourced emissions would exceed applicable regional thresholds of significance established by the SCAQMD for VOC and CO. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO hotspots). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Due to exceedance of VOC and CO regional thresholds, project operational-source emissions would potentially conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions exceed SCAQMD regional thresholds for VOC and CO and will potentially result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant.

Those mitigation measures are listed as AIR 1-7 below.

Greenhouses Gases
Project-related GHG emissions meet the SCAQMD tier 4 2020 target of 4.8 MTCO2e/SP/year for projects; therefore, the operation of the proposed project would not create a significant cumulative impact to global climate change. However, as the project cannot meet the percentage reduction requirements of the City of Desert Hot Springs Climate Action Plan, the project would potentially conflict with the applicable plan adopted for the purpose of reducing the emissions of greenhouse gases.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. There are no new commercial or manufacturing uses within the project site, or would any use generate significant odors. Therefore, no new impacts to sensitive receptors are anticipated.

e) The nearest sensitive receptors are the existing residential uses approximately located approximately 45 feet west of the site and approximately 90 feet to the south of the property line of the proposed project; therefore, the SCAQMD Look-up Tables for 25 meters was used. Table 10 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 10 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

f) This residential project will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation:

AIR- 1. The project applicant shall ensure that all applicable SCAQMD Rules and Regulations (as detailed in Section IV) are complied with during construction and the construction contractor use construction equipment that have Tier 3 or better engines during building construction.

AIR- 2. The project applicant shall provide sidewalks within the project boundary and along the off-site roadway improvements.

AIR- 3. The project applicant shall require that all building structures meet or exceed 2013 Title 24, Part 6 Standards and meet Green Building Code Standards.

AIR- 4. The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per Cal Green Standards.

AIR- 5. The project applicant shall require that ENERGY STAR-compliant appliances are installed in residential and hotel uses on-site.

AIR- 6. The project applicant shall require recycling programs that reduces waste to landfills by a minimum of 50 percent (up to 75% by 2020 per AB 341).

AIR- 7. To the extent feasible, the project applicant shall use paints and coatings with a VOC content lower than SCAQMD Rule 1113 requires for application to surfaces of the residential and hotel uses within project boundaries.

Monitoring:
No further Monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
BIOLOGICAL RESOURCES Would the project					
g) Wildlife & Vegetation a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service?	DHSR EIR, pages III-47 through III-46, Desert Hot Springs General Plan pages VI-1 through VI-11	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study	Yes
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife Service?	DHSR EIR, pages III-47 through III-46, Desert Hot Springs	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study, Jurisdictional Delineation Study	Yes
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	DHSR EIR, pages III-47 through III- 46, Desert Hot Springs General Plan pages VI-1through VI-11	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study, Jurisdictional Delineation Study	Yes
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	DHSR EIR, pages III-47 through III-46, Desert Hot Springs General Plan pages VI-1 through VI-11	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study	Yes
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	DHSR EIR, pages III-47 through III-46, Desert Hot Springs General Plan pages VI-1 through VI-11	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study	Yes

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	DHSR EIR, pages III-47 through III-46, Desert Hot Springs General Plan pages VI-1 through VI-11	No	No	Burrowing Owl Study, Focused Sensitive Botanical Study	Yes

Source: GIS database, CVMSHCP, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Tuscan Hills APN 638-270-002,-003,-004,-005,-006, 638-330-001, -002,-003, 638-340-003,-005,-006,-007 Focused Sensitive Botanical Survey* by Gonzales Environmental Consulting, LLC dated October 22, 2015, *Tuscan Hills APN 638-270-002,-003,-004,-005,-006, 638-330-001,-002,-003, 638-340-003,-005,-006,-007 Focused Sensitive & Habitat Assessment for Burrowing Owl* by Gonzales Environmental Consulting, LLC dated October 23, 2015

Findings of Fact:

a) The CVMSHCP identifies several biological species that are of concern in this area. One of those species is Burrowing Owl. The corresponding survey for Burrowing Owl identified two occupied burrows. Mitigation measures listed below will insure that impacts will be less than significant with mitigation.

b) The Botanical Survey and the Burrowing Owl Survey determined that although there were no special-status plant species detected, two occupied Burrowing Owls burrows and four Burrowing Owls were identified on site. Accordingly, Burrowing Owls are listed as having a Special Status by the California Department of Fish and Wildlife Service. It should be noted that the EIR for the Desert Hot Springs Resort did not study the possibility of impacts to the Burrowing Owl but did identify several sensitive species that could exist on site: Coachella Valley milk vetch, triple-ribbed milk vetch, Little San Bernardino Mountains Gilia, Desert Tortoise, LeConte's thrasher, and Desert kit fox. It should be noted that none of the sensitive species identified in the Desert Hot Springs Resort EIR were identified in the current surveys. Therefore, with the mitigation measures listed below from the EIR from the Desert Hot Springs Resort, and the mitigation measures suggested by the Botanical Survey and the Burrowing Owl Survey, impacts to biological resources are viewed as less than significant with mitigation.

c) The Jurisdictional Delineation conducted by Gonzalez Environmental Consulting, LLC concluded that that the project site has potentially 60.34 acres subject to the jurisdiction of the California Department of Fish and Wildlife; and that of those, 34.50 acres will be impacted by the development of the project.

d) The Botanical Survey and the Burrowing Owl Survey determined that although there were no special-status plant species detected, two occupied Burrowing Owls burrows and four Burrowing Owls were identified on site. Additionally, the surveys concluded that the project would not impact any other 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. Accordingly, Burrowing Owls are listed as having a Special Status by the California Department of Fish and Wildlife Service. It should be noted that the EIR for the Desert Hot Springs Resort did not study the possibility of impacts to the Burrowing Owl but did identify several sensitive species that could exist on site: Coachella Valley milk vetch, triple-ribbed milk vetch, Little San Bernardino Mountains Gilia, Desert Tortoise, LeConte's thrasher, and Desert kit fox. It should be noted that none of the sensitive species identified in the Desert Hot Springs Resort EIR were identified in the current surveys. Therefore, with the mitigation measures listed below from the EIR from the Desert Hot Springs Resort, and the mitigation measures suggested by the Botanical Survey and the Burrowing Owl Survey, impacts to biological resources are viewed as less than significant.

e) The City of Desert Hot Springs does not have any additional policies or ordinances protecting biological resources.

f) This project is within an area covered by the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Several biological studies have been conducted on the subject site. Each of the studies have been concluded that this project will not conflict with the CVMSHCP, as long as the following mitigation measures area followed

g) Although a portion of the site has been mass graded, the remainder of the site is still occupied with a "Sonoran creosote bush scrub plant community." With one exception, both the original biological resource study and the current study did not identify sensitive species. The current biological resources study identified burrowing owl (BUOW) on the site and mitigation is identified to relocate this sensitive species to areas of the site that will not be impacted by development. Thus, the site biology circumstances are fully consistent with the biology findings in the original EIR, including the fact that 90 acres of the site have actually been mass graded in support of the project. Please note that the new design of the THSP will conserve twice as much acres in open space as the original project (86.5 acres compared to 174 acres for the THSP). Therefore, in terms of consistency, the proposed action reduces overall biology impacts relative to the original project.

Mitigation: a-g) These mitigation measures are from the Desert Hot Springs Resort EIR:

BIO1: To reduce the impact of the loss of native vegetation from the site, endemic plan species shall be incorporated into the landscaping plan to the greatest extent possible. This could include collecting the cactus and other plant species prior to the commencement of grading activities, potting them, and storing them in a nursery "holding area", and then replanting them on the site as part of the landscaping, following construction. Presented below is a list of desirable native plants to include in the landscaping plan, most of these plants are available at commercial nurseries that specialize in native California plants. *

Ferocactus acanthodes	Barrel cactus
Mammkillaria microcarpa	Graham nipple cactus
Opuntia basilaris var. *basilaris*	Beavertail
Opuntia bigelovii	Bigelow cholla
Opuntia echinocarpa	Silver cholla
Opuntia ramosissima	Pencil cholla
Yucca schidigera	Mojave yucca
Fouquieria splendens	Ocotillo
Salvia apiana	White sage
Ambrosia dumosa	White bursage
Bebbia juncea	Sweetbush
Encelia farinose	Brittlebush
Haplopappus linearifolius	Goldenbush
Larrea tridentate	Creosote bush
Stipa spp.	Needlegrass
Isomeris arborea	Bladderpod
Simmondsia chinensis	Jojoba
Beloperone californica	Chuparosa
Dalea spinosa	Smoke tree
Dalea emoryi	Indigo bush
Cercicium floridum	Palo verde

**Note: those plant species with a "strikeout" are no longer allowed in the Coachella Valley Multi-Species Habitat Conservation Plan*

BIO2: Following the most feasible incorporation of endemic plants into the on-site landscape plan, the developer could donate the remaining on-site species to a public agency which could use them. For example, Riverside County Flood Control and Water Conservation District is reestablishing native vegetation in Tahquitz Canyon. The head biologist has indicated that they would be interested in transplanting some of the Cornerstone project site cactus to the canyon. Also, the City of Desert Hot Springs may wish to transplant some of the plants into City parks or into the landscaping of public buildings. An agreement with RCFC&WCD or another public agency should be explored by the project developer to help minimize construction impacts.

BIO3: To avoid the introduction of non-native invasive species into the landscape, the following plants shall be excluded from the landscaping of the proposed project. Any plants on the following list which already are part of the Specific Plan landscaping palette shall be deleted from said document.

Nerium oleander	Oleander
Arundo donax	Giant reed
Cortaderia atacamensis	Pampas grass
Pennisetum setaceum	Fountain grass
amarix spp.	Tamarisk
Ailanthus altissima	Tree of Heaven
Spartium junceum	Spanish Broom

BIO3: Prior to the approval of any grading permits, a "focused desert tortoise survey" shall be conducted on the site by a qualified biologist, in accordance with the USDI-FWS protocol. If any desert tortoise are found on the site, it will be necessary to develop a "Desert Tortoise Habitat Conservation Plan for the project. This could require the purchase of off-site desert tortoise habitat as a mitigation measure.

BIO4: The U.S. Army Corps of Engineers and the California Department of Fish and Wildlife shall be consulted to determine the status of the three "blue-line" drainage features on the site. In the event that 404 permits or Section 1601-3 permits are required, the mitigation measures specified within them shall be implemented.

BIO5: Concurrent with the tortoise clearance survey, the biology teams shall also survey in the spring (between January and May) for four additional species: Coachella Valley milk vetch (flora) and the Little San Bernardino Mountains Gilia (flora), LeConte's thrasher (fauna) and Desert kit fox (fauna). The biology team should recommend appropriate mitigation measures.

BIO6: The disposal of refuse and liquid waste on the project site or the surrounding lands shall be forbidden. Piles of trash, concrete, broken glass, surplus electrical wire, lumber, drywall pieces, etc., shall be removed off site and recycled or disposed of in a public landfill, as appropriate. Developer shall make contractors responsible for proper disposal of all waste materials and conformance with conditions of approval.

BIO 7 Payment of the CVMSCHP fees as required by the City of Desert Hot Springs will be provided as necessary.

These mitigation measures are required by the current biological surveys on the project site:

BIO-A: Avoidance and minimization of impacts Federal and state agencies emphasize the need to avoid and minimize impacts to rare plant populations. The following actions are recommended:

- Reduce the project footprint to the minimum area needed to meet project objectives.
- Eliminate from the project footprint areas containing Foxtail cactus (*Coryphantha alversonii*), Mojave Menodora (*Menodora spinescens* var. *mohavensis*) and Hall's shrubby spurge (*Tetracoccus hallii*).
- Minimize the area disturbed during construction.
- Restrict vehicle traffic to established corridors, and do not permit off-road driving.
- Clearly mark or fence areas containing rare plant species, and avoid impacts to these areas during construction and operations.
- Control invasive weeds during construction and operations phases of the project.
- Avoid changes to the topography or alterations of the hydrology of desert washes currently supporting Foxtail cactus (*Coryphantha alversonii*), Mojave Menodora (*Menodora spinescens* var. *mohavensis*) and Hall's shrubby spurge (*Tetracoccus hallii*).

If avoidance and minimization measures cannot be implemented to successfully avoid all direct and indirect impacts to rare plant populations within the project right-of-way, the following measures should be considered to mitigate the actual project impacts, as appropriate.

BIO-B: On-site Rare Plant Protection Areas

On-site rare plant protection areas are areas within the project boundaries that have been set aside to protect important populations of rare plants and their habitats. These areas are designated as no impact zones and are fenced and signed. No construction activities or other disturbances are permitted within these areas. Indirect impacts resulting from actions outside of the protection area are avoided or minimized. The size of on-site protection areas is determined on a project-by-project basis.

BIO-C: Off-site Rare Plant Protection Areas

Off-site rare plant protection areas are sites located outside of the project boundaries. The sites are chosen for their protectability and the presence of suitable habitat for rare plants that may already support populations of the plant species for which mitigation is required. Habitat improvements are implemented to increase the likelihood of rare plant survival and reproduction. Typically, these sites are on private land, and must be purchased. Public land is usually not available for this type of mitigation. The size of off-site protection areas is determined on a project-by-project basis.

Translocation

Translocation refers to attempts to establish new rare plant individuals in occupied or unoccupied habitat, using seeds, or salvaged or propagated rare plant individuals (Falk et al 1996). Translocations used as mitigation in California have a low documented rate of success (Ibid.). Therefore, it is recommended as a remedial measure and, if used, translocations should be regarded as experimental efforts with low likelihood of success. Detailed evaluation of past efforts is recommended to select seed collection, propagation and out-planting procedures that are suited to the species and habitats involved in the translocation effort.

BIO-D: Invasive weed management

Invasive weeds have many deleterious effects on the environment, including: loss of native species and habitat diversity, reduction in food resources for wildlife, increased risk of wildfire, poisoning of wildlife and livestock, and utilization of scarce water resources (Bossard et al 2000). To reduce these effects, a comprehensive weed management strategy is recommended, including general measures to prevent the spread and introduction of noxious weeds and an Integrated Weed Management Plan with detailed procedures for controlling weed infestations, monitoring the results, and conducting remedial actions when necessary. Alternative energy projects currently under review have been required to mitigate weed impacts through comprehensive weed control measures (CH2M HILL 2008).

