

**Hot Springs General Plan
2013-2021 Housing Element
Initial Study/Negative Declaration**

City of Desert Hot Springs
Community Development Department
65950 Pierson Boulevard
Desert Hot Springs, CA 92240

September 2019

Housing Element Initial Study and Negative Declaration

Project: Desert Hot Springs 2013-2021 Housing Element

Lead Agency: City of Desert Hot Springs

Availability of Documents: The Initial Study for this Negative Declaration is available for review at:

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 Desert Hot Springs, CA 92240
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PROJECT DESCRIPTION

The project is the adoption of the Desert Hot Springs Housing Element 2013-2021 as an amendment to the General Plan. This Housing Element covers the planning period of October 2013 to October 2021. The Housing Element has been prepared pursuant to the requirements of Government Code Section 65583 identifying and analyzing the City's ability to provide housing:

1. **Needs Assessment.** An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs
2. **Constraints.** A review of potential market, governmental, and environmental constraints affecting housing production
3. **Housing Resources.** An evaluation of land, administrative, and financial resources available to address the housing goals
4. **Previous Accomplishments.** A review of the City's past accomplishments under the previous Housing Element
5. **Housing Plan.** Identifies housing goals, policies, and programs

The Housing Element identifies the lands that could accommodate the City's Regional Housing Needs Allocation (RHNA) of 4,196 housing units in the 2013-2021 planning period. After counting as credit the units with approved or issued permits during the RHNA period and approved residential development projects located within seven specific plan areas, the remaining RHNA need for the 2014-2021 planning period is 946 units.

However, to meet State requirements, the Housing Element identifies land to accommodate a shortfall of RHNA sites from the prior planning period (2008-2014). The previous Housing Element identified a shortfall of sites for the remaining lower-income RHNA of 3,263 units. With credit for units developed during the RHNA period, the remaining unaccommodated RHNA (2008-2014) is 3,080 very low- and low-income units. As such, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low-income category) is considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09). The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The following actions will address the state requirements for shortfall or rollover site identification:

- Seven existing specific plan areas accommodating 7,677 units for moderate- and low-income households
- 14 sites to accommodate up to 1,013 units to address the shortfall of 946 units in the extremely/very low-income RHNA category

- 58 sites to accommodate up to 3,358 units to address the shortfall of 3,080 units in the extremely/very low- and low-income RHNA categories

The Housing Plan includes programs and policies the City will take to encourage production of housing units that would achieve its RHNA goals. The rezoning of sites is a strategy to address the RHNA consistent with State law, but rezoning is not part of this project. Any rezoning will occur as part of subsequent projects related to the General Plan update and Zoning Code amendment.

PROPOSED FINDINGS

The City has prepared the attached Initial Study and determined that the Initial Study identifies no potentially significant project effects and thus has concluded:

The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15064(f)(3) and 15070(b).

BASIS OF FINDINGS

Based on the environmental evaluation presented in the attached Initial Study, the project would not cause significant adverse effects related to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrological resources, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire. The project does not have any impacts that are individually limited, but cumulatively considerable.

DESERT HOT SPRINGS HOUSING ELEMENT 2013-2021 INITIAL STUDY

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Chapter 1. Project Description

1.1 BACKGROUND

The project is the adoption of the Desert Hot Springs Housing Element 2013-2021 (“Housing Element”) as an amendment to the General Plan. It covers the current planning period of October 2013 to October 2021. Pursuant to State law, the element is required to be updated every eight years. The Department of Housing and Community Development (HCD) determined that the prior drafts of the Housing Element are out of compliance with the provisions of State housing element law (Article 10.6 of the Government Code). In June 2019, HCD issued a follow-up correspondence to the City outlining specific legislative actions the City must undertake to be fully compliant within the deadline established in Article 10.6.

The Housing Element references and describes on-going planning activities such as the comprehensive update to the General Plan and activities associated that comply with Article 10.6 as directed by the HCD. This activity described in the Housing Element includes:

- Adoption of the comprehensive update to the General Plan affecting all required elements
- Adoption of the mid-cycle Housing Element
- Adoption of amendments to Zoning map, Zoning text, and General Plan Land Use Map

Adoption of the Housing Element does not require approval of any other activities prior or subsequent to the date of its adoption. The Housing Element replaces the City’s current 2008-2014 Housing Element. The City’s General Plan adopted in 2000 is incorporated by reference in this Initial Study/Negative Declaration.

1.2 PROJECT LOCATION

The City of Desert Hot Springs is located in the northwestern portion of the Coachella Valley, north of the City of Palm Springs and south of the unincorporated community of Morongo Valley. The City is located south of the Riverside County/San Bernardino County boundary. The City is located northeast of the interchange of the I-10 freeway and SR-62 highway. The City lies north of Interstate 10, with the freeway providing regional east-west access through Desert Hot Springs. State Route 62, a four-lane divided scenic highway, runs north-south along the western side of the City.

1.3 ENVIRONMENTAL SETTING

The City’s corporate boundaries total 30.5 square miles. The population of the City, as of 2018, is just under 30,000, a relatively small share of Coachella Valley’s population of approximately 700,000. Desert Hot Springs, outside of its developed core, consists predominantly of vacant lands and protected open spaces. The built environment is characterized by low-density residential development, several commercial centers, a small downtown, and light industrial uses on the periphery.

The San Bernardino and Little San Bernardino Mountains bound the City on the west and north while the San Jacinto and Santa Rosa Mountains lie further to the southwest and south. Joshua Tree National Park is located immediately to the northeast of the City, and the Sand to Snow National Monument is located to the north.

Desert Hot Springs is in a desert landscape within the Coachella Valley, with views of surrounding mountain ranges. Sitting approximately 1,000 feet above the rest of the valley, the City overlooks Palm Springs to the south and the rest of the Coachella Valley to the southeast. The extensive alluvial plains created by drainage from these mountains form the elevated valley. Both Mission Creek and Big Morongo Wash drainages traverse though the City diagonally from northwest to southeast and connect to the Whitewater River just south of Interstate 10.

1.4 GENERAL PLAN AND ZONING DESIGNATIONS

The project does not propose any changes to the General Plan land use designations and zoning. Appendix A identifies the current General Plan land use designations and zoning for the sites identified in the Housing Element sites inventory.

1.5 PROJECT DESCRIPTION

The project is the adoption of the Desert Hot Springs Housing Element 2013-2021 as an amendment to the General Plan. It covers the planning period of October 2013 to October 2021. The Housing Element is prepared pursuant to the requirements of Government Code Section 65583 to identify and analyze the City's ability to accommodate its share of regional housing growth. The element includes the following sections:

1. **Needs Assessment.** An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs
2. **Constraints.** A review of potential market, governmental, and environmental constraints affecting housing production
3. **Housing Resources.** An evaluation of land, administrative, and financial resources available to address the housing goals
4. **Previous Accomplishments.** A review of the City's past accomplishments under the previous Housing Element
5. **Housing Plan.** Identifies housing goals, policies, and programs

The Housing Element identifies the lands that could accommodate the City's Regional Housing Needs Allocation (RHNA) of 4,196 housing units in the 2013-2021 planning period. After counting as credit the units with approved or issued permits during the RHNA period and approved residential development projects located within seven specific plan areas, the remaining RHNA need for the 2014-2021 planning period is 946 units.

However, to meet State requirements, the Housing Element identifies land to accommodate a shortfall of RHNA sites from the prior planning period (2008-2014). The previous Housing Element identified a shortfall of sites for the remaining lower-income RHNA of 3,263 units. With credit for units developed during the RHNA period the remaining unaccommodated RHNA (2008-2014) is 3,080 very low- and low-income units. As such, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low-income category) is considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09). The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The following actions will address the State requirements for shortfall or rollover site identification:

- Seven existing specific plan areas accommodating 7,677 units for moderate- and low-income households
- 14 sites to accommodate up to 1,013 units to address the shortfall of 946 units in the extremely/very low-income RHNA category
- 58 sites to accommodate up to 3,358 units to address the shortfall of 3,080 units in the extremely/very low- and low-income RHNA categories

The Housing Plan includes programs and policies the City will take to encourage housing units that would achieve its RHNA goals. The rezoning of sites is a strategy to address the RHNA consistent with State law, but rezoning is not part of this project. Any rezoning will occur as part of subsequent projects related to the General Plan update and associated Zoning Ordinance amendments.

1.5.1 Housing Sites

Figure 1 identifies the location of Desert Hot Springs, and Figure 2 indicates the location of housing sites described in the Housing Element.

1.6 PROJECT OBJECTIVES

As required by State law (California Code Section 65583[b][1]), the Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA
- Assist in the development of housing to meet the needs of lower-income households
- Address and where appropriate, and legally possible, remove governmental constraints to housing development
- Conserve, preserve, and improve the condition of the existing affordable housing stock
- Promote equal housing opportunity

1.6.1 Housing Goals and Policies

The Housing Element includes the goals and policies listed in Appendix B.

1.7 ENVIRONMENTAL REVIEW

Adoption of the Desert Hot Springs Housing Element 2013-2021 is through approval of General Plan amendment by the City Council and therefore is a project pursuant to Section 15376(1) of the CEQA Guidelines. The adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development on these sites or other sites in the City. Any new construction or any other physical change that could have potentially significant impact on the environment are not anticipated from providing the set of analyses required by Government Code Section 65583 or from the Housing Plan.

The Housing Element identifies seven previously adopted specific plan areas that could provide a combined zoning capacity of 7,677 units to accommodate part of the 2014 RHNA for low- to moderate-income households. Due to a shortfall in providing RHNA units at the low- to extremely low-income levels for two planning periods, the Housing Element carries out additional analysis pursuant to Government Code Section 65584.09 to identify additional sites and rezoning that could accommodate the City's share of RHNA extremely-low- and low-income levels.

The environmental analysis in this Initial Study focuses on the indirect physical changes in the environment that could be reasonably foreseen in the City's implementation of programs identified in the Housing Plan. Section 17.40.090 (Environmental resources/constraints) of the Municipal Code establishes the City's obligation to evaluate all development proposals for compliance with the CEQA. The City as the Lead Agency determines the appropriate level of environmental analysis and discussion as appropriate for each successive implementation activity of the programs. Under CEQA, housing projects are provided streamlined relief including exemptions from its provisions.

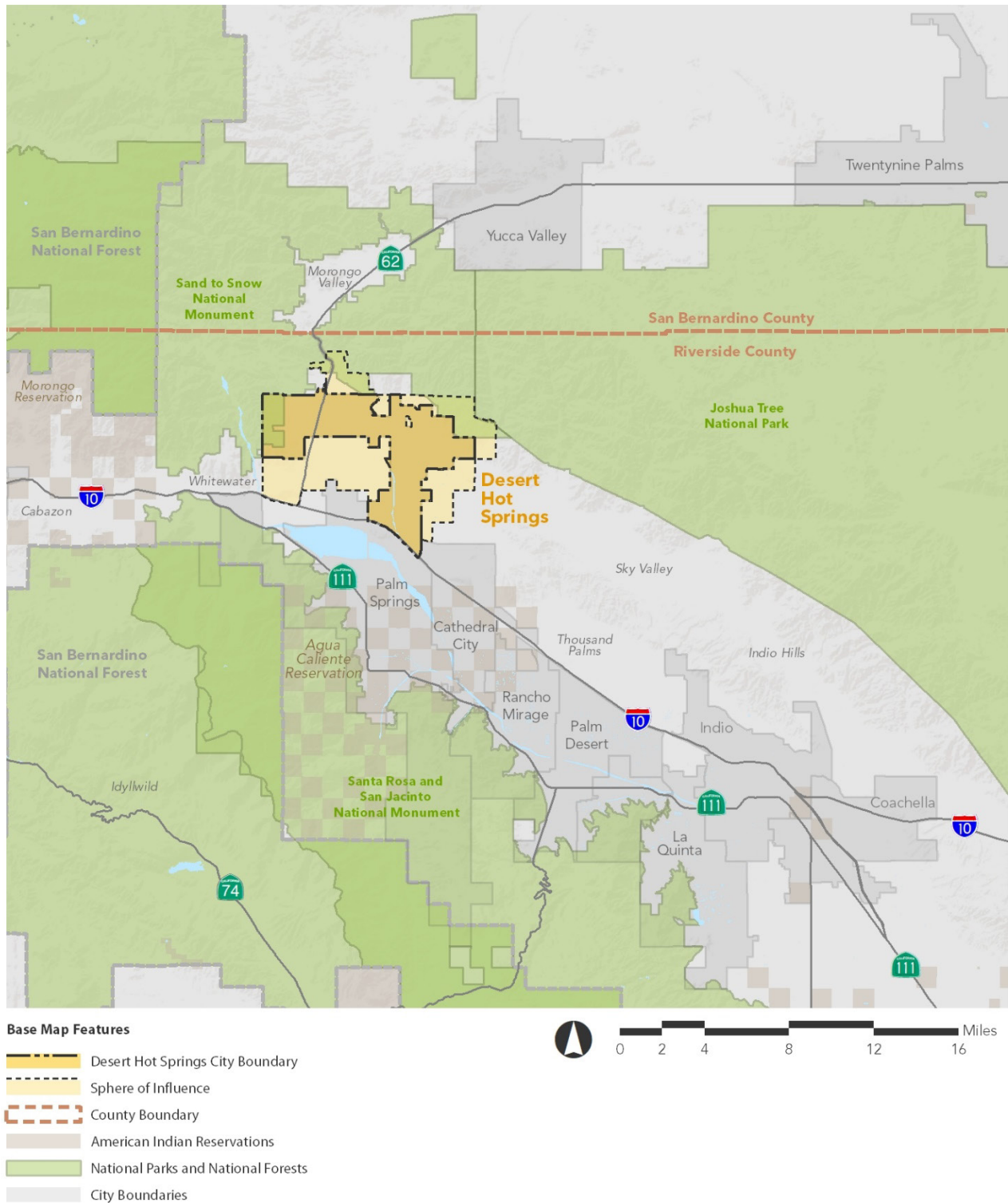
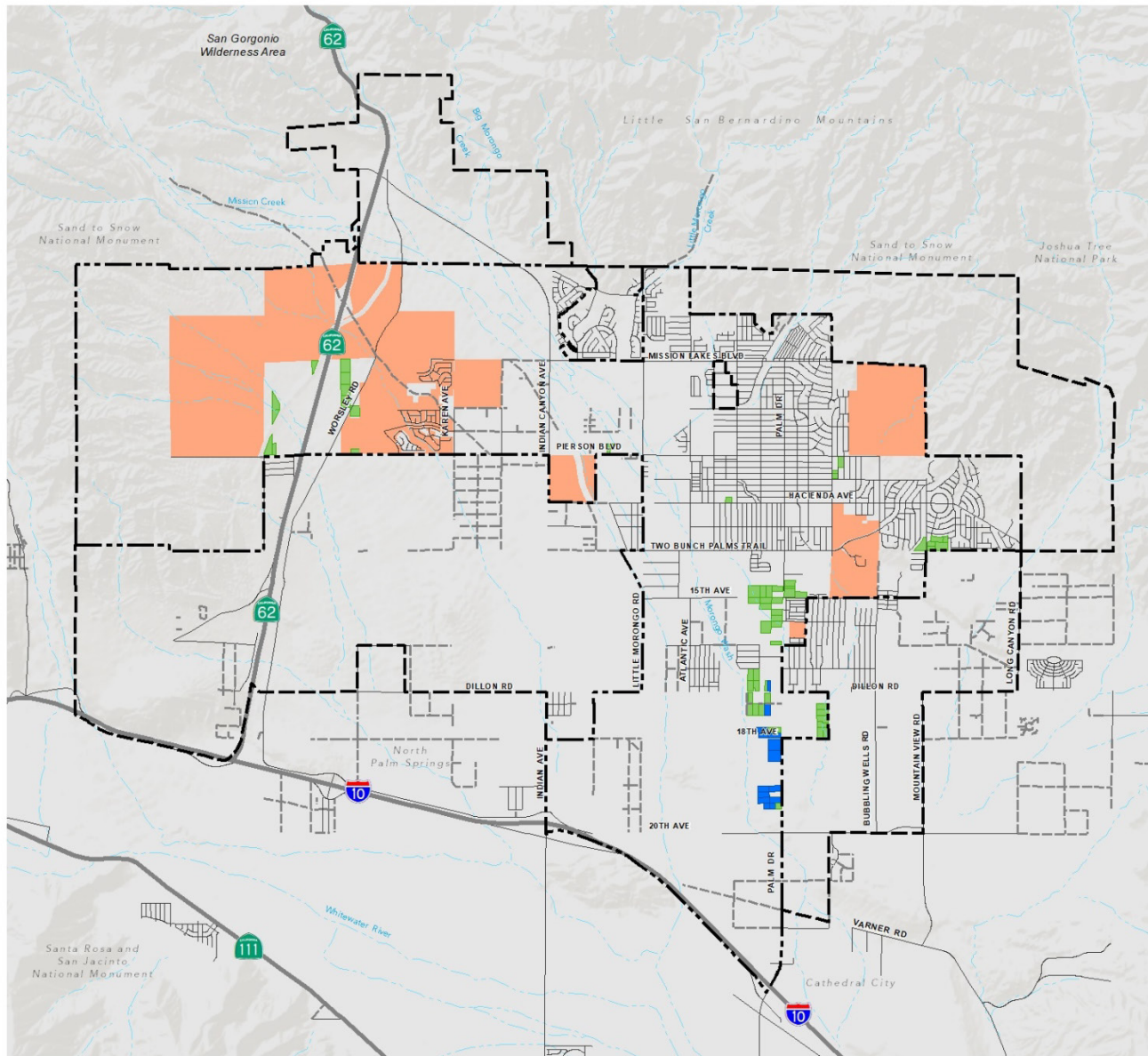


Figure 1: Project Location



Housing Element Sites Inventory

2014-2021 RHNA Sites

- Vacant Sites to be Rezoned
- Approved Projects (Specific Plans)

2008-2014 RHNA Sites

- Vacant Sites to be Rezoned

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City of Desert Hot Springs.

Date: July 2019.