General recommendations to prevent the spread and introduction of invasive weeds

The spread of invasive weed species already present within the Project area, and the introduction of new invasive weed species to the project area can be reduced by implementing the following measures:

- Educate all construction workers through a Worker Training Program about the need to minimize site disturbance and limit the spread of weeds.
- Minimize the size and extent of areas disturbed during construction, including especially the removal or disturbance of native vegetation.
- Restrict vehicles to established roads and use the minimum number of vehicles.
- Store construction vehicles on-site and use for transporting workers and equipment within the site; park commuter vehicles at the site entrance.
- Operate vehicle wash and inspection stations at all site entrances to clean soil and seeds from all vehicles entering and leaving the site.
- Use certified weed-free materials for erosion control and other restoration activities.
- Revegetate areas of temporary disturbance with local native plant species as soon as construction is complete to reduce erosion and inhibit the establishment of invasive weeds.
- Do not knowingly introduce new plant species to the site, including for landscaping.
- Control infestations of invasive weeds during construction and operation phases.
- Monitor invasive weed presence and control new infestations rapidly to prevent further spread.

BIO-E: Construction Monitoring

Construction monitoring by a qualified Biologist is recommended to assist with avoidance of special status biological resources. The Biological Monitor would be responsible for ensuring that impacts on special status species, native vegetation, wildlife habitat, and unique resources are avoided to the extent feasible.

BIO-F: Nesting Bird Mitigation

If vegetation is to be removed during the nesting season, recognized from February 1 through August 31, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation no more than three days prior to vegetation removal. If active nests are identified during nesting bird surveys, then the nesting vegetation will be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist will flag the nesting vegetation and will establish an adequate buffer around the nesting vegetation. Active bird nests should be mapped utilizing a hand-held global positioning system (GPS) and a 300' buffer will be flagged around the nest (500' buffer for raptor nests). Clearing/grading shall not occur within the buffer until the nesting event has completed.

BIO-G: Pre-construction Surveys

Pre-construction clearance surveys are recommended prior to construction to minimize impacts on special status species. Pre-construction survey for burrowing owls is recommended prior to construction. If burrowing owls are observed in the survey, then appropriate minimization measures would need to be developed in compliance with the MSHCP.

BIO-H: Permits/Agreements

Impacts to resources under the jurisdiction of ACOE, RWQCB, and/or CDFW should be avoided to the extent feasible. If avoidance is not feasible, permits/agreements from U.S. Army Corps of Engineers, California Department of Fish and Wildlife Streambed Alteration Agreement and California Regional Water Quality Control Board Water Quality Certification (401) will be required prior to beginning work in the wetlands.

BIO-I: Vehicles will remain on existing access roads and previously disturbed areas to the greatest extent possible.

BIO-J:Crews will completely cover all holes at the end of each day to prevent wildlife from becoming trapped, and upon returning to the site look in holes that have been covered to ensure that no wildlife are trapped in the holes.

BIO-K: All trash will be removed daily from the job site and all construction debris will be removed at the end of the job.

With the mitigation measures as described above, impacts to biological resources (both direct and indirect) will be reduced to acceptable levels.

Monitoring: a-g)

1) The Planning Department will insure that the Specific Plan will include the allowable plant list from the Coachella Valley Multi-Species Habitat Conservation Plan, and with the plant list above.
2) Following each phase of construction, the City Planning Department shall visit the project site and inspect the site and adjacent open space for signs of illegal dumping by the project contractors. Further discretionary permits shall be withheld until the developer pays for the removal of said waste.
3) Compliance with all of the other mitigation measures listed in this section are the responsibility of the Planning Department prior to implementing project approvals and ground disturbing activities.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
CULTURAL RESOURCES Would the project					
8. Historic Resources a) Alter or destroy historic site?	DHSR EIR, pages III-58 through III-60 Desert Hot Springs General Plan, pages IV-12 through IV-21	No	No	No	Yes
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	DHSR EIR, pages 4-243 through 4-250 and 2035 Desert Hot Springs General Plan EIR, Section 05-09	No	No	No	Yes

Source: On-site Inspection, Project Application Materials, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Phase I Historical/Archaeological Survey, Tuscan Hills Residential Community, City of Desert Hot Springs, Riverside County, California*, by CRM Tech, dated September 30, 2015

Findings of Fact:

a), b) The study prepared by CRM TECH in 2015 and the cultural investigation for the EIR prepared in 1991 for the Desert Hot Springs Resort Cornerstone Specific Plan both have concluded no other cultural resources, either prehistoric or historical in origin, were encountered within or adjacent to the project area. Therefore, CRM TECH recommends to the City of Desert Hot Springs a finding of *No Impact* regarding cultural resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study.

The project site is not a historic site; therefore, the project will not have a significant change in a historic resource.

Mitigation:
a-b) No mitigation required.

Monitoring:
a-b) If buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
9. Archaeological Resources a) Alter or destroy archaeological site.	DHSR EIR, pages III-58 through III-60 Desert Hot Springs General Plan, pages IV-12 through IV-21	No	No	No	Yes
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	DHSR EIR, pages III-58through III-60 Desert Hot Springs General Plan, pages IV-12 through IV-21	No	No	No	Yes
c) Disturb any human remains, including those interred outside of formal cemeteries?	DHSR EIR, pages III-58 through III-60 Desert Hot Springs General Plan, pages IV-12 through IV-21	No	No	No	Yes
d) Restrict existing religious or sacred uses within the potential impact area?	DHSR EIR, pages III-58 through III-60 Desert Hot Springs General Plan, pages IV-12 through IV-21	No	No	No	Yes

Source: Project Application Materials, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Phase I Historical/Archaeological Survey, Tuscan Hills Residential Community, City of Desert Hot Springs, Riverside County, California*, by CRM Tech, dated September 30, 2015

Findings of Fact:

a,b) According to Eastern Information Center records, most of the project area, totaling 515 acres, was covered by a previous cultural resources survey completed in 1990, while the westernmost portion, approximately 40 acres, was surveyed in 2006 (Torres et al. 1990; Tang et al. 2006; Figure 4)). Both of these studies included records searches at the EIC and intensive-level field surveys, and neither of them encountered any potential "historical resources" (ibid.). As the 1990 study that covered the bulk of the current project area is now 25 years old, a re-survey was deemed necessary for this study. However, the general is known to be the home of two native American groups, the potential for buried cultural resources exists and is therefore considered a potential, but not significant, impact.

In 2015 CRM TECH performed a cultural resources study on approximately 555 acres of undeveloped land in the northern portion of the City of Desert Hot Springs, Riverside County, California. As a result of the field survey, two previously undocumented isolates comprising a total of four prehistoric ceramic sherds were recorded in the southeastern portion of the project area and were subsequently designated 33-024065 and 33-024066 in the California Historical Resources Inventory. Occurring out of depositional context, such isolates do not constitute archaeological sites and are not considered potential historical resources" under CEQA

No other cultural resources, either prehistoric or historical in origin, were encountered within or adjacent to the project area. Therefore, CRM TECH recommends to the City of Desert Hot Springs a finding of *No Impact* regarding cultural resources. No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study.

c) Although it is not anticipated that human remains are to be discovered, there is the potential for human remains to be discovered during the course of ground-disturbing activities.
d) The project site is not a religious or sacred site, and thus the development of the project is not anticipated to restrict or impact religious or sacred uses within the project area.

Mitigation: a-d)

The Mitigation Measure below was required by the Desert Hot Springs Resort Specific Plan, and by the Cultural Resources Report associated with this project:

CUL1: If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

The Mitigation Measures below are requested by the Morongo Band of Mission Indians. Since these measures are procedures outlined in State Law, they are considered complimentary to the mitigation measure CUL1:

CUL2: If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.

CUL3: In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standard shall be hired to assess the find. Work on the overall project may continue during this assessment period.

a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the appropriate Tribe.

b. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

Agua Caliente Tribal Historic Preservation Office

a) A copy of the records search with associated survey reports and site records from the information center.
b) Copies of any cultural resource documentation (report and site records) generated in connection with this project.
c) The presence of an approved Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Monitoring: a-d)

The Planning Department shall monitor compliance with these mitigation measures before and during ground-disturbance activities.

Morongo Band of Mission Indians. would also like to request that a tribal monitor be present during the initial pedestrian survey and that a copy of the results be provided to the tribe as soon as it can be made available.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	N/A	No	No	No	N/A

Source: On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, Riverside County GIS

Findings of Fact:

a) The Riverside Count Geographic Information Systems (GIS) indicates that the entirety of the project site has low- and unknown- paleontological sensitivity. Accordingly, it is not anticipated that any paleontological resources will be discovered. Additionally, a portion of the subject site has been graded. Standard procedures prescribe for contacting a qualified palynologist should any resources be discovered in the course of grading.

b)

Mitigation:

a) No mitigation is required.

Monitoring:

a) No monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
GEOLOGY AND SOILS Would the project					
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	No
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan and related EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	No

Source: On-site Inspection, Desert Hot Springs General Plan Exhibit V-1, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a-b) Leighton and Associates, Inc. (1991)

As part of an early environmental impact report, Leighton and Associates Inc., conducted a geotechnical study for the original EIR 515 acres which included all but the far northwest corner of the subject site. They noted evidence of potentially active faulting at the site (Blind Canyon fault) and recommended further investigation of the potential for onsite active faults. They also mentioned slope stability and ground shaking were other geologic constraints which might affect development. However, they concluded that there were no known geotechnical or geological constraints which could affect the site that could not be mitigated by proper planning, engineered design and construction.

Associated Soils Engineering, Inc. (2009)

During 2009, Associated Soils Engineering, Inc. (ASE), conducted a preliminary geotechnical investigation for the site, Tract 36168, which, by that time, had been largely graded to its approximate current configuration. The ASE report includes a summary of fault investigation work that was conducted within the northwest portion of the site to determine if the Blind Canyon fault might be considered active. In summary, they found that the most recent sediments offset by the Blind Canyon fault are much older than 11,000 years and that the fault is thereby considered inactive as defined by the State of California Earthquake Fault Zone Act of 972 and that structural setbacks from the fault are not required.

Earth Systems Southwest (2013)

In April of 2013, Earth Systems Southwest (ESSW) conducted third party review of geotechnical documents pertaining to the site and available through that date. Excluding the report prepared by Leighton and Associates (1991), they reviewed the documents listed above and provided comments as to the existing conditions as understood by them and identified several items that were recommended for further geotechnical evaluation. Supplemental subsurface fault investigation of the Blind Canyon fault was conducted and presented within a separate report that they released in May of 2013. The findings of their subsurface fault investigation work, conducted within the southeast portion of the subject site, indicated that the Blind Canyon fault is not active. They concur with the conclusions of the earlier subsurface fault investigation work conducted by ASE and state that restrictions on the location of habitable structures are not required due to the Blind Canyon fault.

LOR Geotechnical 2105

LOR Geotechnical investigation included the original EIR 515 acres plus an additional 40 acres located at the north westerly corner of the site for a total of 555 acres for the development outlined in Tuscan Hills Specific Plan. The site is undeveloped desert land that has been partially graded as part of a development plan previously proposed by a former owner and more recently graded to assist with erosion control. These grading operations created several, terraced, single-family residential pads, three basins, partially graded streets and numerous drainage control berms.

No active or potentially active faults are known to exist at the subject site. In addition, the subject site does not lie within a current State of California Earthquake Fault Zone (Hart and Bryant, 1995) and no active faults are identified by the Riverside Land Information System online database (RCLIS, 2015). An Earthquake Fault Zone map which shows the location of active faults in the region is presented on Enclosure A-4 in Appendix A.

As previously discussed, the Blind Canyon fault traverses the site and was subsurface investigated within the property on two separate occasions (ASE, 2009 and ESSW, 2013b). Both of these investigations found no evidence to suggest that this fault may be active and, as a result, no setback zones or restricted use zones from active faults have been established for this fault. We concur with the findings of the authors of these reports that restrictions on the location of habitable structures are not required due to the Blind Canyon fault. During our review of aerial photographs covering the property and immediate surrounding region we did observe evidence for one other fault that appears to traverse the far northeast corner of the property. This fault, labeled Fault 'A' on our Geotechnical Map, Enclosure A-2 in Appendix A, trends approximately N80W and dips steeply to the north. This fault is not considered to be active and is likely related to uplift and fracturing of the San Gorgonio Complex.

Within this area of the Coachella Valley, the closest known active fault consists of two major branches of the San Andreas fault. These are the closer Mission Creek fault and the Banning fault. Just south of the site, the Mission Creek fault consists of two splays. Of these, the Miracle Hill fault is located approximately 0.8 kilometers (0.5 miles) to the southwest of the site. This fault splay is located somewhat parallel to and between 500 to 1,000 feet to the north of the main Mission Creek fault that extends further away from the site to the northwest and southeast. It is believed that the Mission Creek fault is the source of the 1948 Desert Hot Springs Earthquake (magnitude 6.5) which had an epicenter about 6 miles to the southeast of the site.

The Banning fault forms the other local branch of the San Andreas fault and is located approximately 6.4 kilometers (4 miles) to the southwest of the site. This fault is considered to be the source of the 1986 North Palm Springs earthquake which had a magnitude of 6.0.

The San Jacinto fault zone is a sub-parallel branch of the San Andreas fault zone, extending from the northwestern San Bernardino area, southward into the El Centro region. This fault has been active in recent times with several large magnitude events. It is believed that the San Jacinto fault is capable of producing an earthquake magnitude on the order of 6.5 or greater. Another active fault in the region is the Pinto Mountain fault located about 16 kilometers (10 miles) to the northwest of the site.

Recent standards of practice have included a discussion of all potential earthquake sources within a 100 kilometer (62 mile) radius. However, while there are other large earthquake faults within a 100 kilometer (62 mile) radius of the site, none of these are considered as relevant to the site as the faults described above, due to their greater distance and/or smaller anticipated magnitudes.

In order to obtain a general perspective of the historical seismicity of the site and surrounding region, a search was conducted for seismic events at and around the area within various radii. This search was conducted utilizing the historical seismic search program by EPI Software, Inc. (Reeder, 2000). This program conducts a search of a user selected cataloged seismic events database, within a specified radius and selected magnitudes, and then plots the events onto an overlay map of known faults.

In our first search, the general seismicity of the region was analyzed by selecting an epicenter map listing all events of magnitude 4.0 and greater, recorded since 1932, within a 100 kilometer (62 mile) radius of the site, in accordance with guidelines of the California Division of Mines and Geology. Of these events, the closest was a magnitude 4.0 located approximately 3 kilometers west of the site.