Figure 2: Housing Sites

1.7.1 Program 1 (Adequate Sites – Site Rezoning), Program 6 (Affordable Housing Incentives), Program 7 (Zoning Ordinance Update) and Program 8 (Mixed-Use Development)

Implementation of these programs of the Housing Plan would include subsequent amendments to the General Plan Land Use Plan, the Zoning Code, and the Zoning Map to accommodate housing developments in the inventoried sites, which are all privately owned. Program 1 recommends rezoning sites to accommodate an identified total realistic capacity for 4,371 units (Appendix A: Sites Inventory Table). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned would allow owner-occupied and rental multifamily residential uses in which at least 20 percent of the units are affordable to lower-income households.

These sites have a total size of 348 acres. The program recommends rezoning each site to a zoning designation and corresponding density to accommodate housing at low- to extremely low-income levels. These zoning designations are R-H Residential High (30 du/ac), MU-C Mixed-Use Corridor (30 du/ac) designations, and R-M Residential Medium (20 du/ac).

Pursuant to Government Code Section 65860, the rezoning of sites would have to include updating the General Plan Land Use Plan designations to accommodate changes in the zoning designation within a reasonable timeframe. Other existing available tools as identified in Program 8 for the City to facilitate production of housing and affordable housing are pursuant to Government Code Section 65000 et seq. These include of density bonus, inclusive zoning, and standards of review of housing developments.

1.7.2 Realistic Capacity

Preparation of the Housing Element sites inventory and density levels includes consideration of existing environmental and infrastructure constraints. Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Realistic capacity takes into account:

- Development of right-of-way or habitat preservation
- Conservation activity for parts of the City lie within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP)
- Available water and sewer service

1.8 LEAD AGENCY CONTACT INFORMATION

The lead agency for the project is the City of Desert Hot Springs. The contact person for the lead agency is:

Rebecca Deming, Director of Community Development
Community Development Department
City of Desert Hot Springs
65950 Pierson Boulevard, Desert Hot Springs, CA 92240
Phone: (760) 329-6411
Email: rdeming@cityofdhs.org

Chapter 2. Environmental Checklist and Responses

Based upon the analysis contained within this Initial Study/Negative Declaration, all potential impacts resulting from the Housing Element would be less than significant or no impact.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist.


<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Greenhouse Emissions Gas	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agricultural and Forestry Resources	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Energy	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Wildfire
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or

NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Rebecca Deming,
Community Development Director
(760) 329-6411

September 5, 2019

Date

Rebecca Deming

Name

Community Development Director

Title

City of Desert Hot Springs

Agency

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

2.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project: *</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*Except as provided in Public Resources Code Section 21099				

2.1.1 Environmental and Regulatory Setting

The proposed project includes the entire corporate boundaries of the City of Desert Hot Springs. Most of the City is composed of vacant lands, both in urbanized and undeveloped areas. Desert Hot Springs is in a desert landscape within the Coachella Valley, with views of surrounding mountain ranges, which can be snow-capped during the winter months. Sitting approximately 1,000 feet above the rest of the valley, the City overlooks Palm Springs to the south and the rest of the Coachella Valley to the southeast. The extensive alluvial plains created by drainage from these mountains form the elevated valley. Some of the most important community assets are the scenic resources of the Coachella Valley, including the San Jacinto, San Bernardino and other mountain ranges surrounding and encompassing the City, and the desert floor. State Route 62 (SR-62) is a Caltrans-designated scenic highway in the City. The General Plan, the Municipal Code, and various other planning documents incorporates policies and regulations on developments to preserve scenic beauty as an asset, and to control the effects of light and glare.

2.1.2 Discussion/Determination (a-d)

Less than Significant Impact (Responses a-d). Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Any new construction or any other physical change that could have potentially significant impact on are not anticipated from providing the set of analyses required by Government Code Section 65583 or from the Housing Plan. Therefore, no impacts would occur.

2.2 AGRICULTURAL AND FOREST RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project*:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				

2.2.1 Environmental and Regulatory Setting (a – e)

The proposed project includes the entire corporate boundaries of the City of Desert Hot Springs. The desert city does not have any extant farmlands, forest lands, or timber lands, and no zones in the City accommodate forest lands or timber lands. The California Department of Conservation Farmland Mapping and Monitoring Program do not identify any farmlands in the City. The City allows limited agricultural uses in residential, commercial, and open space zones; however, the City's existing land uses do not have agricultural uses or have any under a Williamson Act contract.

2.2.2 Discussion/Determination (a-e)

No Impact. There are no forest lands or agricultural lands on or near the City of Desert Hot Springs. The project would not convert or cause the conversion of any farmland or forest land to a non-agricultural/non-forest use. The proposed project would not impact Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forest land, or land under a Williamson Act contract.

Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Any new construction or any other physical change that could have potentially significant impact on are not anticipated from providing the set of analyses required by Government Code Section 65583 or from the Housing Plan. Therefore, the project has no impact.

2.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project*:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
*Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				

2.3.1 Environmental and Regulatory Setting (a – d)

The City of Desert Hot Springs is located within the Salton Sea Air Basin (SSAB). The City of Desert Hot Springs, in relation to other areas in Southern California, has relatively good air quality. Although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley, such as pollutants originating from the South Coast Air Basin. For this reason, the South Coast Air Quality Management District (SCAQMD) regulates air quality within the Coachella Valley.

SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing and adopting the 2016 Air Quality Management Plans (AQMP). In addition, developments adopt the applicable rules issued by the SCAQMD.

Federal, State, and local governments control air quality through the implementation of laws, ordinances, regulations, and standards. The federal and State governments have established ambient air quality standards for “criteria” pollutants considered harmful to the environment and public health. National Ambient Air Quality Standards (NAAQS) have been established for carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), fine particulate matter (particles 2.5 microns in diameter and smaller, or PM2.5), inhalable coarse particulate matter (particles 10 microns in diameter and smaller, or PM10), and sulfur dioxide (SO2). California Ambient Air Quality Standards (CAAQS) are more stringent than the national standards for the pollutants listed above and include the following additional pollutants: hydrogen sulfide (H2S), sulfates (SOX), and vinyl chloride. In addition to these criteria pollutants, the federal and state governments have classified certain pollutants as hazardous air pollutants (HAPs) or toxic air contaminants (TACs), such as asbestos and diesel particulate matter (DPM).

2.3.2 Discussion/Determination

a and b) No Impact. The proposed project would not conflict with nor obstruct implementation of the SCAQMD 2016 *Clean Air Plan*. The *Clean Air Plan* includes increases in regional construction, area, mobile, and stationary source activities, and operations in its emission inventories and plans for achieving attainment of air quality standards. The level of growth accommodated in the Housing Element has been accounted for in the *Clean Air Plan*. No impact would result.

c) No Impact. The project does not involve any housing construction and thus would not result directly in the exposure of any sensitive receptors to substantial pollutant concentrations. Housing is not considered a source of substantial pollutant emissions; thus, any future housing construction facilitated by the element would not generate substantial pollutant emissions. No impact would occur.

d) No Impact. The project does not involve any housing construction and thus would not produce any odors or other emissions. Housing is not considered a source of odors or other potentially noxious emissions; thus, any future housing construction facilitated by the element would not generate other emissions. No impact would occur.

2.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.4.1 Environmental and Regulatory Setting (a – f)

The proposed project includes the entire corporate boundaries of the City of Desert Hot Springs. Within the City boundaries are stretches of undeveloped areas that support habitats of endangered or threatened species, sensitive natural communities, and accommodate the movements of wildlife. The California Natural Diversity Database (CNDDDB) identifies several areas in the City the distribution and condition of species of rare and sensitive plants, animals, and natural communities. Federal and State regulations comprehensively account for the protection of species and habitats including the Clean Water Act, Federal Endangered Species Act, Federal Migratory Bird Treaty Act, National Pollutant Discharge Elimination System, California Native Plant Protection Act, and California Endangered Species Act (CESA).

The General Plan augments local planning to protect biological resources and habitats from development. Among them include the Open Space designation for the purpose that include habitat preservation. The Open Space and Conservation Element and Flooding and Hydrology

Element contain policy direction and additional strategies for habitat protection. The Biological Resources Element contain the specific goals and policies that respond to the various habitats that make up the City's Desert Sonoran Desert Creosote Community. Parts of the City lie within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The Housing Element's realistic capacity calculation reduces developable density to account for the conservation activity in the CVMSHCP. The Municipal Code does not contain specific regulations to protect biological resources.

2.4.2 Discussion/Determination (a - f)

Less than Significant Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the construction of housing or entitle any new development. Thus, the project will not directly impact any biological resources.

The housing sites identified in the Housing Element are in both urbanized areas and on undeveloped properties near or adjacent to habitat. Those properties close to habitat largely occur within adopted specific plans, which have been planned to either avoid habitat or, as part of the mitigation required of the specific plan, have paid fees required by CVMSHCP for additional habitat acquisition. At the time development is proposed within the areas planned for housing, such development will be required to comply with applicable mitigation and the requirements of the CVMSHCP. These measures would work to avoid impacts on habitats and sensitive species. Therefore, impacts would be less than significant.

2.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.5.1 Environmental and Regulatory Setting (a – c)

The City of Desert Hot Springs occupies the ancestral lands of the Desert Cahuilla Band of Native Americans. The Cahuilla have been historically divided into "Mountain," "Desert," and "Pass" groups by anthropologists. The nine federally recognized Cahuilla tribes are the Agua Caliente, Augustine, Cabazon, Cahuilla, Los Coyotes, Morongo, Ramona, Santa Rosa, and Torres-Martinez. Prior to approximately 1500 AD, ancient Lake Cahuilla was an important resource for native peoples of the area. Lake Cahuilla was an extensive freshwater body encompassing approximately 3,410 square miles and rising 39 feet above sea level that provided both food and material resources.

The Coachella Valley region was first explored by the Spaniards in the 1770s who were heading north from Mexico to the Pacific Coast and up the Colorado River. Conflicts between the Spaniards and native populations regarding land ownership, religious practices, and cultural practices soon strained the relationship between the two groups. More devastating was the introduction of foreign disease to the Cahuilla populations. A smallpox outbreak in the early 1860s killed approximately 75 percent of the Cahuilla population, reducing their numbers from upwards of 10,000 to 2,500. Reservations were established in the 1870s to preserve the Cahuilla culture.

The Cahuilla people continue to inhabit the Coachella Valley today, with Agua Caliente Reservation located south of the City representing the closest reservation.

As of 2019, no National Register listed properties or California Historic Landmarks had been recorded. Cabot Yerxa’s 1913 “discovery of hot well water” located in front of Cabot’s Old Indian Pueblo Museum has been designated a California Point of Historic Interest. Approximately 40 properties in the City and adjacent areas are listed in the Historic Properties Directory.

The following Federal, State, and local legislation that protect cultural resources are incorporated into the review of developments.

Federal

The National Historic Preservation Act (NHPA) authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer (SHPO), provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assist Native American tribes in preserving their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

State Historic Resources

- The California Register of Historical Resources (CRHR) is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate properties that are to be protected, to the extent prudent and feasible, from substantial adverse change.
- California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below.
- California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value.

Indigenous Resources

- The Native American Graves Protection and Repatriation Act (NAGPRA) sets provisions for the intentional removal and inadvertent discovery of human remains and other cultural items from federal and tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American tribe claiming affiliation.
- Section 5097.91 of the Public Resources Code (PRC) established the Native American Heritage Commission (NAHC), whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands.
- the California Native American Graves Protection Act (NAGPRA) is consistent with the federal NAGPRA Intended to “provide a seamless and consistent state policy to ensure that all California Indian human remains, and cultural items be treated with dignity and respect.”
- Senate Bill (SB) 18 (California Government Code, Section 65352.3) and Assembly Bill (AB) 52 incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes.

California Environmental Quality Act (CEQA)

- CEQA provides for the incorporation of information and analysis of a project’s potential impact on cultural resources that draw from existing regulations at the time of project approval.

Criminal Penalties

Health and Safety Code Section 7050.5, Section 7052 and Penal Code Section 622.5 establishes criminal penalties with regards to the unpermitted disturbance of cultural resources.

2.5.2 Discussion/Determination

a) No Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the construction of housing or entitle any new development. Also, none of the identified housing sites occurs on a site designated as containing historical resources. Thus, the project will not directly impact any historical resources.

b and c) Less than Significant Impact. The project does not involve any construction activity and thus does not have the potential to directly impact cultural resources or human remains. However, future excavation and construction activities associated with housing development pursuant to the Housing Element could disturb cultural resources. Housing sites generally are located on vacant lands, and construction therefore is likely to encounter previously undisturbed soils. Section 2.5.1 describes comprehensive regulations at Federal, State, and local levels that protect cultural resources. Therefore, impact would be less than significant impact.

2.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.6.1 Environmental and Regulatory Setting (a – b)

Temperatures in Desert Hot Springs regularly exceed 100 degrees Fahrenheit and occasionally exceed 120 degrees in the summer months, and sometimes drop below freezing during nighttime in the winter.

These extremes in temperature contribute to substantially different utility bills than are typical for most Southern California households. Based on the California Department of Energy, for the Desert Hot Springs climate zone, the average household uses an average of 7,068 kilowatt-hours of electricity per year. Electricity services are provided by Southern California Edison. Southern California Edison offers residential users various rebate programs for the installation of newer, more energy-efficient equipment. The City has also participated in promoting wind energy and experimental small-scale solar energy plants, such as the 2.9-megawatt Desert Hot Springs Solar Project by Borrego Solar. The City also cooperates in regional efforts to reduce energy consumption, such as being an active member in the Coachella Valley Association of Governments Energy & Environmental Resources Committee.

Title 15 Buildings and Construction of the Municipal Code incorporates by reference the California Green Building Code, inclusive of the requirements that all new residential buildings are to be net zero energy by 2020. Title 15 also contains provisions for the facilitation of solar energy permits. Section 17.40.260 (Solar energy design standards) of the Municipal Code

2.6.2 Discussion/Determination (a - b)

Less than Significant Impact. Implementation of the Housing Element does not involve the construction of residential structures and thus will not directly result in energy consumption. Section 2.6.1 identifies the regulatory environment imposed on residential developments that would minimize energy consumption by new housing projects facilitated by the Housing Element. Section 2.6.1 also incorporates the Housing Element’s discussion on opportunity for energy conservation pursuant to the requirements of Government Code Section 65583. Also, as of 2020, new housing single-family developments will be required to provide solar panels or a shared solar-powered system. With the imposition of existing energy-saving requirements, impacts would be less than significant.

2.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? <i>Note: Refer to Division of Mines and Geology Special Publication 42.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.7.1 Environmental and Regulatory Setting (a.i – a.iv)

The most prominent and active fault systems in California—the San Andreas fault system—cuts across Desert Hot Springs northwest to southeast. Localized faults include the Mission Creek, Banning, and Devers Hill faults. A fourth fault, the Blind Canyon Fault, is located outside of the City and its sphere of influence.

Liquefaction potential in the Desert Hot Springs area is generally considered low to moderate due to the relatively deep groundwater. Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly

graded sands. Near the Banning fault, which acts as a dam for groundwater flow, groundwater levels can reach to less than 50 feet, thus creating a higher risk of liquefaction.

The Alquist-Priolo Earthquake Fault Zoning Act regulates development in California near known active faults due to hazards associated with surface fault ruptures. Chapter 15.64 and Section 17.40.090 (Environmental resources/constraints) of the Municipal Code contain the development regulations and required studies appropriate for the City's known active fault areas. It includes the prohibition of developments 50 feet of an active or potentially active faults.

Landslides typically occur in areas with steep, unstable slopes. This hazard is only found along the perimeter of the City on properties abutting the surrounding hills and mountains. Although the risk of landslides and rockfalls in most of the City is low, possible expansion into areas adjacent to steep slopes may increase exposure to these risks.

Title 15 (Buildings and Construction) of the Municipal Code incorporates by reference the provisions of the California Building Code (CBC) that cover grading and other geotechnical issues, building specifications, and non-building structures.

2.7.2 Discussion/Determination (a.i – a.iv)

Less Than Significant Impact. The project does not involve any construction activity and therefore will not directly cause potential substantial adverse effects, including the risk of loss, injury, or death related to seismic hazards. Implementation of Housing Element policy will require compliance with the California Building Code as applicable to the construction of residential structures. Section 2.7.1 identifies the regulatory environment that would allow the City to impose additional studies and regulations pursuant Section 17.40.090 (Environmental resources/constraints) and the California Building Code. These standard requirements would ensure that construction is designed to accommodate anticipated site conditions. Therefore, the project would have a less than significant impact related to seismic-related ground failure.

2.7.3 Environmental and Regulatory Setting (b)

The geography of the neighboring hillsides creates a wind funnel at the mouth of the Coachella Valley through the San Gorgonio Pass. Desert Hot Springs is located closer to the pass than all other valley cities and thus is more susceptible to high wind episodes that could exacerbate erosion. In addition to possible property damage caused by the high winds, sand and dust are blown through the air, constituents of which include fine particulate materials that can deposit in the lungs, causing significant human health hazards.

Title 15 (Buildings and Construction) of the Municipal Code incorporates by reference the provisions of the California Building Code (CBC) that covers grading and other geotechnical issues, building specifications, and non-building structures.

2.7.4 Discussion/Determination (b)

Less Than Significant Impact. Implementation of the Housing Element does not involve the construction of residential structures and thus would not result directly in the significant soil erosion or the loss of topsoil. Section 2.7.3 describes the comprehensive regulations apply to developments. These measures will reduce any potential impacts. Therefore, the project would have a less than significant impact related to soil erosion.

2.7.5 Environmental and Regulatory Setting (c - e)

The project area is dominated by alluvial sediments deposited by flood plains and through the formation of alluvial fans. The primary geologic units are Quaternary alluvium, Quaternary dunes and sands, and nonmarine sandstones. Small portions of the planning area are characterized by granite, igneous and metamorphic complexes, and dune formations. As noted in Section 2.7.1, areas along the base of the hills are subject to rockslides.

Soils on the flat lands are of poor to average quality and highly susceptible to wind and water erosion. However, they do not exhibit shrink-swell characteristics. These soil conditions also create limitations on the use of septic tanks, although historically septic tanks represented the predominate form of sewage disposal in Desert Hot Springs. While about half of properties in the City continue to rely on septic systems, new development is required to connect to sanitary sewer systems.