In the second search, the micro seismicity of the area lying within a 10 kilometer (6.2 mile) radius of the site was examined by selecting an epicenter map listing events on the order of 0.0 and greater since 1977. In addition, only the " A" events, or most accurate events were selected. Caltech indicates the accuracy of the " A" events to be approximately 1 km. The result of this search is a map that presents the seismic history around the area of the site with much greater detail, not permitted on the larger map. The reason for limiting the events to the last approximately 35 years on the detail map is to enhance the accuracy of the map. Events recorded prior the mid 1970' s are generally considered to be less accurate due to advancements in technology. As depicted on this map, Enclosure A-6, the San Andreas fault zone appears to be the source of numerous events, particularly in areas to the northwest of the site.

In summary; the historical seismicity of the site entails numerous small to medium magnitude earthquake events occurring around the subject site, predominately associated with the presence of the San Andreas fault. Any future developments at the subject site should anticipate that moderate to large seismic events could occur very near the site.

Recommendations within the Geotechnical Report, standards enforced by the City of Desert Hot Springs through the California Building Code can to reduce the impacts of seismic activity to the greatest extent possible. Therefore, less than significant impacts are anticipated

Mitigation: a-b)
No additional mitigation is required.

Monitoring: a-b)
No additional monitoring is required.

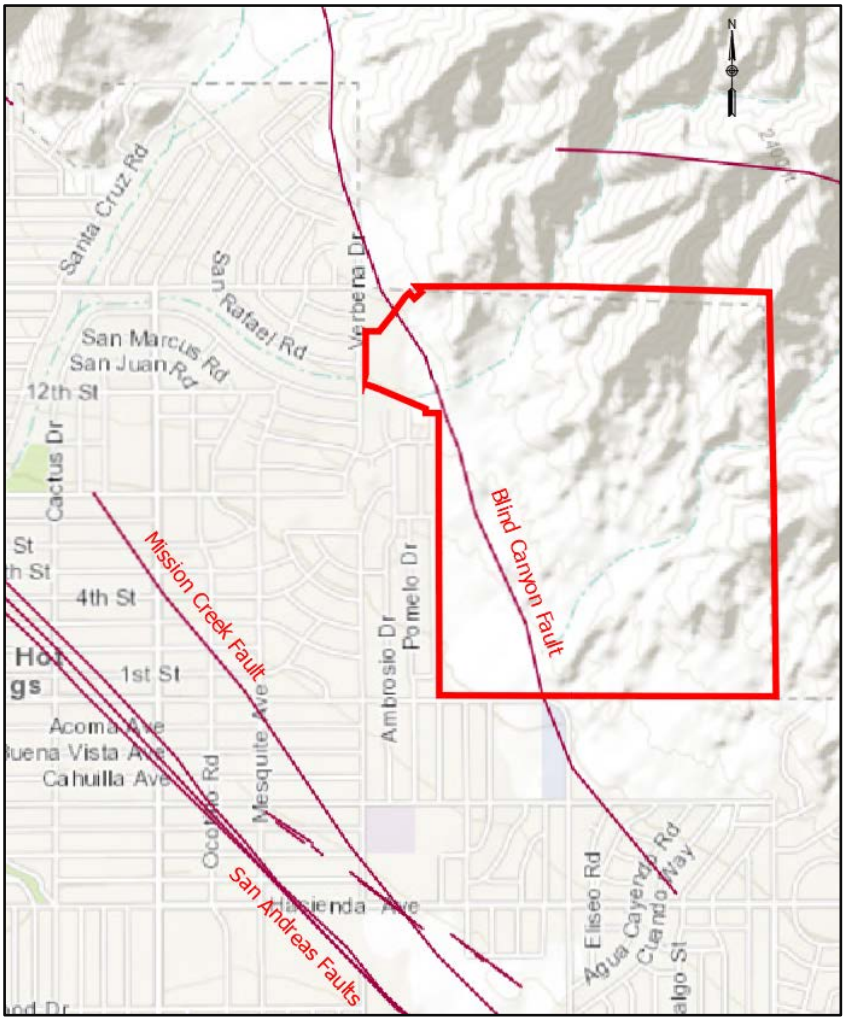


Exhibit form Riverside GIS

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
12. Liquefaction Potential Zone Be subject to seismic- related ground failure, including liquefaction?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update	N/A

Source: On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

a) LOR Geotechnical investigation included the original EIR 515+- acres plus an additional 40+- acres located at the north westerly corner of the site for a total of 555 acres for the development outlined in Tuscan Hills Specific Plan. This report included secondary seismic hazards generally associated with severe ground shaking during an earthquake include liquefaction, seiches and tsunamis, earthquake induced flooding, land sliding and rockfalls, and seismic-induced settlement. The potential for liquefaction generally occurs during strong ground shaking within granular, loose sediments where the depth to groundwater is usually less than 50 feet. The majority of the site is underlain by gneissic bedrock or by dense, older alluvium that is not susceptible to liquefaction. Granular soils are present within the major drainage courses and are common across the western and southern portions of the site. However, because the upper, loose alluvial soils are anticipated to be replaced with compacted fill and groundwater has not historically been, nor is anticipated to be in the future, shallower than 50 feet from the surface, the possibility of liquefaction at the site is considered to be very low to nil.

Recommendations within the Geotechnical Report, standards enforced by the City of Deseret Hot Springs through the California Building Code can to reduce the impacts of liquefaction to the greatest extent possible. Therefore, less than significant impacts are anticipated.

Mitigation:

a) No mitigation is required, other than complying with current building code standards.

Monitoring:

a) No additional monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
13. Ground-shaking Zone Be subject to strong seismic ground shaking?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	NA

Source: On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a) Leighton and Associates Inc. 1991
As part of an early environmental impact report, Leighton and Associates Inc., conducted a geotechnical study for 515 acres which included all but the far northwest corner of the subject site. They noted evidence of potentially active faulting at the site (Blind Canyon fault) and recommended further investigation of the potential for onsite active faults. They also mentioned slope stability and ground shaking were other geologic constraints which might affect development. However, they concluded that there were no known geotechnical or geological constraints which could affect the site that could not be mitigated by proper planning, engineered design and construction.

LOR Geotechnical in 2015
LOR Geotechnical investigation included the original EIR 515 acres plus an additional 40 acres located at the north westerly corner of the site for a total of 555 acres for the development outlined in Tuscan Hills Specific Plan. As described in the soils report prepared by LOR Geotechnical in 2015, there are no existing active earthquake faults on the project site. However, there is the potential for the project site to be exposed to the effects of earthquake induced ground shaking due to other identified earthquake faults in the low desert area. This could potentially threaten the safety of the structures on the project site and the people occupying those structures.

The effects of ground shaking anticipated at the subject site should be mitigated by the seismic design requirements and procedures outlined in Chapter 16 of the California Building Code. However, it should be noted that the current building code requires the minimum design to allow a structure to remain standing after a seismic event, in order to allow for safe evacuation. A structure built to code may still sustain damage which might ultimately result in the demolishing of the structure (Larson and Slosson,1992).

Recommendations within the Geotechnical Report, standards enforced by the City of Desert Hot Springs through the California Building Code can be expected to reduce the impacts of ground shaking to the greatest extent possible. Therefore, less than significant impacts are anticipated.

Mitigation:
a) Since the project site is within a state-designated seismic risk zone, design standards of the California Building Code will apply.

Monitoring:
a) No additional monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
14. Landslide Risk Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	NA

Source: On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a) Leighton and Associates, Inc. (1991)

As part of an early environmental impact report, Leighton and Associates Inc., conducted a geotechnical study for 515 acres which included all but the far northwest corner of the subject site. They noted mentioned slope stability and ground shaking were other geologic constraints which might affect development. However, they concluded that there were no known geotechnical or geological constraints which could affect the site that could not be mitigated by proper planning, engineered design and construction.

Earth Systems Southwest (ESSW) 2013

In April of 2013, Earth Systems Southwest (ESSW) conducted third party review of geotechnical documents pertaining to the site and available through that date. Excluding the report prepared by Leighton and Associates (1991), they reviewed the documents listed above and provided comments as to the existing conditions as understood by them and identified several items that were recommended for further geotechnical evaluation. These items included the need for slope stability analysis of proposed and existing slopes; determination of the hydroconsolidation potential and the dry sand/dry seismic settlement potentials for the onsite alluvial materials, particularly within the large northeast trending canyon in the east-central portion of the site. They also suggested that expansion potential and corrosion potential of the older alluvial soils be evaluated and that removal/over- excavation recommendations for the various earth materials be developed, as well as other geotechnical items.

LOR Geotechnical in 2015

LOR Geotechnical investigation included the original EIR 515 acres in the plus an additional 40 acres located at the north westerly corner of the site for a total of 555 acres for the development outlined in Tuscan Hills Specific Plan. During that investigation no evidence for mass movement in the form of landslides was observed either during our review of aerial photographs of the site and vicinity or during our site reconnaissance mapping. In addition, we came across no reports or maps which showed landslides as being present within or adjacent to the site during our review of local geologic documents. In general, the existing natural slopes at the site appear to be grossly stable. Due to the presence of loose surficial soils, including gravels, local cobbles and occasional small boulders, some existing slopes may be considered surficially unstable, particularly within steeper areas along the flanks of the canyons.

The steepness of much of the onsite hillside areas, particularly along the flanks of the natural drainage courses in the northeastern portion of the site, would appear to alone allow for the development of landslides-seismically induced or otherwise. However, very little evidence for previous slope failures at the site is present with the majority of what is present limited to very minor, surficial failures resulting from stream bank erosion.

In addition, cut and/or natural slopes exposing alluvial deposits may locally be subject to surficial erosion and/or surficial failure, particularly during a seismic event. For these reasons, we recommend that all slopes within and adjacent to proposed development areas be evaluated both when grading plans showing proposed slopes become available and during site grading.

Recommendations within the Geotechnical Report, standards enforced by the City of Desert Hot Springs through the California Building Code can be expected to reduce the impacts of landslide risk to the greatest extent possible. Therefore, less than significant impacts are anticipated.

Mitigation:

a) No mitigation is required.

Monitoring:

a) No additional monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Update Geotechnical Investigation	
15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	N/A

Source: On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a) Associated Soils Engineering, Inc. (2009)
During 2009, Associated Soils Engineering, Inc. (ASE), conducted a preliminary geotechnical investigation for the site, Tract 36168, which, by that time, had been largely graded to its approximate current configuration. However, they reported that grading operations to construct the erosion control basins and channels was on-going at the time of their investigation. ASE states that through verbal communication with Sladden Engineering, who reportedly provided geotechnical observation and testing services that took place during the earlier site grading operations, they were able to determine that areas then planned for golf course use were considered non-structural fill and that the fill placed in those areas was not tested. They note that the deepest fill is estimated to be on the order of 30 feet in thickness and that the northern portion of the undocumented fill area at Planning Area 2b was used as an oversized rock disposal area. ASE developed a map that identifies and delineates areas of fill that were placed for which there is compaction test data and areas where undocumented fill areas are located and for which there is no compaction test data. To date, however, no compaction reports prepared by Sladden Engineering, or others, for the grading operations which took place within the site are known to exist or to have been prepared.

Earth Systems Southwest (2013)
In April of 2013, Earth Systems Southwest (ESSW) conducted third party review of geotechnical documents pertaining to the site and available through that date. Excluding the report prepared by Leighton and Associates (1991), they reviewed the documents listed above and provided comments as to the existing conditions as understood by them and identified several items that were recommended for further geotechnical evaluation. These items included the need for slope stability analysis of proposed and existing slopes; determination of the hydroconsolidation potential and the dry sand/dry seismic settlement potentials for the onsite alluvial materials, particularly within the large northeast trending canyon in the east-central portion of the site. They also suggested that expansion potential and corrosion potential of the older alluvial soils be evaluated and that removal/over-excavation recommendations for the various earth materials be developed, as well as other geotechnical items.

LOR Geotechnical in 2015

LOR Geotechnical investigation included the original EIR 515+- acres in the plus an additional 40 acres located at the north westerly corner of the site for a total of 555 acres for the development outlined in Tuscan Hills Specific Plan.

The vast majority of the on-site native materials, were of sufficient in-place density to be considered to have a very low potential for consolidation/collapse. However, the recent alluvial soils typically showed potential for consolidation/collapse in the near surface and to depths of about 8 feet. Consolidation tests were performed on samples with low blow counts and/or low density. Estimated removal depths, which were partially determined as based upon the results of consolidation/collapse testing performed on these samples, are presented in Appendix F of the report prepared by LOR Geotechnical in 2015.

As previously mentioned, grading operations created several, terraced, single-family residential pads, three basins, partially graded streets and numerous drainage control berms. The grading took place during the mid-2000' s and resulted in the creation of undocumented fill soils ranging from less than 2 feet to more than approximately 30 feet in thickness across much of the southwestern portion of the site. These materials were generally placed over recent alluvial soils, presumably subsequent to the performance of the recommended removal and/or over excavation operations.

.Per the ASE report, additional grading operations also took place in 2009 to construct or improve the drainage improvement in the southwestern portion of the site.

Although there are reports of verbal and written information indicating that some of the fills placed were observed and testing by Sladden Engineering, to the best of our knowledge, no reports which present documentation of any of the fill materials present onsite exist at the present time. Therefore, all of the fill materials present onsite are considered to be undocumented. As encountered within our exploratory excavations, the fill soils onsite consist mainly of materials derived from cuts made within the onsite recent alluvial deposits and, to a lesser extent, within the older alluvial materials. These soils are generally medium dense to dense but are locally loose. In general, it appears that the fill soils were generated through cut grading of the existing onsite basins and some of the lower older alluvial ridges. The bulk of the fill was placed to create graded residential pads along the east side of Foxdale Drive, along the west side of the site, drainage basins and erosion control berms. ASE reports that the fills are up to about 30 feet in thickness, perhaps deeper locally, and, in the northern portion, contain buried oversize materials (rocks greater than 12 inches in diameter).

To provide adequate support for the proposed structures, we recommend that a compacted fill mat be constructed beneath footings and slabs. The compacted fill mat will provide a dense, high-strength soil layer to uniformly distribute the anticipated foundation loads over the underlying soil materials. All undocumented fill material and any loose alluvial materials should be removed from areas to receive engineered compacted fill. The data developed during this investigation indicates that removals of approximately 2 to 15 feet, and possibly up to 30 feet locally, below existing grades will be required within the majority of the currently planned structural areas
and structural fill areas. Deeper removals could be required locally. The areas of deeper removal are associated mainly with the existing fill soils while lesser removals, averaging on the order of 3 to 10 feet, typically the removal depths anticipated for the recent alluvial soils.