2.7.6 Discussion/Determination (c - e).

Less Than Significant Impact. Implementation of the Housing Element does not involve the construction of residential structures and thus would not result directly in the exposure of structures to adverse soil conditions. Section 2.7.3 describes the comprehensive regulations that will apply to housing developments proposed pursuant to Housing Element policies. Also, as noted above, new development would be required to use sanitary sewer systems rather than septic tanks. These measures will reduce any potential impacts. Therefore, the project would have a less than significant impact related to soil conditions.

2.7.7 Environmental and Regulatory Setting (f)

Paleontological resources are protected under the provisions of the Federal Antiquities Act of 1906 (16 U.S.C §§ 431 et seq.) and subsequent related legislation, regulations, policies, and guidance documents. Applicable state regulation is California Public Resources Code Chapter 1.7, Section 5097.5 (Stats. 1965, c. 1136, p. 2792) defines any unauthorized disturbance or removal of a fossil site or fossil remains on public land as a misdemeanor and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on State lands to preserve or record paleontological resources under Subsection 8.16.2.2

2.7.8 Discussion/Determination (f)

Less Than Significant Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Section 2.7.5 describes the comprehensive regulations that help protect paleontological resource or site or unique geologic feature. Any housing development project proposed on property with unique paleontological or geologic features would be required to comply with Federal, State, and local statutes and policies regarding their protection. Therefore, impacts would be less than significant.

2.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.8.1 Environmental and Regulatory Setting (a – b)

In 2013, the City of Desert Hot Springs adopted a Climate Action Plan (CAP), a comprehensive plan for the development and implementation of policies and program to reduce greenhouse gas (GHG) emissions and work toward meeting Assembly Bill 32, the Governor’s Order S-03-05, and Public Resources Code Section 21093.3. The CAP contains at least 80 measures related to the reduction of GHG emissions, and in addition to meeting statewide goals and initiatives of reducing GHG emissions, they are also in pursuit of related City-focused objectives:

- Increasing energy efficiency in local government operations and in community activities.
- Supporting City and community initiatives to increase health and wellness;
- Creating new jobs associated with smart energy management;
- Saving money now being spent for energy and keeping it in the City by establishing a revolving fund whereby funds derived from municipal energy savings will be available for municipal and community programs to further reduce GHG emissions;
- Maintaining or increasing the comfortable desert lifestyle of residents and visitors alike; and
- Bringing Coachella Valley Association of Government’s jurisdictions together for effective regional climate planning.

Section 2.3.1 Air Quality describes the efforts by the California Air Resources Board and the SCAQMD to implement the state’s efforts to reduce GHG emissions.

2.8.2 Discussion/Determination (a – b)

Less Than Significant Impact. Global climate change is the result of GHG emissions worldwide; individual projects do not generate enough GHG emissions to influence global climate change. Implementation of the Housing Element does not involve any construction activity and thus would not result in any direct and/or cumulatively considerable contribution to global climate change. Any new construction or any other physical change that could have potentially significant impact would be analyzed on a project-specific basis. Such development would be required to comply with provisions of the City’s CAP and any emissions-reducing and energy-savings regulations in place at the time the development is proposed. With compliance with existing regulations, impacts are anticipated to be less than significant.

2.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.9.1 Environmental and Regulatory Setting (a - d)

The City’s corporate boundaries include 30.5 square miles of vacant and urbanized lands. Several sites in the City are identified in Government Code 65962.5 (“Cortese List”), which is updated. The City’s built environment includes public facilities, utilities, industrial operations, and other facilities that handle and transport hazardous materials. The City include transportation corridors along which hazards and hazardous materials could be transported.

The U.S. Environmental Protection Agency (U.S. EPA) regulates the disposal of hazardous wastes under the Resource Conservation and Recovery Act (RCRA). The U.S. EPA maintains lists of federally regulated hazardous wastes which are generally characterized as ignitable, corrosive liquid, reactive, and toxic. The California Department of Toxic Substance Control (DTSC) regulates the disposal of non-RCRA hazardous wastes in California (22 CCR §66261 et. al). California has adopted hazardous waste listings similar to the RCRA hazardous waste lists.

Chapter 13.08 (Stormwater Management of Discharge Controls) of the Municipal Code contains a suite of specific regulations that implement the following to ensure the future health, safety, and general welfare City residents (Section 13.08.010): a) regulating non-stormwater discharges to the municipal separate storm drain; b) controlling the discharge to municipal separate storm drains from spills, dumping or disposal of materials other than stormwater; and c) reducing

pollutants in stormwater discharges to the maximum extent practicable; protecting and enhancing the water quality of watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Clean Water Act.

Best management practices (BMPs) are required for any development subject to the Chapter's applicable regulations for the safe use, handling, storage of materials, spill prevention and response would be implemented during project construction which would include measures such as designating specific storage areas, limiting quantities of hazardous materials stored on site, daily inspections of equipment for leaks and the on-site maintenance of adequate quantities of absorbent materials to clean up the largest foreseeable leak.

2.9.2 Discussion/Determination (a - d)

Less Than Significant Impact. Implementation of the Housing Element does not involve any construction activity and thus would not result in any direct impact regarding hazardous materials. With regard to construction activity associated with housing development facilitated by Housing Element policies, housing generally is not considered a significant generator or user of hazardous materials. The construction of residential structures could involve the use of toxic and hazardous substances in the form of vehicle fuels and fluids, paints, coatings, CIPP chemicals, and other typical construction materials. During operations, hazardous materials typically consist of small amounts of household cleaners, paints, and pesticides used on landscaping. All of these materials are controlled by existing Federal and State laws. With compliance with existing regulations, impacts would be less than significant.

2.9.3 Environmental and Regulatory Setting (e)

There are no airports or private airstrips in the City. Palm Springs International Airport is located four miles south of the City. However, the City is not located within the noise compatibility contours of the airport, as documented in the Riverside County Airport Land Use Compatibility Plan for the Palm Springs International Airport.

2.9.4 Discussion/Determination (e)

No Impact. Because the City does not lie within any airport influence area, no impact would occur.

2.9.5 Environmental and Regulatory Setting (f)

The key evacuation routes in Desert Hot Springs are those main roads that connect to Highway 62 and Interstate 10: Pierson Boulevard, Dillon Road, Indian Canyon Drive, and Palm Drive. The City participates in the Coachella Valley Disaster Preparedness Network to improve and coordinate emergency response services.

2.9.6 Discussion/Determination (f)

Less Than Significant Impact. Implementation of the Housing Element does not involve any construction activity and thus would not result in any direct impact regarding impairment of emergency response plans and services. In the review of development proposals for housing (and all projects), the City's fire and police personnel participate to identify any emergency access needs and to ensure developments do not hinder or conflict with emergency response plans. Thus, the proposed project would have a less than significant impact with regard to emergency plans.

2.9.7 Environmental and Regulatory Setting (g)

In Riverside County, wildland fires historically have occurred in the brush-covered hills that frame many communities. The California Department of Forestry and Fire Protection prepares maps that identify Very High Fire Hazard Severity Zones. These maps show that much of Desert Hot Springs has a “moderate” fire hazard. Properties along the hillslopes are designated as having a “high” fire hazard, with some areas even classified “very high” fire hazard. Much of the hills surrounding the City are designated as having a high or very high fire hazard. However, these hills contain sparse vegetation, which limits the risk of a wildfire’s ability to spread.

In addition to the City’s implementation of the California Fire Code, development standards from the Riverside County Fire Department also apply. These include special construction standards for buildings within high fire areas and standards for fuel modification design and maintenance for areas within high fire zones and mountainous areas. These standards are implemented through the review of development proposals by the Riverside County Fire Department in coordination with the City staff’s review.

2.9.8 Discussion/Determination (g)

Less Than Significant Impact. Implementation of the Housing Element does not involve any construction activity and thus would not result in any direct impact regarding exposure of people and structures to wildland fire hazards. New housing development pursuant to Housing Element policies could result in the construction of homes in moderate and high fire zones. In the review of development proposals for housing (and all projects), the City’s fire personnel participate to identify any fire hazard and fire protection concerns. This includes establishing emergency access needs and proper clearance around structures. In addition, all projects must comply with fire codes in place at the time of construction. Finally, the City has the ability to limit the placement and density of residential structures in fire hazard areas. With implementation of existing laws and review practices, impacts could be reduced to a less than significant level.

2.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.10.1 Environmental and Regulatory Setting (a-b; e)

The planning area is located entirely within the Salton Sea watershed, within the larger Colorado River Basin Region, which is under the jurisdiction of the Colorado River Basin Regional Water Quality Control Board. The Colorado River Basin region is divided into seven planning areas based upon economic and hydrologic conditions. The Coachella Valley Planning Area, which Desert Hot Springs is located within, covers the central western portion of the region encompassing approximately 1,920 square miles and many small internal drainage basins.

The City does not contain any permanent watercourses or bodies of water. During and following storm events, numerous drainages fill with water and flow in varying directions across the City. The majority of these watercourses drain toward the southeast, most notably Mission Creek from the west, Big Morongo Creek and Little Morongo Creek from the north, and the Whitewater River, which skirts the southwestern edge of the planning area.