Recommendations noted within the Geotechnical Report will reduce impacts to less than significant.

Mitigation:

a) No special geologic mitigation methods are required at this time.

Monitoring:

a) No additional monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	N/A

Source: Riverside County GIS, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:
The project site is not subject to other geologic hazards, such as seiches, mudflows, or volcanic hazards.

Mitigation:
No mitigation is required.

Monitoring:
No additional monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents EIR, pages III-38 through III-55	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
17. Slopes a) Change topography or ground surface relief features?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	Yes
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan	No	No	Update Geotechnical Investigation	Yes
c) Result in grading that affects or negates subsurface sewage disposal systems?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	Yes

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County GIS, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a) The Tuscan Hills project located along the base of the Little San Bernardino Mountains and consists of undulating hillsides mixed with alluvial fans. Typical to projects developed in similar topography the project will have a number of stepped graded pads integrated with the existing contours thus modifying the existing topography features. However, the area that is to be disturbed is approximately half of the area that the Desert Hot Springs Resort Specific Plan proposed to modify, so this impact is considered to be less than significant.

b) Cut and fill slopes will be proposed at inclinations not exceeding 2 to 1 (horizontal to vertical) and are anticipated to reach maximum heights of approximately 20 to 50'. Since the native materials are susceptible to erosion by running water, measures should be provided to prevent surface water from flowing over slope faces. Slopes at the project should be planted with a deep-rooted ground cover as soon as possible after completion. The use of succulent ground covers such as ice plant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation should be monitored to assure proper operation of the irrigation system and to prevent over watering.

c) The project is proposed to be serviced by Coachella Valley Water District. The current project proposes to maintain the topography and grading pattern that exists on the subject site. No additional impacts to subsurface sewage disposal systems are anticipated.

Mitigation:

a-c) No mitigation required.

Monitoring:

a-c) No monitoring required.

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Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
18. Soils a) Result in substantial soil erosion or the loss of topsoil?	DHSR EIR, pages III-33	No	No	Update Geotechnical Investigation	NA
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	N/A
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	N/A

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Design Level Geotechnical Investigation, Tuscan Hills, Tract 36168, Pierson Boulevard and Foxdale Drive, Desert Hot Springs, Riverside County, California" by LOR Geotechnical Group, Inc dated June 4, 2015

Findings of Fact:

a-b). The Tuscan Hills Specific Plan includes the original EIR 515 acres in the plus an additional 40 acres located at the north westerly corner of the site for a total of 555 acres. The entire project site is undeveloped desert land that has been partially graded as part of a development plan previously proposed by a former owner. Those grading operations created several, terraced, single-family residential pads, three basins, partially graded streets and numerous drainage control berms. The majority of the site alluvial soils consist of silty sands with gravel with a very low expansion potential. The gneissic bedrock breaks down to form similar silty sand with gravel materials. Therefore, conventional design and construction should be applicable for the majority of the project. Although clayey soils are not anticipated to be encountered in significant quantities in any areas of the site, careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

c) The project is proposed to be serviced by Mission Springs Water District, not by subsurface waste disposal.

Mitigation:

a-c) No further mitigation, aside from these standard procedures, are required:

GEO1: General Site Grading

It is imperative that no clearing and/or grading operations be performed without the presence of a qualified geotechnical engineer. An on-site, pre-job meeting with the developer, the contractor, and geotechnical engineer should occur prior to all grading related operations. Operations undertaken at the site without the geotechnical engineer present may result in exclusions of affected areas from the final compaction report for the project.

Grading of the subject site should be performed in accordance with the following recommendations as well as applicable portions of the California Building Code, and/or applicable local ordinances.

All areas to be graded should be stripped of significant vegetation and other deleterious materials. These materials should not be incorporated within engineered compacted fill. It is our recommendation that any existing undocumented fills encountered be removed and replaced with engineered compacted fill. This pertains to all grading areas including proposed flatwork and/or paved areas. If this is not done, premature structural distress (settlement) of the flatwork and pavement may occur.

Cavities created by removal of subsurface obstructions should be thoroughly cleaned of loose soil, organic matter and other deleterious materials, shaped to provide access for construction equipment, and backfilled as recommended in the Geologic Report.

GEO2: Initial Site Preparation

All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill. The data developed during this investigation indicates that, excluding areas currently containing undocumented fills, removals ranging from approximately 2 to 15 feet and in some cases up to 30 feet will be required from currently planned structural areas. Deeper removals could be required in local areas and the actual depths of alluvial removals should be verified during the grading operation by observation and/or in-place density testing. Removals should expose either gneissic bedrock or alluvial materials with a relative in-situ compaction of at least 83 percent and/or an in-situ saturation of at least 85 percent.

The Geologic Report did not include specific investigation of the various fill materials that are present within the site. These materials are currently categorized as undocumented and therefore will be removed from affected areas during proposed site grading. Future investigation of areas of existing fill may become warranted should documentation of the earlier fill placement operations become available or if the actual thickness of the existing fill needs to be determined for earthwork quantity estimating purposes or if the conditions of the materials below the fill needs to be evaluated, or for other reasons.

GEO3: Preparation of Fill Areas

Prior to placing fill, the surfaces of all areas to receive fill should be scarified to a depth of 6 to12 inches. The scarified soil should be brought to near optimum moisture content and recompacted to a relative compaction of at least 90 percent (ASTM D 1555).

GEO4: Removal Area Subdrains

In order to prevent the build-up of water within or below the fill materials, subdrain systems should be constructed within the larger drainage courses following removal operations within these areas. Once available, site grading plans should be reviewed from the geotechnical perspective in order to plot the anticipated locations where subdrains will be needed. Details pertaining to design and construction of the proposed subdrains may be provided at that time. The exact location and extent of the subdrain systems should be evaluated and determined in the field based upon conditions as exposed following removal operations. The final subdrain locations should be as-built surveyed and all outlets should be protected against damage.

GEO5: Preparation of Building Pad Areas

Except for certain cut areas within gneissic bedrock, all footings should rest entirely upon a minimum of 24 inches of properly compacted fill material placed over competent native soils or gneissic bedrock. In areas where the required fill thickness is not accomplished through the removal of the existing fill and/or loose native soils, the footing areas should be further subexcavated to a depth of at least 24 inches below the proposed footing base grade, with the subexcavation extending at least 5 feet beyond the footing lines. Where removals in excess of 5 feet deep are required, the removal areas should extend laterally at a 1:1 ratio. The bottom of this excavation should then be scarified to a depth of at least 12 inches, brought to near optimum moisture content, and recompacted to at least 90 percent relative compaction (ASTM D 1555) prior to refilling the excavation to grade as properly compacted fill.

All building pad areas that are created through transition cut to fill should be overexcavated as described above. Building pad areas that are created through cut grading but expose gneissic bedrock and any type of soil material should similarly be overexcavated.

In some areas, the proposed grading may expose gneissic bedrock across entire proposed building areas. For these situations, over-excavation of the building pad area is not required from the geotechnical perspective.
Over-excavation of these pads remains an option that may be selected in order to create a uniform fill mat and most likely make excavation of the footings easier. However, this option is left open to the developer. Another consideration applicable to this situation is that should the building areas within cut lots exposing gneissic bedrock be over-excavated, a means for providing drainage for water that could build up along the over- excavation bottom will need to be provided for such areas. This could involve the construction of subdrains and/or local contoured grading to provide an outlet for waters that might accumulate within the bottom of the over-excavation area.

No structure should be placed across any areas where the ratio of the maximum depth of fill to minimum depth of fill is greater than a 3 to 1 ratio as measured from the bottom of the footing. For example, if one edge of the building pad of a cut-to-fill transition lot requires 12 feet of fill below the bottom of the footings, then the cut portion of the lot should be over-excavated to a minimum of 4 feet below the footing elevations.

GEO6: Engineered Compacted Fill

All fill materials should be free from organic matter and other deleterious materials. Unless approved by the geotechnical engineer, rock or similar irreducible material with a maximum dimension greater than 6 inches should not be buried or placed in building area fills (within two feet of the bottom of the footings), the upper one foot of road subgrade, or within trench backfill. Materials greater than 12 inches in diameter should be placed in approved disposal areas, typically 10 feet or more below proposed finish grade elevations. Rock disposal considerations should be more thoroughly evaluated once site grading plans have been developed.

Import soil materials, if required, should be inorganic, non-expansive granular soils free from rocks or lumps greater than 6 inches in maximum dimension. Sources for import fill should be approved by the geotechnical engineer prior to their use.

Fill should be spread in maximum 8-inch thick, uniform, loose lifts with each lift brought to near optimum moisture content and compacted to a relative compaction of at least 90 percent in accordance with ASTM D 1555. The upper 12 inches of areas to be paved should be compacted to at least 95 percent (ASTM D 1555).

Based upon the relative compaction of the younger alluvial soils determined during this investigation and the relative compaction anticipated for compacted fill soil, we estimate a compaction shrinkage factor of approximately 10 to 15 percent for the younger alluvium. The older alluvial soils are denser and removal and replacement of these soils should result in a compaction shrinkage fact of approximately 5 percent. The gneissic bedrock materials are anticipated to bulk by approximately 2 to 5 percent. Shrinkage and bulking factors should be monitored during construction. If percentages vary, provisions should be made to revise final grades or adjust quantities of borrow or export. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operations.

GEO7: Short-Term Excavations

Following the California Occupational and Safety Health Act (CAL-OSHA) requirements, excavations 5 feet deep and greater should be sloped or shored. All excavations and shoring should conform to CAL-OSHA requirements. Short-term excavation 5 feet deep and greater shall conform to Title 8 of the California Code of Regulations, Construction Safety Orders, Section 1504 and 1539 through 1547. Based on our exploratory trenches and borings and our observations, it appears that the alluvial soils can be classified as Type C soils. Deviation from the standard short-term slopes are permitted using option 4, Design by a Registered Professional Engineer (Section 1541.1).

GEO8: Slope Construction

Preliminary data indicates that cut and fill slopes should be constructed no steeper than two horizontal to one vertical. Fill slopes should be overfilled during construction and then cut back to expose fully compacted soil. A suitable alternative would be to compact the slopes during construction, then roll the final slopes to provide dense, erosion-resistant surfaces.

Where fills are to be placed against existing slopes steeper than five horizontal to one vertical, the fill should be properly keyed and benched into competent native materials. The key, constructed across the toe of the slope, should be a minimum of 12 to 15-feet wide, a minimum of two feet deep at the toe, and sloped back at two percent. Benches should be constructed at approximately two to four feet vertical intervals.

GEO9: Slope Protection

Since the native materials are susceptible to erosion by running water, measures should be provided to prevent surface water from flowing over slope faces. Slopes at the project should be planted with a deep rooted ground cover as soon as possible after completion. The use of succulent ground covers such as iceplant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation should be monitored to assure proper operation of the irrigation system and to prevent over watering.

GEO10: Foundation Design

If the site is prepared as recommended, the proposed residential structures may be safely founded on conventional shallow foundations, either individual spread footings and/or continuous wall footings, bearing on a minimum of 24 inches of engineered compacted fill placed over competent native materials. All foundations should have a minimum width of 12 inches and should be established a minimum of 12 inches below lowest adjacent grade. Footings on low expansive soils should be placed a minimum of 18 inches below the lowest adjacent grade. Footings on very low expansive soils will not require any particular reinforcement from the geotechnical standpoint.

Footings at least 12 inches wide and embedded a minimum of 12 inches below the lowest adjacent grade may be designed using a maximum soil bearing pressure of 2,500 pounds per square foot (psf) for dead plus live loads. Footings at least 12 to 15 inches wide and placed at least 18 inches below the lowest adjacent final grade could be designed for a maximum soil bearing pressure of 4,000 psf for dead plus live loads.

The above values are net pressures; therefore, the weight of the foundations and the backfill over the foundations may be neglected when computing dead loads. The values apply to the maximum edge pressure for foundations subjected to eccentric loads or overturning. The recommended pressures apply for the total of dead plus frequently applied live loads and incorporate a factor of safety of at least 3.0. The allowable bearing pressures may be increased by one-third for temporary wind or seismic loading. The resultant of the combined vertical and lateral seismic loads should act within the middle one-third of the footing width. The maximum calculated edge pressure under the toe of foundations subjected to eccentric loads or overturning should not exceed the increased allowable pressure. Buildings should be setback from slopes as detailed on the California Building Code.

Resistance to lateral loads will be provided by passive earth pressure and base friction. For footings bearing against compacted fill, passive earth pressure may be considered to be developed at a rate of 300 pounds per square foot per foot of depth. Base friction may be computed at 0.30 times the normal load. Base friction and passive earth pressure may be combined without reduction. These values are for dead load plus live load and may be increased by one-third for wind or seismic loading.

GEO11: Settlement

Total settlement of individual foundations will vary depending on the width of the foundation and the actual load supported. Maximum settlement of shallow foundations designed and constructed in accordance with the preceding recommendations are estimated to be on the order of 0.5 inch. Differential settlements between adjacent footings should be about one-half of the total settlement. Settlement of all foundations is expected to occur rapidly, primarily as a result of elastic compression of supporting soils as the loads are applied and should be essentially completed shortly after initial application of the loads.

Estimation of seismic settlement in dry sands sue to earthquake shaking is estimated to be on the order of 0.21 inch.

GEO12: Building Area Slab-on-Grade

Concrete floor slabs should bear on a minimum of 24 inches of engineered compacted fill placed over competent native materials. The final pad surfaces should be rolled to provide smooth, dense surfaces upon which to place the concrete. If very low expansive soils are found underlying slab areas, as anticipated, no particular geotechnical and/or structural mitigation measures to control expansive soil problems will be required.

Slabs to receive moisture-sensitive coverings should be provided with a moisture vapor barrier. This barrier may consist of an impermeable membrane. Two inches of sand over the membrane w ill reduce punctures and aid in obtaining a satisfactory concrete cure. The sand should be moistened just prior to placing of concrete. The slabs should be protected from rapid and excessive moisture loss which could result in slab curling. Careful attention should be given to slab curing procedures, as the site area is subject to large temperature extremes, humidity, and strong winds.

GEO13: Exterior Flatwork

To provide adequate support, exterior flatwork improvements should rest on a minimum of 12 inches of soil compacted to at least 90 percent (ASTM D 1555). If very low expansive soils are found underlying flatwork areas, as anticipated, no particular geotechnical and/or structural mitigation measures to counteract expansive soil problems will be required. Flatwork surface should be sloped a minimum of 1 percent away from buildings and slopes, to approved drainage structures.

GEO14: Wall Pressures

The design of footings for retaining wall structures should be performed in accordance with the recommendations described earlier under Preparation of Building Pad Areas and Foundation Design. For design of retaining wall footings, the resultant of the applied loads should act in the middle one-third of the footing, and the maximum edge pressure should not exceed the basic allowable value without increase.

For design of retaining walls unrestrained against movement at the top, we recommend an equivalent fluid density of 45 pounds per cubic foot (pcf) be used. This assumes level backfill consisting of recompacted, non- expansive, native soils placed against the structures and within the back cut slope extending upward from the base of the stem at 35 degrees from the vertical or flatter.

Retaining walls subject to uniform surcharge loads within a horizontal distance behind the structure equal to the structural height should be designed to resist additional lateral loads equal to 0.3 times the surcharge load. Any isolated or line loads from adjacent foundations or vehicular loading will impose additional wall loads and should be considered individually.

To avoid over stressing or excessive tilting during placement of backfill behind walls, heavy compaction equipment should not be allowed within the zone delineated by a 45-degree line extending from the base of the wall to the fill surface. The backfill directly behind the walls should be compacted using light equipment such as hand operated vibrating plates and rollers. No material larger than 3 inches in diameter should be placed in direct contact with the wall.

Wall pressures should be verified prior to construction, when the actual backfill materials and conditions have been determined. Recommended pressures are applicable only to level, properly drained, non-expansive backfill with no additional surcharge loadings. If inclined backfills are proposed, this firm should be contacted to develop appropriate active earth pressure parameters.

GEO15: Preliminary Pavement Design

In areas of the pavement which will receive high abrasion loads due to start-ups and stops, or where trucks will move on a tight turning radius, consideration should be given to installing concrete pads. Such pads should be a minimum of 0.5 foot thick concrete, with a 0.50 foot thick aggregate base. Concrete pads are also recommended in areas adjacent to trash storage areas where heavier loads will occur due to operation of trucks lifting trash dumpsters.

The recommended 0.5 feet thick portland cement concrete (PCC) pavement section should have a minimum modulus of rupture (MR) of 550 pounds per square inch (psi). The portland cement concrete pavement section may be placed directly over the native subgrade prepared as described above and pre-soaked as indicated in this report. In addition, the concrete section should be reinforced as indicated within this report. Transverse joints should be sawcut in the pavement at approximately one quarter of slab thickness. Construction joints should be constructed such that adjacent sections butt directly against each other and are keyed into each other. Parallel pavement sections should also be keyed into each other.

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Monitoring:

During construction, sufficient and timely geotechnical observation and testing should be provided to correlate the findings of this investigation, and possible supplemental investigation, with the actual subsurface conditions exposed during construction. Items requiring observation and testing include, but are not necessarily limited to, the following:

1. Site preparation-stripping and removals.
2. Excavations, including approval of the bottom of excavation prior to filling.
3. Scarifying and recompacting prior to fill placement.
4. Subgrade preparation for pavements and slabs-on-grade.
5. Placement of engineered compacted fill and backfill, including approval of fill materials and the performance of sufficient density tests to evaluate the degree of compaction being achieved.
6. Foundation excavations, including footings.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation And Hydro Study	NA
b) Result in any increase in water erosion either on or off site?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation And Hydrological Study	NA

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, "Update Geotechnical Investigation and Preliminary Infiltration Testing for Onsite Storm Water Infiltration Basins, Desert Hot Springs Resort Cornerstone Village Project, Tentative Tract No. 36496, City of Desert Hot Springs, Riverside County, California, Conceptual Hydraulic Study and Hydraulic Analysis Tuscan Hills, Tentative Tract Map No. 36774 dated January 2016, by Ludwig Engineering

Findings of Fact:

a) This project is not located in proximity to a river, or lake. However, it is in close proximity to several drainage areas subject to State and Federal Jurisdiction. As such, it has been determined that approximately 34.50 acres of California Department of Fish and Wildlife jurisdiction will be impacted out of a potential 60.34 acres. Additionally, there are two "blue-lined" streams that cross the project in a south and southwesterly direction.
b) Implementation of the proposed drainage as designed within tract Map No. 36774 with flood protection from 100-year and 10-year storm events without adversely impacting existing developments or properties near the project site.

Mitigation: The developer, in cooperation with the City of Desert Hot Springs proposes to address long-term regional drainage problems through implementation of major drainage improvements similar to those previously proposed by the City and County. The erosion within the proposed development and within that portion of Little San Bernardino Mountains will be conveyed to three detention basins within the Tuscan Hills Development site. The buildup of erosion debris within the basins will be monitored and maintained by programs set up by the County of Riverside Flood Control District.

Since the onsite native materials are susceptible to erosion by running water, measures should be provided to prevent surface water from flowing over slope faces. Proposed slopes at the project should be planted with a deep rooted ground cover as soon as possible after completion. The use of succulent ground covers such as ice plant or sedum is not recommended. If watering is necessary to sustain plant growth on slopes, then the watering operation should be monitored to assure proper operation of the irrigation system and to prevent over watering.

Monitoring: a-b) The project will be monitored through the development process by the Riverside County Flood Control Department and the City of Desert Hot Springs Public Works Department.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
Wind Erosion and Blowsand from project either on or off site. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	DHSR EIR, pages III-33 through III-46 and 2035 Desert Hot Springs General Plan EIR, pages III-38 through III-55	No	No	Update Geotechnical Investigation	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) The DHS EIR indicates this site is within a moderate wind erosion hazard area. Efforts to control and limit the generation of PM10 will be executed through the implementation of the Coachella Valley PM10 Plan as required.

As previously mentioned, approximately 90 acres has been graded creating several, terraced, single-family residential pads, three basins, partially graded streets and numerous drainage control berms. There are no signs the existing graded areas has any ongoing methods of controlling dust.

Based on the new data provided for geology and soil issues and assuming mitigation measure implementation, the impact of future development of the THSP from the identified geology and soil constraints on the property can be controlled to a less than significant impact level. The elimination of the golf course has contributed to reducing the amount of the site disturbance, which is equivalent to reducing overall effects due to exposing the project to additional constraints.

Mitigation:

a) No additional mitigation required.

Monitoring:

a) No additional monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
GREENHOUSE GAS EMISSIONS Would the project					
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	2035 Desert Hot Springs General Plan, Section 05-06	No	No	Greenhouse Gas Study conducted by Kunzman Associates, Inc dated June 12 2018	NA
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	2035 Desert Hot Springs General Plan, Section 05-06	No	No	Greenhouse Gas Study conducted by Kunzman Associates, Inc dated June 12 2018	NA

Source: Greenhouse Gas Study conducted by Kunzman Associates, Inc dated June 12 2018.

Findings of Fact:

The City of Desert Hot Springs Climate Action Plan (CAP) was adopted in May of 2013. The City of Desert Hot Springs CAP was set in place to guide the City in decisions that lead to the largest and most cost-effective emissions reductions. This plan sets forth goals to reduce emissions to achieve the targets of AB 32. The CAP identifies that the City will have to reach a 36.4 percent reduction from Year 2010 baseline emissions or a 43.2 percent reduction from Year 2020 business-as-usual emissions by the year 2020 in order to obtain the AB 32 target emissions.

In order to comply with the CAP, the Year 2010 baseline operational emissions were analyzed in CalEEMod and the output is shown in the following table together with the construction emissions calculated for the project's opening year. Table 5 shows the percent reduction from year 2010 baseline emissions by year 2020. As is shown in Table 5, the project's year 2020 mitigated emissions are 31.4 percent less than the baseline year 2010 emissions. As stated above, the CAP requires a 36.4 percent reduction from baseline emissions by 2020. Therefore, with only a 31.4 percent reduction from baseline, the project does not comply with the goals of the CAP.

As the project cannot meet the reduction requirements of the City of Desert Hot Springs CAP, the project conflicts with the applicable plan adopted for the purpose of reducing the emissions of greenhouse gases. However, this meets the City of Desert Hot Springs long – term Greenhouse Gas plans, so this impact is not considered significant.

TABLE 4
Baseline (Year 2010) Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons / Year)					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2E
Area Sources	191.95	1,206.15	1,398.10	0.64	0.03	1,400.04
Energy Uses	0.00	10,328.81	10,328.81	0.36	0.14	10,378.47
Mobile Sources	0.00	18,964.13	18,964.13	1.06	0.00	18,986.44
Waste	328.05	0.00	328.05	19.39	0.00	735.17
Water	41.51	735.75	777.25	4.30	0.11	900.86
Construction	0.00	1,052.58	1,052.58	0.06	0.00	1,053.76
Total	561.50	32,287.40	32,848.93	25.80	0.27	**33,474.74**

TABLE 5
Year 2020 Mitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/ Year)					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2E
Area Sources	0.00	1,354.07	1,354.07	0.05	0.02	1,362.63
Energy Uses	0.00	8,893.22	8,893.22	0.32	0.11	8,935.25
Mobile Sources	0.00	10,570.15	10,570.15	0.34	0.00	10,577.26
Waste	164.02	0.00	164.02	9.69	0.00	367.59
Water	33.21	624.71	657.92	3.44	0.09	756.95
Construction	0.00	1,052.58	1,052.58	0.06	0.00	1,053.76
Sequestration from trees						-77.21
Total	197.23	22,494.73	22,691.96	13.89	0.22	**22,976.22**
Project's Percent Reduction from baseline?						**31.4**
Percent Reduction from 2010 Baseline required from CAP						**36.4**
Meets CAP reduction requirement?						**No**

Mitigation: The project-specific mitigation measures regarding Air Quality and Greenhouse Gas are located within the Air Quality section of this document. Additionally, the following state-level regulations, local strategies and policies are relevant to the proposed project:

Monitoring: The project will be monitored throughout the construction process by the City of Desert Hot Springs Planning Department.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
HAZARDS AND HAZARDOUS MATERIALS Would the project					
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	DHSR EIR, Desert Hot Springs General Plan EIR	No	No	No	NA
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	DHSR EIR, Desert Hot Springs General Plan EIR	No	No	No	NA
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	DHSR EIR, Desert Hot Springs General Plan EIR	No	No	No	NA
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one- quarter mile of an existing or proposed school?	DHSR EIR, Desert Hot Springs General Plan EIR	No	No	No	N/A
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	DHSR EIR, Desert Hot Springs General Plan EIR	No	No	No	N/A

Source: Project Application Materials, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) This project is a specific plan consisting primarily of residential uses. As a result, it is not proposing to routinely transport, use, or dispose of hazardous materials.
b) This project is a specific plan consisting primarily of residential uses. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk.
c) This project has been designed so that emergency services can adequately service the project.

d) This project is a specific plan consisting primarily of residential uses. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal.

e)

f) The project site is not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation:

a-e) No mitigation required

Monitoring:

a-e) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
Airport Land Use Commission					
23. Airports a) Result in an inconsistency with an Airport Master Plan?	Riverside County General Plan	No	No	No	N/A
b) Require review by the Airport Land Use Commission?	Riverside County General Plan	No	No	No	N/A
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Riverside County General Plan	No	No	No	N/A
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	Riverside County General Plan	No	No	No	N/A

Source: Riverside County General Plan, Western Coachella Valley Figure 5 "Western Coachella Area Plan Palm Springs International and Bermuna Dunes Airport Influence Area", GIS database, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a-d) The project site is not located within any Airport Area Plan or the vicinity of a private airstrip, and will not require review by the Airport Land Use Commission.

Mitigation: a-d) No monitoring Required.

Monitoring: a-d) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
24. Hazardous Fire Area 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?	DHSR EIR	No	No	No	N/A

Source: Desert Hot Springs General Plan, GIS database, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

The Tuscan Hills project is located in the Fire Hazard Severity Zone in LRA in the north easterly portion of the City of Desert Hot Springs and is located in a Non-Very High Fire Hazard Severity Zones (VHFHSZ). Therefore, implementation of the project would not increase the risk of wildland fires. No impact would occur, and no mitigation would be necessary. Additionally, the closest fire station to the project site is Desert Hot Springs Fire Station 37, located at 65958 Pierson Boulevard; about 1/2 mile of the project site. Therefore, any impacts from on this project as a result of wildfires is not significant.

Located North along an undeveloped portion of the Tuscan Hills Project is considered the Fire Hazard Severity Zone in SRA. This area north of the Tuscan Hills development will be required to meet additional building standards for fire severity.

Mitigation:

a) No mitigation required.

Monitoring:

a) No monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
HYDROLOGY AND WATER QUALITY Would the project					
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
b) Violate any water quality standards or waste discharge requirements?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
g) Otherwise substantially degrade water quality?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	Hydrology Analysis	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Preliminary Design Report, Tuscan Hills, Hydrology and Hydraulic Analysis conducted January 2016 by Ludwig Engineering and Pace Advanced Water Engineering*

Findings of Fact:

a, d, e, f, g, h)
The storm water tributaries, within the foothills of the Little San Bernardino Mountains, are conveyed within two blue lines streams noted on the USGS quad topographic maps. These blue lines crossing the site in a south and south westerly direction. The storm water runoff from these areas flow into a detention basin that was constructed for the development plan for the Desert Hot Springs Resort Cornerstone Specific Plan. More recently this basin was modified by the City of Desert Hot Springs to improve drainage and erosion control problems due the inadequacies in the basin. The City of DHS currently preforms ongoing maintenance as required.

The developer for the Tuscan Hills Specific Plan, in cooperation with the County of Riverside Flood Control proposes to address long-term regional drainage problems through implementation of major drainage improvements on the Tuscan Hills project site. The storm water within the proposed development and within that portion of Little San Bernardino Mountains will be conveyed to three detention basins within the Tuscan Hills Development site. These basins will alter the existing storm water the by metering the run off to levels that will help protect downstream development. In addition, the basins will help retain erosion from flowing down stream. These basins will be owned and maintained by the County of Riverside Flood Control District.

The additional Northwesterly 40 acres not included in the original EIR has a small storm water tributary area that leads to an existing County of Riverside Flood Control drainage system. Construction in this area will require a small basin to meet the Cities drainage and WQMP requirements.