Desert Hot Springs is located within the Coachella Valley groundwater basin, which is subdivided into sub-basins, including the Desert Hot Springs, Indio, and Mission Creek sub-basins. The Mission Springs Water District (MSWD), which serves much of the City, pumps groundwater from the Mission Creek and Indio sub-basins. Coachella Valley Water District's (CVWD) service area includes a small portion of the southern area of the City. CVWD groundwater supplies originate from the Mission Creek sub-basin, as well as the Upper and Lower Whitewater sub-basins. Groundwater supply management occurs through a system of water agencies over the various basins and subbasins, while groundwater quality is managed by the Regional Water Quality Control Board (RWQCB).

The groundwater basin underlying the City consists of several sub-basins formed by the extensive fault system. The depth, quality, and character of water within each sub-basin varies. The portion of the Desert Hot Springs sub-basin that underlies the City contains hot mineral water that comes from fissures in the Earth and varies in temperature and mineral content. Hot water temperatures typically exceed 100 degrees Fahrenheit, and the water is highly mineralized, therefore unsuitable for use as drinking water. The Desert Hot Springs sub-basin is primarily pumped by private users at the numerous resort spas located in the northeastern portion of the City.

Local sub-basins have experienced overdraft as development has increased water demand over time. Water quality in the sub-basins is generally quite good, with the exception of nitrate levels (due to the presence of septic disposal systems).

Water quality and waste discharge standards are adopted and enforced by the Colorado River Basin RWQCB through its Water Quality Control Plan, also known as the Basin Plan. The Basin Plan provides policies, objectives, and guidelines for the maintenance and improvement of water quality in surface and groundwater bodies.

Federal Clean Water Act

The Clean Water Act (CWA) is the primary Federal legislation governing water quality; it forms the basis for several State and local laws throughout the nation. The objective of the CWA is "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 402 of the Act establishes the National Pollutant Discharge Elimination System (NPDES), which is a permitting system for the discharge of any pollutant (except for dredge or fill material) into waters of the U.S. In California, this permit program is administered by the RWQCBs.

Desert Hot Springs is an NPDES co-permittee through the Riverside County Flood Control and Water Conservation District.

Porter-Cologne Water Quality Control Act

The State's Porter-Cologne Water Quality Control Act, as revised in December 2007 (California Water Code Sections 13000-14290), provides for protection of the quality of all waters in California for use and enjoyment by all people in the State. It further provides that all activities that may affect the quality of waters be regulated to obtain the highest water quality reasonable, considering all demands being made and to be made on those waters.

State Water Resources Control Board

Created by the California State Legislature in 1967, the State Water Resources Control Board holds authority over water resources allocation and water quality protection within the State. The five-member State Water Resources Control Board allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine RWQCBs. The mission of the State Water Resources Control Board is to, "preserve, enhance, and restore the quality of California's water resources, and ensure their proper allocation and efficient use for the benefit of present and future generations."

2.10.2 Determination/Discussion (a-b; e)

Less Than Significant Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Thus, the project would not result in any direct impact on water quality, groundwater supplies, or management of water quality or supplies.

The Housing Element would facilitate housing construction pursuant to land use policies in the Land Use Element and Housing Element. New construction has the potential to:

- Result in new sources of urban runoff that could enter surface waters
- Demand substantial new water supplies from groundwater basins
- Increase the demand for management of both surface water quality and water supplies

Because water service is provided by agencies other than the City, the City is largely reliant upon those agencies to monitor and manage both water quality and water supply. To help address water quality, the City requires developers to comply with NPDES standards both during project construction and operations. Construction mitigation typically consists of site runoff control. Long-term operational mitigation involves capturing and cleaning urban runoff before it is discharged into groundwater or storm drains. Every development project would be required to comply with NPDES regulations; thus, water quality impacts would be less than significant.

With regard to water supply and groundwater management, both the MSWD and CVWD are required by State law every five years to prepare Urban Water Management Plans (UWMP) to document their ability to provide water during wet and dry years. The projections are based upon growth projections provided by those cities and unincorporated county areas served. MSWD's 2015 UWMP indicates that groundwater basins are experiencing overdraft conditions due to current and projected growth, and that recharge from imported sources will be needed to reduce annual and cumulative overdraft. Sources are available from the State Water Project and Colorado River to meet projected long-term needs. Thus, impact would be less than significant.

2.10.3 Environmental and Regulatory Setting (c - d)

As noted above, the City does not contain any permanent watercourses or bodies of water. During and following storm events, numerous drainages fill with water and flow in varying directions across the City. The majority of these watercourses drain toward the southeast, most notably Mission Creek from the west, Big Morongo Creek and Little Morongo Creek from the north, and the Whitewater River, which skirts the southwestern edge of the planning area.

Although storm events are rare, when severe enough, they pose a substantial hazard to properties in the City. A large portion of the central area of the City, as well as the southern area, are subject to National Flood Insurance Program (NFIP) mapped 100-year floods. The majority of the area crosses northwest to southeast following the Mission Creek, Big Morongo, and Little Morongo drainages. In the southern area of the City, these drainages meet the drainage extending from the Long Canyon area from the eastern area of the City. Certain segments of natural drainage areas have been channelized in the northeastern and eastern portions of the City.

No properties in Desert Hot Springs are subject to tsunami hazards due to the City's distance from the Pacific Ocean. Also, no seiche hazards exist because no large surface water bodies exist in the vicinity.

2.10.4 Determination/Discussion (c - d)

Less than Significant Impact. With regard to alteration of drainage patterns and release of pollutants in the event of flooding, the proposed Housing Element does not involve any construction activity and thus does not pose any direct impact.

Housing development proposed pursuant to Housing Element policy has the potential to result in new units near drainage courses and flood zones. Large subdivisions could result in localized alteration of drainage patterns, but no development would be allowed to alter the course of the Mission Creek, Big Morongo, and Little Morongo drainages. Localized alteration associated with development projects would be reviewed by City staff and the RCFCWCD to ensure that drainage volumes onto adjacent properties are not increased and drainage patterns conform to RCFCWCD plans. With implementation of standard regulatory requirements, impact would be less than significant.

While the RCFCWCD is working to address regional flood issues, the potential exists for runoff from major storm events to wash pollutants such as vehicle greases and oils and pesticides from landscaping into regional flood control channels. Given the infrequency of such events, these indirect impacts are considered less than significant.

2.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.11.1 Environmental and Regulatory Setting (a – b)

The City’s corporate boundaries encompass 30.5 square miles. The built environment is characterized by low-density residential development, several commercial centers at key intersections, a pedestrian-scale downtown, and light industrial uses on the periphery. Major natural features include Mission Creek Wash through the center of the City, the hillsides to the north, and protected habitat lands along the creek (protected via the Coachella Valley Multi-Species Habitat Conservation Plan, or CVMSHCP).

Land use planning policies citywide are contained in the City’s General Plan, adopted in 2000. The City is currently in the process of comprehensively updating the General Plan, with anticipated adoption in the spring of 2020. Other documents that regulate land use include the Parks and Recreation Master Plan, Local Hazard Mitigation Plan, and CVMSHCP.

2.11.2 Discussion/Determination (a – b)

No Impact. Adoption of the Housing Element would not result directly in the approval of any housing development. The element establishes a framework for housing production. Largely the element proposes locations for housing pursuant to the adopted Land Use Element’s land use plan. However, in order to achieve the RHNA for the current and past housing element cycles for the extremely/very low- and low-income categories, the element calls for rezoning 58 sites to R-M Residential Medium (20 du/ac), R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac), and reflecting these proposed zones on the land use plan. The sites to be rezoned are located within the established developed areas of Desert Hot Springs. Thus, the proposed rezoning would not divide an established community. Also, the rezoning would not conflict with the land use plan since the plan already accommodates suburban development. No impact would occur.

2.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.12.1 Environmental Setting (a – b)

Within the City are mapped aggregate (construction material) resources and one permitted aggregate mine, the Super Creek (Painted Hills) quarry. The mapped resource area occurs in a small hillside at the City’s northern edge, adjacent to a master-planned golf community that has been built out. The quarry is located in the hills west of Highway 62, some distance from developed areas of Desert Hot Springs.

Regulations affecting mineral resources and mining activities are contained in Municipal Code Chapter 17.132 (Surface Mining and Land Reclamation), which incorporates the requirements of Public Resources Code Section 2710 et seq. (Surface Mining and Land Reclamation Act of 1975).

2.12.2 Discussion/Determination (a – b)

No Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Thus, the project would not directly result in the loss of land suitable for aggregate mining.

The proposed rezoning of properties to accommodate the RHNA would apply to sites within the developed City core. Existing mapped aggregate resource areas and the quarry would not be affected by the rezoning. Thus, impact would be less than significant.

2.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.13.1 Environmental and Regulatory Setting (a - b)

Desert Hot Springs is a quiet desert environment where people appreciate the stillness, particularly during evening and night-time hours. The primary noise sources are traffic along the I-10 and arterial roadways and the CPV Sentinel Power Plant (within an industrial area). In residential neighborhoods, noise sources include motorized landscaping equipment and outdoor activities such as parties and play activities in parks and schools.