Two additional storm water tributaries are located on the south easterly corner of the property. These flow in a south westerly direction until intersected by Desert View Avenue where the streets then carry the flows in a southwesterly direction. Construction in this area will require a small basin to meet The Cities Drainage and WQMP requirements.

The Tuscan Hills development will be required to comply with the City of Desert Hot Springs requires 100 percent retention of the 100-year, 24-hour storm event. This retention requirement exceeds the guidelines outlined in the Riverside County White Water Storm Water Quality Best Management Practice Design Handbook for Low Impact Development. This retained storm water is required to percolate within 48 hours of an event. Consequently, assisting to recharge the ground water.

New policies for storm water have been implemented since the 1991 EIR. The California Regional Water Quality Control Board (WQCB) implements federal and state laws established to assure planning, implementation, management and enforcement, including penalties for noncompliance in the control of water quality. Major water quality control legislation includes the Federal Clean Water Act and the National Environmental Policy Act (NEPA). Applicable California statutes and administrative law include but are not limited to the California Water Code, California Environmental Quality Act (CEQA), California Code of Regulations, and a variety of other codes such as Health and Safety Code, Fish and Game Code, and Public Resources Code. Storm water quality for this site falls under the under the guidelines of the Whitewater River Region. The WRRWQCB sets water quality standards for all ground and surface waters within the region. Water quality standards are defined to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). The Tuscan Hills project will comply with these guidelines.

A small portion of the site is within the 100-year flood plan. The addition of regional storm water basins and grading pads above the FEMA flood zone designated elevation will mitigate the possible flooding of structures

The buildup of erosion debris within the basins will be monitored and maintained by programs set up by the County of Riverside Flood Control District.

Three large detention basins are proposed in the project area to assist in alleviating existing regional flooding and provide urban runoff water quality control. The proposed facilities were designed to provide hydraulic conveyance and interception of a 100-year storm event. The two upper detention basins (B2 and B3) are connected to a lower basin (B1) using proposed channels or storm drain pipes laid beneath an overflow channel in the event that the basin overflows in a large storm event. Basin B2 to the north will discharge using a proposed 4124 feet underground storm drain system (L2) following a north-south alignment.

Basin B3 to the east will use a 2740 feet storm drain line (L3) with an east-west alignment. The storm drains proposed will consist of pipe sizing ranging from 3.5 to 5 feet in diameter RCP. The storm drains will allow a future design alternative to add lateral storm drains through the planning areas to further assist in drainage for the residential areas.

The table below shows the impacts of the installation of the hydrological system:

Storm Event	Duration	Existing Unit Hydrograph Flow Rate (cfs)			Proposed Free Drain Unit Hydrograph Flow Rate (cfs)			Proposed Mitigated Unit Hydrograph Flow Rate (cfs)		
		B1	B2	B3	B1	B2	B3	B1	B2	B3
2-year event	3 hour	195	62	1121	224	64	134	22	22	25
	6 hour	149	48	88	177	50	109	20	19	24
	24 hour	20	6	11	22	6	12	9	4	7
10-year event	3 hour	599	178	327	656	182	357	87	68	75
	6 hour	493	146	277	547	150	307	85	64	73
	24 hour	120	38	73	144	40	95	59	28	51
25-year event	3 hour	905	262	493	988	269	524	129	91	99
	6 hour	775	222	406	839	229	458	129	88	99
	24 hour	249	74	145	283	77	171	116	58	87
100-year event	3 hour	1503	432	817	1623	436	847	243	124	152
	6 hour	1327	376	716	1404	380	748	289	122	202
	24 hour	524	150	295	575	153	321	313	153	186

Since the mitigated flow rate after construction is significantly less than those of the existing condition, it is considered to be a less than significant impact, and an improvement of the existing condition.

b) Basin B1 will mitigate the outflow from the urbanized area and, in addition, will ultimately act as a water quality treatment control for the residential area. The general drainage patterns of the watersheds and the alluvial fan is in a northeast-to-southwest direction (upstream to downstream). With the flood control improvements identified, development of the project will not otherwise degrade water quality.

c) The current project proposes fewer areas of development than was analyzed in the Desert Hot Springs Resort Cornerstone Specific Plan; therefore, the impacts to groundwater supplies and groundwater recharge systems are anticipated to remain the same. No new impacts are identified.

d) The original basins were installed by the developer and subsequently modified in coordination with the City to meet current design requirements. As currently configured, they meet current City retention basin design requirements

Mitigation: No further mitigation required.
Monitoring: No further monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
26. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA - Not Applicable ☒ U - Generally Unsuitable R - Restricted					
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off- site?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	No	N/A
b) Changes in absorption rates or the rate and amount of surface runoff?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	No	N/A
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No ☐	No	N/A ☐
e) Changes in the amount of surface water in any water body?	DHSR EIR pages III-22 to III-33 and City of Desert Hot Springs General Plan EIR III-58 through III-68	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Preliminary Design Report, Tuscan Hills, Hydrology and Hydraulic Analysis conducted January 2016 by Ludwig Engineering and Pace Advanced Water Engineering*

Findings of Fact:

a-c) The developer, in cooperation with the County of Riverside Flood Control and Water Conversation District proposes to address long-term regional drainage problems through implementation of major drainage improvements on the Tuscan Hills project site. The storm water within the proposed development and within that portion of Little San Bernardino Mountains will be conveyed to three detention basins within the Tuscan Hills Development site. Note that one of the three basins is existing and will be modified to accept the flows for the upper two basins. The combination of the three basins will alter the existing storm water run-off by metering the flows to less than significant and will help to protect downstream development.

The Tuscan Hills project will include streets and rooftop and other surfaces that will change the run off within the project area. By using onsite water quality management practices, the post development will have an increase in percolation and less surface run off?

To meet the requirements of the City of Desert Hot Springs Storm Water Management requires 100 percent retention of the 100-year, 24-hour storm event storm event is required to remain on site. This storm water is required to percolate within 48 hours of an event. Consequently, assisting to recharge the ground water.

No dams or levees are proposed.

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
LAND USE/PLANNING Would the project					
27. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	DHSR, City of Desert Hot Springs	No	No	Yes	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

The project is a modification of the existing Desert Hot Springs Resort Specific Plan. The current proposed land use plan covers the entirety of the area that that was included in the Desert Hot Springs Resort Specific Plan, with the addition of 40 acres in the northwest portion of the specific plan. It should be noted that the current General Plan designates the additional 40 acres as R-E-10 (Residential – Estate – 10-acre minimum lot size).

The adopted specific plan encompasses 515 gross acres and includes residential uses and varying densities that total 2,212 dwelling units, as well as resort spa, 2 hotels spaces, senior housing, golf course and open spaces. The Tuscan Hills Specific Plan proposes 1878 residential units with varying densities on 555 acres, along with a hotel, recreation building, park spaces, and an open space preserve.

There are two main differences between the Desert Hot Springs Resort Specific Plan and the Tuscan Hills Specific Pan: the deletion of the golf course, and the addition of the 40 acres to the northwest of the project. However, neither of these are significant changes, since the area of proposed development has decreased, as well as the number of residential units.

Mitigation: a) No mitigation is required

Monitoring: a) No monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
28. Planning a) Be consistent with the site's existing or proposed zoning?	DHSR, City of Desert Hot Springs General Plan	No	No	No	Yes
b) Be compatible with existing surrounding zoning?	DHSR, City of Desert Hot Springs General Plan	No	No	No	Yes
c) Be compatible with existing and planned surrounding land uses?	DHSR, City of Desert Hot Springs General Plan	No	No	No	Yes
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	DHSR, City of Desert Hot Springs General Plan	No	No	No	Yes
f) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	DHSR, City of Desert Hot Springs General Plan	No	No	No	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, TR36496

Findings of Fact:

a-b) The project is a modification of the existing Desert Hot Springs Resort Specific Plan. The current proposed land use plan covers the entirety of the area that that was included in the Desert Hot Springs Resort Cornerstone Specific Plan, with the addition of 40 acres in the northwest portion of the specific plan. It should be noted that the current General Plan designates the additional 40 acres as R-E-10 (Residential – Estate – 10-acre minimum lot size).

The addition of a 40-acre parcel of land located in the northwesterly corner of the project should be required a change of zone and a general plan amendment. Change of Zone is a proposal to modify the zoning from R-E-10 to Specific Plan. General Plan Amendment is a proposal to modify the land use from R-E-10 (Residential – Estate 10-acre minimum lot size) to Specific Plan.

The adopted specific plan encompasses 515 gross acres and includes residential uses and varying densities that total 2,212 dwelling units, as well as 2 resort hotel spaces, golf course areas, and open spaces. The Tuscan Hills Specific Plan proposes 1878 residential units on a variety of densities on 555 acres, along with a hotel planning area, park spaces, and an open space preserve.

There are two differences between the Desert Hot Springs Resort Specific Plan and the Tuscan Hills Specific Pan: the deletion of the golf course, one hotel, and the addition of the 40 acres to the northwest of the project. However, neither of these are significant changes, since the area of proposed development has decreased, and the number of residential units will be less.

c) The western portion of the project proposes residential and open spaces that are similar in nature to the residential and open space drainage uses that border the project. In the northeastern portion of the project, the Open Space Undeveloped (OSU) borders open space preserves to the north and east of the project. Other areas of the project in the south, southeast, and northwest of the project, residential densities are proposed that will be either consistent with the neighboring residential densities and with the topography of the surrounding area. Therefore, this project is consistent with the surrounding land uses.

d) The project is a modification of the existing Desert Hot Springs Resort Specific Plan. The current proposed land use plan covers the entirety of the area that that was included in the Desert Hot Springs Resort Specific Plan, with the addition of 40 acres in the northwest portion of the specific plan. It should be noted that the current General Plan designates the additional 40 acres as R-E-10 (Residential – Estate – 10-acre minimum lot size).

The adopted specific plan encompasses 515 gross acres and includes residential uses and varying densities that total 2,212 dwelling units, as well as resort hotel spaces, golf course areas, and open spaces. The Tuscan Hills Specific Plan proposes 1,878 residential units on a variety of densities on 555 acres, along with a hotel planning area, park spaces, and an open space preserve.

There are two differences between the Desert Hot Springs Resort Specific Plan and the Tuscan Hills Specific Pan: the deletion of the golf course, and the addition of the 40 acres to the northwest of the project. However, neither of these are significant changes, since the area of proposed development has decreased, and the number of residential units remain the same.

e) This project does not propose the division of an existing community.

Mitigation: a-e) No mitigation required.

Monitoring: a-e) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
MINERAL RESOURCES Would the project					
29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
d) Expose people o r property to hazards from proposed, existing or abandoned quarries or mines?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) There are no known mineral resources in the project vicinity.
b) The project will not result in the loss of availability of locally-important mineral resources.
c) There is no surface mine in the project vicinity.
d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: a-d) No mitigation required.

Monitoring: a-d) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
NOISE Would the project result in					
30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	DHSR, City of Desert Hot Springs General Plan, Riverside County General Plan Western Coachella Area Plan	No	No	Noise Impact Analysis	N/A
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	DHSR, City of Desert Hot Springs General Plan, Riverside County General Plan Western Coachella Area Plan	No	No	Noise Impact Analysis	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Riverside County General Plan Western Coachella Area Plan

Findings of Fact:

a) This project is not within an airport land use plan or within two miles of a public or private airport.
b) The project site not within the vicinity of a private airstrip.

Mitigation: a-b) No mitigation required.

Monitoring: a-b) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
31. Railroad Noise	DHSR, City of Desert Hot Springs General Plan, Riverside County General Plan Western Coachella Area Plan	No	No	Noise Impact Analysis	N/A

Findings of Fact:

a) This project is not within vicinity of any railroads.

Mitigation: a) No mitigation is required.

Monitoring: a) No monitoring required.

32. Highway Noise	DHSR, City of Desert Hot Springs General Plan	No	No	Noise Impact Analysis	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Riverside County General Plan Western Coachella Area Plan

Findings of Fact: The project is not within the vicinity of any highways.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise	DHSR, City of Desert Hot Springs General Plan	No	No	Noise Impact Analysis	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan

Findings of Fact: No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	DHSR EIR Section 4.11	No	No	Noise Impact Analysis	Yes
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	DHSR EIR Section 4.11	No	No	Noise Impact Analysis	Yes
c) Exposure of persons to or generation of noise levels in excess of standards stablished in the local general plan or noise ordinance, or applicable standards of other agencies?	DHSR EIR Section 4.11	No	No	Noise Impact Analysis	Yes
d) Exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels noise levels?	DHSR EIR Section 4.11	No	No	Noise Impact Analysis	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan Environmental Impact Report Chapter III-H, Noise Impact Analyses conducted on September 30, 2015 by Kunzman Associates

Findings of Fact:

a) This project is a modification of the existing Desert Hot Springs Resort Specific Plan which proposes to reduce the proposed developed area of the project site, and number of residential units. Concurrent with the Specific Plan, a General Plan Amendment, and a Tentative Tract Map are also proposed. As such, it will incrementally and permanently increase the amount of ambient noise in the area. The noise study concluded that the stretch of Pierson Boulevard located between Palm Drive and Pomelo Drive is the only segment where project generated vehicle traffic will result in a substantial increase in ambient noise levels. Pierson Drive however, is designated in the City's General Plan as a Major Collector with a buildout Level of Service C capacity of 24,000 average daily trips. Future noise levels associated with Pierson Boulevard are expected to reach 65 dBA CNEL at 50 feet from the centerline of the road. Buildout of the project is consistent with the General Plan Circulation Element and Noise Element and impacts related to the buildout of this roadway, including project trips, have been evaluated in the environmental impact report prepared for the General Plan. No mitigation is required.

b) This project is a modification of the existing Desert Hot Springs Resort Specific Plan which proposes to reduce the proposed developed area of the project site and reduce the number of residential units that are to be developed on site. Concurrent with the Specific Plan, a General Plan Amendment, and a Tentative Tract Map are also proposed. As such, it will temporarily and periodically increase the amount of ambient noise in the area during project construction. However, the amount of noise has been evaluated in the EIR for the Desert Hot Springs Resort Specific Plan.

Several mitigation measures are prescribed in the Desert Hot Springs Resort EIR as well as the noise study associated with this project and are listed below and have become standard operating procedures for projects under construction. No further impacts are anticipated.

c) This project proposes a residential subdivision in accordance with the Desert Hot Springs Resort Specific Plan. As such, it will increase the amount of ambient noise in the area during project construction. However, the amount of noise has been evaluated in the EIR for the Desert Hot Springs Resort Specific Plan. Several mitigation measures are prescribed in the Desert Hot Springs Resort EIR, and have become standard operating procedures for projects under construction. No further impacts are anticipated.

d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: a-d)

During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

Use of vibratory equipment within 25 feet of adjacent residential structures and improvements could result in structural damage. Caution should be used if large equipment is utilized within 10 feet of the property line.

The contractor shall locate equipment in staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

The construction contractor shall limit truck deliveries to the same hours specified for construction equipment.

When feasible, avoid or minimize the use of pavement breakers and vibratory rollers and compactorss near sensitive receptors.

No construction, erection, alteration, or repair, addition to or improvement of any building, structure, road or improvement to propoery between the hours of 5:00 p.m. of each day and 7:00 a.m.. During daylight savings time is in effect in the City, no such activities shall be permitted between the hours of 6:00 p.m. of each day and 6:00 a.m. of the next day. No such activities shall be permitted on Sundays.

From DESERT HOT SPRINGS RESORT EIR:

Construction Noise:

- All Construction equipment shall be fitted with well-maintained functional mufflers to limit noise emissions (identical to NOISE 1).
- Excluding Federal holidays. Only emergency work shall be allowed to occur outside of city allowable hours.
- To the greatest extent feasible, earth moving and haul routes shall be located away from nearby existing residences.
- Any portion of the development involving blasting or pile driving operations shall have a focused acoustical study conducted, to established the level and duration of off-site noise and vibration impacts and appropriate mitigation measures shall be implemented.

On-Site Stationary Noise Sources

- The design, selection and placement of the mechanical equipment for the various buildings within the development shall include consideration of the potential noise impact on nearby residences, both within the development and in the surrounding community.
- Appropriate sound attenuating measures such as silencers and/or barriers shall be provided where necessary at outdoor equipment, such as cooling towers, air cooled condensers and refrigeration compressors/condenser units, and at the air intake and discharge openings for building ventilation systems.

Off-Site Traffic Noise

- The developer shall pay for an acoustical study, conducted by a City chosen consultant, to assess the impact that the project will have on existing residences along Pierson Boulevard. The study shall identify residences which will experience either interior or exterior noise levels above the City standards and identify an array of potential mitigation measures. The City will then decide if the noise is "conditionally acceptable" or if the mitigation measures should be implemented. The method of funding of the needed improvements, if deemed necessary, shall be at the discretion of the City. Mitigation measures could involve construction of new roadside noise barriers and/or retrofitting acoustically upgraded windows and mechanical ventilation or air conditioning systems.
- City staff shall require future developers of vacant lots on Pierson Boulevard to include a combination of setbacks and noise barriers to mitigate future noise impacts caused by forecasted traffic volumes.
- Along the southern border of the project, the proposed 6-foot-high stucco plaster "theme wall" shall be constructed to provide 6 to 8 dB reduction of traffic noise levels.
- Potential noise impacts shall be considered in the final site plan for each of the planning areas. Factors to be considered shall include the strategic arrangement of attached housing to provide necessary shielding of outdoor living areas and the incorporation of additional setbacks from roadways.
- For residences within the project with exterior noise exposure levels higher than CNEL 55, will require closed windows and mechanical ventilation with cooling shall be necessary to keep interior noise levels below CNEL 45.
- During the preparation of construction drawings for specific phases of the project, the exact acoustical specifications for window glass in buildings with unshielded first floor windows and second floor windows shall be determined. This is due to the potential for said windows to experience noise exposures of CNEL 65 or above, depending on specific site conditions.
- Acoustically upgraded glazing, such as heavier than "normal" monolithic or laminated acoustical glass, could be required in those locations.
- Design of specific projects within the overall development, shall include and meet State Code requirements for unit-to-unit airborne sound isolation, both laterally and vertically, and for vertical impact sound isolation in multi-family residential and hotel construction.

Monitoring: a-d) The project will be monitored through the building permit process by the Building and Safety and Planning Departments.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
POPULATION AND HOUSING Would the project					
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
d) Affect a Redevelopment Area?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
e) Cumulatively exceed official regional or local population projections?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, Desert Hot Springs General Plan Housing Element

Findings of Fact:

a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
b) This project is designed to be responsive to the housing market and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
d) This project is not within a Redevelopment Area. Therefore, it is not anticipated to affect a City Redevelopment Area.
e) This project is a modification of the adopted Desert Hot Springs Resort Specific Plan, and it proposes a smaller number of residential units over the total development as was previously planned.
f) The project proposes new housing in an area that is currently not developed. This project is being proposed in accordance with the existing Specific Plan for which an EIR and analyzed this issue. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

2000 General Plan; Projected City Population. Based upon the Land Use Map, the General Plan has the potential to generate approximately 63,889 new dwelling units. Based upon an average household size of 2.787 persons, the General Plan could add about 178,058 additional people to the City's population. When combined with the City's existing population of 15,398 residents, the City's maximum peak seasonal population could reach approximately 193,456. The approximate population of DHS in 2017 was 28,492 or considering 2.787 person per dwelling units that represents approximately 10,233 existing DU. The proposed ultimate development of the Tuscan Hills Specific Plan is 1878. DU which can be considered less than significant.

Mitigation: a-f) No mitigation required.
Monitoring: a-f) No monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring Analysis or Verification?	Prior Environmental Documents New Mitigations Implemented or Address Impacts
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
36. Fire Services	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

The fire department indicated in the 1991 EIR it would be able to service the proposed project but, given its density and the presence of hotels, extending service to the development would impact Station 37. The Department indicated that they had enough equipment, but extra personnel would be required to mitigate the impact. The proposed Tuscan Hills project will have less over all development as shown on page 5 under the introductory section of this AEIR. With less overall demand for fire protection services, the project impacts on these services will be less than forecast in the original EIR. In addition, The Tuscan Hills project will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities. As was identified in the Desert Hot Springs Resort Specific Plan and the City's General Plan, Fire Services are provided at the County Fire Station located at 65958 Pierson Boulevard.

Mitigation:

No further mitigation is required on this project.

Monitoring:

No additional monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
37. Police Department	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

The addition of approximately 5,071 residents a hotel and resort guests will increase the number of calls for police services and investigations far beyond those currently generated by the undeveloped site.

With less overall demand for law enforcement services and the expansion of the police department in the intervening years, the project impacts on these services will be less than forecast in the original EIR.

The Desert Hot Springs substation indicated that it would be able to provide law enforcement services to the proposed project, but that, given the density and increased population, extending services would impact the police department. The department indicated that additional law enforcement personnel would be required to mitigate the impacts.

Implementing a tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Police Department facilities.

Allocation of the budget for the City of Desert Hot Springs is a decision beyond the scope of this EIR. However, it is highly recommended that project-related impacts to the police department be incorporated into budget decisions.

Mitigation:

No further mitigation is required on this project.

Monitoring:

No additional monitoring required.

38. Schools	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Palm Springs Unified School District, Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

The project proposal does not include any school sites within its borders. Since the Tuscan Hills project is similar in scale to the Desert Hot Springs Resort Specific Plan no additional impacts are expected.

With less overall demand for school services and the payment of school fees, the project impacts on these services will be less than forecast in the original EIR.

It is anticipated the Tuscan Hills development will increase the student population to District schools. This can represent a significant impact to schools during the 10 – 20-year buildout of the project.

As mentioned in the previous EIR Several mitigation measures exist to mitigate impacts to District schools. Palm Springs Unified District will utilize the measures it determines best fit the situation. Responsible Party: Palm Springs Unified School District

Mitigation:

No further mitigation is required on this project.

Monitoring:

No additional monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
39. Libraries	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

Desert Hot Springs is part of the Riverside County Public Library System. A branch library is located in Desert Hot Springs at 11691 West Drive. The Library was considered somewhat inadequate in size for the present population level in the 1991 EIR. The population in DHS has increased from approximately 11,549 in 1990 to 28,492 in 2016. The increase in population it would indicate the library is undersized.

Mitigation is unnecessary for the direct impacts associated with the proposed development. This is because additional tax revenue will be generated by the development and may be used to contribute to the County Library system. In addition, the County Library may apply to the Board of Supervisors for funding for a specific project from the countywide mitigation fee for facilities now in effect. Although it should be noted that the County Library must compete with other county agencies for that funding.

Allocation of the budget for the City of Desert Hot Springs is a decision beyond the scope of this EIR. However, it is highly recommended that project-related impacts to the local library be incorporated into budget decisions.

With less overall demand for library services, the project impacts on these services will be less than forecast in the original EIR. Payment of the DIF ensures that the project's fair share contribution to demand for library services will be offset as required by the City.

Mitigation:

No further mitigation is required on this project.

Monitoring:

No additional monitoring required.

40. Health Services	DHSR, City of Desert Hot Springs General Plan	No	No	No	NA

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, TR36496

Findings of Fact:

Implementing projects to this specific plan will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of medical facilities.

The project will be monitored throughout the development of the project by the City Planning and Building and Safety Departments through the building permit process.

With less overall demand for medical services and the expansion of the health care system in the Coachella Valley since 1991, the project impacts on these services will be less than forecast in the original EIR.

Mitigation:

No further mitigation is required on this project.

Monitoring:

No additional monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
RECREATION					
41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Findings of Fact:

a) The extent to which the City of Desert Hot Springs will plan and implement parks and trails facilities is related to the availability of funding sources. The Quimby Act was established as state law in 1965 to provide a funding mechanism for park land acquisition. Residential subdivisions must dedicate park land or pay an in-lieu fee to enable the City to acquire park land on a ratio of three (3) acres of parklands and facilities per 1,000 residents.

The project includes 1,878 residential dwelling units developed in a variety of densities. Using a rough calculation of 2.7 persons per dwelling unit, it would then be determined that approximately 5,071 people would be living in this project. As such, using the 3 acres / 1,000 residents formula, it is determined that the project would need approximately 15.2 acres of park land.

b) The Tuscan Hills gated community will provide one new private active recreational facility (i.e. park) within the central portion of the project site and contains approximately 8.7 acres of open space park. Other recreational areas are planned to more passive in nature, which will include a few small patio parks and a trail system. These parks provide for a variety of active and passive uses.

The amount of acreage in a project does not affect demand for recreation. It is the population; and the population of the THSP is reduced by about 15% relative to the original project.

Mitigation:

No additional mitigation measures are required.

Monitoring:

No additional monitoring required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring Analysis or Verification?	Prior Environmental Documents New Mitigations Implemented or Address Impacts
40. Recreational Trails	DHSR, City of Desert Hot Springs General Plan	No	No	No	N/A

Source: Desert Hot Springs General Plan Exhibit 5-1, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

According to the Desert Hot Springs General Plan, there are no proposed trails that are directly adjacent to the project. However, the open space areas and drainage areas within the project have the potential to facilitate recreational trails with tie-ins to the Big Morongo Canyon Preserve and eventually to Joshua Tree National Park.

Mitigation: No further mitigation required.

Monitoring: No monitoring is required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
TRANSPORTATION/TRAFFIC Would the project					
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	DHSR EIR pages III-60 through III-81	No	No	No	Yes
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the city Public Works Department for designated roads or highways?	DHSR EIR pages III-60 through III-81	No	No	Traffic Impact Analysis	Yes
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	DHSR EIR pages III-60 through III-81	No	No	Traffic Impact Analysis	N/A
d)Alter waterborne, rail or air traffic?	DHSR EIR pages III-60 through III-81	No	No	No	N/A
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	DHSR EIR pages III-60 through III-81	No	No	No	N/A
f) Cause an effect upon, or a need for new or altered maintenance of roads?	DHSR EIR pages III-60 through III-81	No	No	No	N/A
g) Cause an effect upon circulation during the project's construction?	DHSR EIR pages III-60 through III-81	No	No	No	Yes
h) Result in inadequate emergency access or access to nearby uses?	DHSR EIR pages III-60 through III-81	No	No	No	N/A

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	DHSR EIR pages III-60 through III-81	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, *Tuscan Hills Traffic Impact Analysis (Revised)* dated November 3, 2015 prepared by Kunzman Associates, Inc

Findings of Fact:

a) The original EIR for the Desert Hot Springs Resort Cornerstone Specific Plan Land Use and Intensity was for 1562 single-family attached units, 230 Resort Villas, 400 Senior Housing Units, two hotels for a total of 610 room and golf course. This intensity has been reduced in the Tuscan Hill Development. An additional 40 acres has been added to the original 515 acres to the North Westerly corner of the project and 169 acres of the original 515 acres in the North easterly corner will be left undeveloped. The Tuscan Hills development is made up of approximately 784 single-family detached residential dwelling units, 1,084 single-family attached townhome residential dwelling units, and a 334-room hotel. No golf course or golf course paths will be constructed.

A trip generation comparison has been conducted between the proposed project and previously approved project (see Table 5 page 29 of the traffic report). Based upon the trip generation comparison, the proposed project is projected to generate approximately 11,940 less daily vehicle trips, 414 less which will occur during the morning peak hour and 966 less vehicle trips which will occur during the evening peak hour. Street right of way section which establishes the segment capacity will not change from the existing.

The Tuscan Hills development has similar off-site circulation patterns to the Desert Hot Springs Resort Cornerstone Specific Plan. Exceptions include the location of the primary project access onto Pierson Boulevard which will need a traffic signal. A secondary access point connecting the Tuscan Hills development Verbena Drive and an emergency access only has been added connecting to San Ardo Road.

On site Development at this location has been anticipated by the EIR prepared for the Desert Hot Springs Resort Cornerstone Specific Plan and the Desert Hot Springs General Plan. An updated traffic report was prepared by Kunzman and Associates and has presented traffic impact study methodology, analysis, findings, recommendations, and supporting data. As such, impacts to local intersections, roads, the highway system, pedestrian and bike paths and mass transit by the future residents of this project have already been anticipated.

The following changes will eliminate mitigation previously mentioned in the EIR prepared for the Desert Hot Springs Resort Cornerstone Specific Plan. The golf course has been replaced with a park and recreation facility walking trails and number of scenic pocket parks. This will eliminate the need for golf cart crossings. Approximately 168 acres of developed area has been removed and left in it natural state. Approximately 40 acres located in the North Westerly corner has been added to the original 515 acres for a total of approximately 555. The Tuscan Hills project has one five-star hotel in lieu of two. The commercial village has been removed. The Tuscan Hills development will consist of single family units and town homes in lieu of primary attached multi family dwelling units.