Municipal Code Title 15 (Buildings and Construction) references the noise attenuating regulations of Title 24 of the California Code of Regulations, also known as the California Building Standards Code (CBC). Title 24 establishes building standards applicable to all occupancies throughout the State. The CBC provides acoustical regulations for both exterior-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses

The General Plan Noise Element incorporates the noise/land use compatibility guidelines contained in the Office of Planning and Research’s 2003 General Plan Guidelines. Chapter 8.12 of the Municipal Code establishes regulations to control and abate unnecessary, excessive annoying noise and vibration. The Coachella Valley Multiple Species Habitat Conservation Plan Adjacency Guidelines states the following noise-specific policy:

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

The City does not have any regulations regarding ground-borne vibration.

2.13.2 Discussion/Determination (a – b)

Less than Significant Impact. Adoption of the Housing Element does not involve any construction activity and thus would not result in any direct noise or ground-borne vibration impacts. Implementation of the project over time could result in the development of housing, the construction of which would generate short-term noise and the operation of which could produce noise generally associated with residential uses. Also, the addition of new residents would result in increased vehicles on area roads and thus contribute to traffic noise.

Construction activities would be required to comply with Municipal Code Section 9.04.030 (Construction-Hours of work permitted), which limits the hours of construction to 7:00 am to 5:00 pm (6:00 am to 6:00 pm during daylight savings time), with no construction allowed on Sundays. With regard to operational noise, Municipal Code Chapter 8.12 (Noise Control) regulates noise activities on all properties. Compliance with these regulations would result in a less than significant impact.

2.13.3 Environmental and Regulatory Setting (c)

There are no airports or private airstrips in the City. Palm Springs International Airport is located four miles south. No part of the City is located within the noise impact contours identified in the Riverside County Airport Land Use Compatibility Plan for the Palm Springs International Airport.

2.13.4 Discussion/Determination (c)

No Impact. No impact would occur since no part of the City is affected by airport activity.

2.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Induce a substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2.14.1 Environmental Setting (a – b)

The population of the City as of 2018 (the most recent date for which data are available) was just below 30,000, a relatively small share of Coachella Valley’s population of approximately 700,000. The Housing Element addresses the housing need in the City and includes a Housing plan to address the City’s RHNA housing allocation for the 2013-2021 period. As noted above in the Land Use discussion, in order to achieve the RHNA for the current and past housing element cycles for the extremely/very low- and low-income categories, the element calls for rezoning 58 sites to R-M Residential Medium (20 du/ac), R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac), and reflecting these proposed zones on the land use plan. The sites to be rezoned are located within the established developed areas of Desert Hot Springs.

2.14.2 Discussion/Determination (a – b)

No Impact. The project does not involve any proposal to extend infrastructure and thus would not result in any indirect impacts that would induce population growth.

Implementation of the Housing Element could result in new housing production that addresses the City’s RHNA allocation. Element policies and programs have been crafted to address the RHNA allocation and thus be consistent with regional growth policy. The proposed rezoning would occur within established suburban areas where public services and facilities already exist. No proposed policies would result in the removal of existing housing, nor are policies proposed that would facilitate displacement. No impact would occur.

2.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.15.1 Environmental Setting

Fire protection is provided by the Riverside County Fire Department (RCFD) from two fire stations located in the City. Law enforcement services are provided by the City’s own Police Department from a station located in downtown. The Palm Springs Unified School District operates the nine public schools in the City that serve K-12 student populations. The City has 40 acres of improved parklands, and residents have ready access to federally owned recreation and natural areas surrounding the community.

Municipal Code Chapter 17.144 (Development Impact Fees) establishes the following development impact fees to finance the cost of the following categories of public facilities and improvements required by new development:

- 1. Law Enforcement Facilities, Vehicles and Equipment Fee.** A development impact for law enforcement facilities, vehicles and equipment.
- 2. Fire Suppression Facilities and Response Vehicles.** A development impact fee for fire suppression facilities and response vehicles.
- 3. Streets, Bridges and Traffic Signals.** A development impact fee to fund streets, bridges, and traffic signals.
- 4. Storm Drainage Facilities.** A development impact fee for storm drainage facilities.
- 5. General Facilities, Vehicles and Equipment.** A development fee for general facilities, vehicles, and equipment.
- 6. Community (Public Use) Center Facilities.** A development fee for community (public use) center facilities.
- 7. Aquatic Center Facilities.** A development fee is established for the construction of additional aquatic centers.
- 8. Park Acquisition and Development.** A development impact fee is established for parkland and open space acquisition and parkland development.

2.15.2 Discussion

Less than Significant Impact. Implementation of the Housing Element could lead indirectly to an increase demand in public services. While the project does not involve any housing construction, long-term implementation of policy could facilitate housing development, with new residents placing new demands on public facilities services and possibly requiring, for example, new schools and fire stations. As noted in Section 2.15.1 above, the City imposes fees on new development to fund a comprehensive suite of public facilities . These are adjusted over time to reflect the costs of providing needed facilities. Therefore, impact would be less than significant.

2.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.16.1 Environmental Setting (a – b)

The City has 40 acres of improved parklands, and residents have ready access to federally owned recreation and natural areas surrounding the community. Municipal Code Chapter 17.144 (Development Impact Fees) establishes the following development impact fees to finance the cost of the following categories of recreational facilities and improvements required by new development:

1. **Community (Public Use) Center Facilities.** A development fee for community (public use) center facilities.
2. **Aquatic Center Facilities.** A development fee for the construction of additional aquatic centers.
3. **Park Acquisition and Development.** A development impact fee for parkland and open space acquisition and parkland development.

2.16.2 Discussion/Determination (a – b)

Less than Significant Impact. While adoption of the Housing Element would not involve any housing construction, implementation of element policies over time could lead indirectly to increased demand for recreational facilities and/or include the construction of recreational facilities as part of specific plan and residential subdivision projects. The payment of development fees per Municipal Code Chapter 17.144 would help fund the costs of new public recreational facilities, with long-term maintenance costs funded via the City’s General Fund. Private facilities would be built and maintained by private homeowner associations. Therefore, project impacts would be less than significant.

2.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.17.1 Environmental and Regulatory Setting (a – d)

Desert Hot Springs is served directly by I-10 along its southern border and SR-62 along its western border. I-10 is a transcontinental freeway, with interchanges at SR-62, Indian Canyon Drive, and Palm Drive providing direct connectivity to the City. SR-62 is a four-lane divided scenic highway.

The local road system consists of a well-defined grid pattern, with Dillon Road and Pierson Boulevard as the major east-west arterials. Indian Canyon Drive, Palm Drive, and Mountain View Road are major north-south roads. Local transit service is provided by the Sunline Transit Agency.

Current programs, plans, ordinances, and policies addressing the circulation system include the General Plan, the Bicycle and Pedestrian Master Plan, the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the Riverside County Transportation Commission Long-Range Transportation Plan (LRTP).

Municipal Code Chapter 17.144 (Development Impact Fees) establishes development impact fee regulations pursuant to City ordinances and the State’s Mitigation Fee Act. The Chapter provides for development impact fees, in-lieu fees, and provision of acceptable improvements that are transportation related. These provide for the payment of the actual or estimated costs of constructing and improving streets, traffic signals, and bridges, including any required acquisition of land. Chapter 16.12 (Bridges and Thoroughfares) imposes on subdivisions improvements or the payment of fees to defray the actual or estimated cost of the construction of bridges over waterways, railways, highways and canyons and/or major thoroughfares as a condition of approval of a final map or as a condition of issuing a building permit.

2.17.2 Discussion/Determination (a – d)

Less Than Significant Impact. Adoption of the Housing Element does not involve any construction activity and thus will not result in a direct impact on transportation systems. The project would facilitate housing development pursuant to element policies, and these developments could be expected to create new vehicle trips and vehicle miles traveled.

Development potential includes housing units beyond accommodation of the current Land Use Element. In parallel with this Housing Element update, the City is preparing a comprehensive General Plan update that includes a land use plan crafted to accommodate this long-term housing need and a transportation system designed and balanced to handle anticipated future traffic volumes and the associated vehicle miles traveled. Given that the City is committed to adopting and funding a plan capable of responding to long-term growth, impact would be less than significant.

With regard to hazardous road designs, the project does not involve any road design. No impact would occur.

With regard to emergency access, refer to the discussion and analysis in Section 2.9.f.

2.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.18.1 Environmental and Regulatory Setting

Refer to Section 2.5.1 Cultural Resources for the environmental and regulatory setting background of the project site.

2.18.2 Discussion/Determination

Less Than Significant. Adoption of the Housing Element does not involve any construction activity and thus would not result in any direct impacts on tribal cultural resources. Implementation of the element could result in construction and excavation activities that could disturb cultural resources. Sites proposed for rezoning typically are on vacant properties, and any future housing construction would involve grading of previously undisturbed soils that could disturb archaeological resources. Section 2.5.1 describes comprehensive regulations at Federal, State, and local levels that protect cultural resources. With continued application of these regulations, impact would be less than significant.