Off-site traffic mitigations measures noted in the EIR for the Desert Hot Springs Resort Cornerstone Specific Plan have been updated to comply with current development and standards. The report prepared in 2015 by Kunzman and associates articulates traffic improvements required for the Tuscan Hills project. Minor updates to the EIR are required at Palm/Pierson, Palm/Dillon. Improvements at Pierson/Miracle Hill are not required as the entrance to the project site has changed. Improvements at Palm/I-10 West, Palm/I-10 West are no longer required as the 2027 project build out not impact existing traffic level of service. The addition of a cul-de-sac at the end of Tamar Street will no longer be required as the traffic conflict point on Pierson Boulevard will not be constructed. TUMF fees have been modified to meet current fee standards.

On-site traffic mitigation previously mentioned in the EIR prepared for the Desert Hot Springs Resort Cornerstone Specific Plan have been modified to meet a different circulation pattern. Thus, eliminating internal circulation conflicts. The golf course has been replaced with a park and recreation facility walking trails and number of scenic pocket parks. This will eliminate the need for golf cart crossings.

a) Existing intersection level of service calculations are based upon manual AM and PM peak hour turning movement counts at the following intersections: Currently, each of these intersections are operating at an acceptable Level of Service.

1. SR-62 (NS) at: Pierson Boulevard (EW)
2. North Indian Canyon Avenue (NS) at Pierson Boulevard (EW)
3. Little Morongo Road (NS) at Pierson Boulevard (EW)
4. Palm Drive (NS) at Mission Lakes Boulevard (EW)
5. Palm Drive (NS) at Pierson Boulevard (EW)
6. Palm Drive (NS) at Hacienda Avenue (EW)
7. Palm Drive (NS) at Dillon Road (EW)
8. Palm Drive (NS) at Varner Road (EW)
9. Palm Drive (NS) at I-10 Freeway WB Ramps (EW)
10. Palm Drive (NS) at I-10 Freeway EB Ramps (EW)
11. Verbena Drive (NS) at Mission Lakes Boulevard (EW)
12. Verbena Drive (NS) at Pierson Boulevard (EW)
13. Pomelo Drive (NS) at Pierson Boulevard (EW)
14. Project Access (NS) at Pierson Boulevard (EW)
15. Miracle Hill Road (NS) at Hacienda Avenue (EW)
16. Mountain View Road (NS) at Hacienda Avenue (EW)
17. Long Canyon Road (NS) at Dillon Road (EW)

Existing Plus Project:

For Existing Plus Project traffic conditions, the study area roadway segments are projected to operate within acceptable Levels of Service

For Existing Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours, except for the following study area intersections that operate at unacceptable Levels of Service during the peak hours without improvements

1. SR-62 Expressway (NS) at Pierson Boulevard (EW)
2. Indian Canyon Drive (NS) at Pierson Boulevard (EW)
3. Little Morongo Road (NS) at Pierson Boulevard (EW)
12. Verbena Drive (NS) at Pierson Boulevard (EW)
13. Pomelo Drive (NS) at Pierson Boulevard (EW)

Traffic signals are projected to be warranted at the following study area intersections for Existing Plus Project traffic conditions.

1. SR-62 Expressway (NS) at Pierson Boulevard (EW)
2. Indian Canyon Drive (NS) at Pierson Boulevard (EW)
3. Little Morongo Road (NS) at Pierson Boulevard (EW)

Opening Year (2027) Without Project:

For Opening Year (2027) Without Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours, except for the following study area intersections that operate at unacceptable Levels of Service during the peak hours without improvements.

1) SR-62 Expressway (NS) at Pierson Boulevard (EW)
1) Indian Canyon Drive (NS) at Pierson Boulevard (EW)
2) Little Morongo Road (NS) at Pierson Boulevard (EW)
12) Verbena Drive (NS) at Pierson Boulevard (EW)
13) Pomelo Drive (NS) at Pierson Boulevard (EW)

A traffic signal is projected to be warranted at the following additional study area intersection for Opening Year (2027) Without Project traffic conditions

1. Verbena Drive (NS) at Pierson Boulevard (EW)

On Site Improvements

1. On site traffic Signal located at project entrance.
2. Gated entry is set back from from public street for adequate vehicle stacking.

Opening Year (2027) With Project:

For Opening Year (2027) With Project traffic conditions, the study area roadway segments are projected to operate within acceptable Levels of Service, except for the following study area segments which are considered satisfactory as the intersections on either end of the segment operate at acceptable Levels of Service.

1. SR-62 (NS) at: Pierson Boulevard (EW)
2. North Indian Canyon Avenue (NS) at Pierson Boulevard (EW)
3. Little Morongo Road (NS) at Pierson Boulevard (EW)
5. Palm Drive (NS) at Pierson Boulevard (EW)
12. Verbena Drive (NS) at Pierson Boulevard (EW)
13. Pomelo Drive (NS) at Pierson Boulevard (EW)
15. Miracle Hill Road (NS) at Hacienda Avenue (EW)

Traffic signals are projected to be warranted at the following additional study area intersections for Opening Year (2027) With Project traffic conditions.

15. Miracle Hill Road (NS) at Hacienda Avenue (EW)
17. Long Canyon Road (NS) at Dillon Road (EW)

c) The project will not result in a change of air traffic problems.

d) The project will not alter waterborne, rail, or air traffic.

e) The project will not substantially increase hazards due to a design feature.

f) The project will not introduce new hazards due to a design feature or incompatible vehicular traffic.

g) This project will institute a construction management plan that will limit the impact to circulation in the general vicinity during project construction. As such, there may be temporary traffic delays during street improvements to roads surrounding project site, but those impacts will cease upon completion of street improvements.

h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. No further impacts are identified.

i) The project will not impact adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation:

T1: Construct Pierson Boulevard from the west project boundary to Miracle Hill Road at its ultimate half- section width including landscaping and parkway improvements in conjunction with development, as necessary.

T2: Construct Verbena Drive along the western project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with the development.

T3: On-site traffic signing/striping should be implemented in conjunction with detailed construction plans for the project site. Circulation within the project site should allow relatively free flow of vehicular traffic with no constrictions. Gated entries shall be set back from any public street with adequate storage for stacking vehicles as well as providing a turnaround which provides adequate truck turning radii.

T4: The project shall participate in funding of off-site improvements which are needed to serve cumulative future traffic conditions through payment of appropriate fees (City Fees and TUMF).

T5: Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.

Fundamentally the new traffic study documents the lower trip generation for the THSP compared to the originally approved specific plan. So, the primary question is whether the changes in background traffic on the current circulation system result in significant impacts on this circulation system. Based on the new traffic study, no new significant adverse impacts to the current circulation system will result from implementing the THSP.

Monitoring: Implementation of the traffic mitigation measures will be monitored through the Community Development Department through the construction of the project.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
44. Bike Trails	DHSR EIR	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

This project is not adjacent to any bike trails, although the future residents of the project may use the recreational trails that are to be constructed as part of this project.

Mitigation: No further mitigation required.
Monitoring: No monitoring required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	DHSR EIR pages III-97 through III-104	No	No	No	N/A
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	DHSR EIR pages III-97 through III-104	No	No	No	Yes

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a)b) Water services will be provided by Mission Springs Water District (MSWD). Water service for the subject parcel is available upon request and compliance with District ordinances, resolutions, policies, conditions of service, and is subject to the terms, limitations and restrictions set forth by the District.

Water and sewer availability is also conditional on the following:

- Current Board and administrative policies relating to the issuance and installation of new water and sewer services
- District rules and regulations

Mission Springs Water District is required by law to prepare a Water Supply Assessment (WSA) for any new project proposing to construct 500 or more dwelling units. The District shall prepare the WSA at the developer's expense prior to or concurrent with submittal of tentative tract or parcel map(s).

This property has been studied as part of the MSWD Northeast Area Master Plan Update prepared by URS Corporation and the developer shall be required to bear their fair share of the cost for any upgrades to existing facilities that may be required to provide water service and fire protection to the project.

Anticipated water service flow requirements for the project are expected to be approximately 1400 gallons per minute for the maximum day demand plus fire flow. Provisions for this additional water supply are expected to require at least one new well and possible storage and/or booster facilities. Locations and actual flow requirements will be determined during the preparation of the WSA. Each well site will require dedication of an accessible *Yi* acre site that will need to meet District standards in a location approved by the District. Construction of the well(s) may be phased as will be detailed in the WSA.

Since the THSP reduces project water demands relative to the original specific plan, the impact to project water demand will not cause significant adverse impacts to the MSWD's ability to supply water.

The project is subject to a front footage fee of $13.00 per foot for the totalproject frontage on Pierson Blvd.

Mitigation:
a-b) No further mitigation is required.
Monitoring:
a-b) Development of these utility services systems will be monitored by MSWD during the development process.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
46. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	DHSR EIR pages III-103 through III-104	No	No	No	Yes
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	DHSR EIR pages III-103 through III-104	No	No	No	N/A

Source: Desert Hot Springs General Plan, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a-b) Sewer design and construction for this tract shall be done in accordance with one of the options proposed by URS Corporation in a memorandum titled "MSWD Tuscan Hills Sewer Design Model Memo" dated April 10, 2010.

Adherence to that memo shall require project areas designated PA-1, PA-2, and PA-11 to connect through the 8" sewers being constructed by MSWD AD-12 Area D-2 Sewer Construction Project in San Ardo Road and Bernardo Way.

Development of the other project areas shall require design and construction of onsite and offsite sewer conveyance improvements at the developer's expense as required to provide the additional sewer capacity for the tract.

Since the THSP reduces project wastewater generation relative to the original specific plan, the impact to MSWD's wastewater collection and treatment systems will not cause significant adverse impacts to the MSWD's ability to provide wastewater. MSWD collects fees (functions as an enterprise operation) for each connection to ensure that adequate wastewater conveyance facilities are in place prior to generation of wastewater and adequate treatment capacity and quality to meet its discharge requirements.

Mitigation:

a-b) No further mitigation is required.

Monitoring:

a-b) Development of these utility services systems will be monitored by MSWD during the development process.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?		
47. Solid Waste a) Is the project served by a land fill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	DHSR EIR pages III-104 through III- 106	No	No	No	Yes
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	DHSR EIR pages III-104 through III- 106	No	No	No	Yes

Source: Riverside County General Plan, Desert Hot Springs General Plan Exhibit, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a),b) Desert Valley Disposal will provide solid waste management. DVD provides a resource recovery/recycling service to the community. This includes provision for providing crates or other containers for the separation of cans, glass and newsprint by residents for once a week curbside pickup.

With less overall generation of solid waste, the project impacts on these services will be less than forecast in the original EIR. The Tuscan Hills project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department for all recycling. These requirements are standard to all residential and commercial projects and therefore are not considered mitigation pursuant to CEQA.

No monitoring measures, other than enforcement of current standards, are required

Mitigation:
No mitigation measures are required.
Monitoring:
No monitoring measures are required.

a) Electricity?	DHSR EIR pages III-106 to III-107	No	No	No	Yes
b) Natural gas?	DHSR EIR pages III-108 through III-109	No	No	No	Yes
c) Communications systems?	DHSR EIR page III-110	No	No	No	Yes
d) Storm water drainage?	DHSR EIR pages III-103 through III-104	No	No	No	Yes

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring Analysis or Verification?	Prior Environmental Documents New Mitigations Implemented or Address Impacts
48. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?					
a) Electricity?	DHSR EIR pages III-106 to III-107	No	No	No	Yes
b) Natural gas?	DHSR EIR pages III-108 through III-109	No	No	No	Yes
c) Communications systems?	DHSR EIR page III-110	No	No	No	Yes
d) Storm water drainage?	DHSR EIR pages III-103 through III-104	No	No	No	Yes
e) Street lighting?	DHSR	No	No	No	Yes
f) Maintenance of public facilities, including roads?	DHSR	No	No	No	Yes
g) Other governmental services?	DHSR EIR pag III-115	No	No	No	Yes

Source: Desert Hot Springs General Plan Exhibit, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR, TR36496

Findings of Fact:

a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Spectrum for telephone service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.

d) The Tuscan Hills drainage plan has been designed to be compliant with regulations that were not in force at the time of the approval of the Desert Hot Springs Resort Specific Plan. Runoff would be conveyed to proposed public drainage facilities. The drainage project will be constructed in cooperation with the County of Riverside Flood Control. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the Riverside Flood Control District.

e) Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

f) The Project would construct new private roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent road rights-of-way.

g) No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

Environmental Issue Area	Where Impact was Analyzed in Prior CEQA Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstance Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts
49. Energy Conservation Would the project conflict with any adopted energy conservation plans?	DHSR EIR Section 4.9	No	No	No	N/A

Source: Desert Hot Springs General Plan Exhibit, Desert Hot Springs General Plan EIR, Desert Hot Springs Resort Cornerstone Specific Plan, Desert Hot Springs Resort Cornerstone Specific Plan EIR

Findings of Fact:

a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans.

Title 24 and Building Code regulations require energy efficiency in all new construction of housing through design features, insulation, and active solar devices. The City's development regulations, building regulations and General Plan enforce the standards required in Title 24, as well as providing encouragement for the use of energy efficient construction techniques.

There are measures that can be implemented that exceed Title 24 standards. Also, the project can consider making some or all structures ready to connect solar systems and can offer to install solar systems as part of the home purchase price

Mitigation: No mitigation is required

Monitoring: No monitoring required

Appendix

Air Quality And Global Climate Change Impact Analysis – Kunzman Associates INC., June 2018

Biological - Gonzales Environmental Consulting, LLC., October 2015

- Habitat Assessment Including The Results Of A Focused Burrowing Owl Survey And MSHCP Consistency Analysis
- Focused Sensitive Botanical Survey
- Focused Sensitive & Habitat Assessment For Burrowing Owl
- Biological Resources Map

Phase 1 Historical/Archaeological Resources Survey- CRM Tech, September 2015

Preliminary Drainage Report – Ludwig Engineering, February 2016

Design Level Geotechnical Investigation – LOR Geotechnical, June 2105

Noise Impact Analysis Kunzman Associates, INC., September 2015

Traffic Impact Analysis – Kunzman Associates, INC., November 2015

EIR for Desert Hot Springs Resort Cornerstone Specific Plan #1-90