2.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.19.1 Environmental and Regulatory Setting (a – e)

Utility service providers in Desert Hot Springs are:

- Water – Mission Springs Water District (MSWD) and Coachella Valley Water District (CVWD)
- Wastewater - MSWD
- Electric power – Southern California Edison
- Natural gas - SoCal Gas
- Telecommunications - Various franchise providers
- Solid waste – Desert Valley Disposal (DVD)

Water Service

MSWD serves the majority of the City. MSWD obtains all water provided to the planning area from pumping groundwater out of the Mission Creek Subbasin. CVWD also has rights to groundwater from the Mission Creek Subbasin. The MSWD Water Master Plan identifies a variety of improvements to be implemented over time to meet demands for water supply and fire-fighting purposes. This includes improvements to over 169,000 linear feet of distribution pipelines, booster stations, increased storage tank capacity, and increased pressures to meeting fire-fighting needs.

The CVWD annual operating and capital improvement budget identifies improvements to be implemented in the upcoming years. Planned domestic water improvements include reservoir construction, booster stations, water pipeline improvements, and well drilling and upgrades.

Wastewater Service

MSWD provides wastewater collection and treatment services within Desert Hot Springs. Roughly half of properties in the City remain on individual on-site septic disposal systems. MSWD proposes to implement significant upgrades to its system, including construction of a new, phased water reclamation facility (sewage treatment and water reclamation) with an ultimate capacity of 20 million gallons per day. Collection facilities will also be installed to serve properties not currently provided with connections to the community wastewater system. Construction is anticipated to begin in the fourth quarter of 2019.

Natural Gas, Electric Power, and Telecommunications

Energy and telecommunications services are provided by private utility companies. These companies are responsible for providing new facilities needed to meet demand associated with growth. Facilities improvements are funded by user fees.

Landfills

Desert Valley Disposal (DVD) offers complete residential, commercial, and roll-off trash removal services, including recycling, green waste, construction and debris collection, residential motor oil pick-up, and selected household hazardous waste and bulky item pickup.

A number of regional landfills accept construction waste and municipal waste. DVD utilizes the Edom Hill Transfer Station, from which waste is transferred primarily to the Lamb Canyon Landfill (between the cities of Beaumont and San Jacinto). Lamb Canyon Landfill is operated by Riverside County. Lamb Canyon is estimated to operate until 2021 at a minimum; expansion potential exists on the landfill site. The Badlands Landfill is another option for DVD. Badlands Landfill has an estimated total capacity of 15.237 million tons.

2.19.2 Discussion/Determination (a – e)

Less Than Significant Impact. Adoption of the proposed Housing Element does not involve the construction of any housing units and thus would not have any direct impact on utility systems. No new or expanded water, wastewater treatment, electric power, natural gas, or telecommunication facilities are included as part of the project. Thus, no direct impacts would occur.

Implementation of housing policy could facilitate housing production that would require provision of utility facilities and services, including the possible construction of new facilities. MSWD has plans in place to respond to anticipated growth needs. Private utility companies regularly plan as well to serve anticipated demand. These providers are required to undertake CEQA review for any planned utility facilities expansion and improvements. Because regulatory provisions are in place to respond to future demand in a planned manner subject to CEQA review and mitigation, impacts associated Housing Element adoption would be less than significant.

2.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located near state responsibility areas or lands classified as very high fire hazard severity zones?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.20.1 Environmental and Regulatory Setting (a – d)

A very small area of the City, around the Mission Lakes subdivision, is designated as a very-high-fire hazard. This portion of the City and the areas near it are already developed with residential structures and associated improvements such as golf course greenery.

2.20.2 Discussion/Determination (a – d)

Less Than Significant Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Thus, the project would not result directly in any action that would expose people or properties to wildfire or post-wildfire hazards conditions.

Sites identified in the Housing Element for future housing development would not increase the density of housing in areas near very high fire hazard severity zones. Impact would be less than significant.

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means the incremental effects of a project are considerable when viewed in connection with the efforts of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2.21.1 Discussion/Determination (a – c)

Less Than Significant Impact. Adoption of the Housing Element is not in conjunction with an implementation action such as rezoning, amendment to the Land Use Plan, or approval of new developments. The proposed project does not involve the physical construction of housing or entitle any new development. Thus, no direct impact would occur.

As described in the preceding analysis, regulatory requirements are in place to protect habitat consistent with the Coachella Valley Multi-Species Habitat Conservation Plan. The few designated historic properties in the City are protected by Federal and State laws. Archaeological resources are protected by State law. Thus, development facilitated by the Housing Element would not result in any indirect impacts.

The Housing Element is a policy document that addresses the cumulative need for housing. Thus, this Initial Study, by nature, assesses the cumulative direct and indirect impacts of Housing Element adoption and implementation. As the preceding analyses conclude, cumulative impacts would result in either no impact or less than significant impacts.

In conclusion, the project would not result in any substantial adverse effects on humans, either directly or indirectly.

Chapter 3. List of Preparers

Lead Agency

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Lead Analyst: Bryan Fernandez

Chapter 4. References

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APPENDICES

Appendix A. Housing Element Sites Inventory

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
656030008	Unaccommodated 2008-2014 RHNA	4.69	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050002	Unaccommodated 2008-2014 RHNA	4.69	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050003	Unaccommodated 2008-2014 RHNA	1.85	MU-C	G-C/R-H	vacant	Gross	30	22	Very Low/Low	No	No	Yes
656050004	Unaccommodated 2008-2014 RHNA	7.38	MU-C	G-C/R-H	vacant	Gross	30	89	Very Low/Low	No	No	Yes
656060006	Unaccommodated 2008-2014 RHNA	4.62	MU-C	G-C/R-H	vacant	Gross	30	55	Very Low/Low	No	No	Yes
656060009	Unaccommodated 2008-2014 RHNA	4.63	MU-C	G-C/R-H	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656060010	Unaccommodated 2008-2014 RHNA	4.94	MU-C	G-C/R-H	vacant	Gross	30	59	Very Low/Low	No	No	Yes
656070012	Unaccommodated 2008-2014 RHNA	4.45	MU-C	G-C/R-H	vacant	Gross	30	53	Very Low/Low	No	No	Yes
656070023	Unaccommodated 2008-2014 RHNA	3.01	MU-C	G-C/R-H	vacant	Gross	30	36	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.60	MU-C	G-C/R-H	vacant	Gross	30	55	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.13	MU-C	G-C/R-H	vacant	Gross	30	50	Very Low/Low	No	No	Yes
657060008	Unaccommodated 2008-2014 RHNA	2.30	MU-C	G-C/R-H	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657220003	Unaccommodated 2008-2014 RHNA	3.84	MU-C	G-C/R-H	vacant	Gross	30	46	Very Low/Low	No	No	Yes
657220021	Unaccommodated 2008-2014 RHNA	4.50	MU-C	G-C/R-H	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2008-2014 RHNA	5.19	MU-C	G-C/R-H	vacant	Gross	30	62	Very Low/Low	No	No	Yes
657290010	Unaccommodated 2008-2014 RHNA	2.54	MU-C	G-C/R-H	vacant	Gross	30	30	Very Low/Low	No	No	Yes
642021002	Unaccommodated 2008-2014 RHNA	5.08	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
642031002	Unaccommodated 2008-2014 RHNA	1.27	R-H	R-H	vacant	Gross	30	23	Very Low/Low	No	No	Yes
642031003	Unaccommodated 2008-2014 RHNA	2.24	R-H	R-H	vacant	Gross	30	40	Very Low/Low	No	No	Yes
656030005	Unaccommodated 2008-2014 RHNA	9.95	R-H	R-H	vacant	Gross	30	179	Very Low/Low	No	No	Yes
656030006	Unaccommodated 2008-2014 RHNA	5.04	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
656030007	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656050006	Unaccommodated 2008-2014 RHNA	5.13	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
656060001	Unaccommodated 2008-2014 RHNA	4.99	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060004	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060005	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656070011	Unaccommodated 2008-2014 RHNA	8.67	R-H	R-H	vacant	Gross	30	156	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.89	R-H	R-H	vacant	Gross	30	88	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.86	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657220013	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220014	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220015	Unaccommodated 2008-2014 RHNA	5.12	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
642255013	Unaccommodated 2008-2014 RHNA	6.88	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
644180006	Unaccommodated 2008-2014 RHNA	2.05	R-M	R-M	vacant	Net	20	25	Very Low/Low	No	No	Yes
644180008	Unaccommodated 2008-2014 RHNA	2.01	R-M	R-M	vacant	Net	20	24	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	2.67	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	7.63	R-M	R-M	vacant	Gross	20	59	Very Low/Low	No	No	Yes
644180010	Unaccommodated 2008-2014 RHNA	2.49	R-M	R-M	vacant	Gross	20	19	Very Low/Low	No	No	Yes
657230005	Unaccommodated 2008-2014 RHNA	4.88	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230006	Unaccommodated 2008-2014 RHNA	4.89	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230013	Unaccommodated 2008-2014 RHNA	4.93	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230023	Unaccommodated 2008-2014 RHNA	4.82	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230025	Unaccommodated 2008-2014 RHNA	5.77	R-M	R-M	vacant	Gross	20	45	Very Low/Low	No	No	Yes
657230026	Unaccommodated 2008-2014 RHNA	4.08	R-M	R-M	vacant	Gross	20	32	Very Low/Low	No	No	Yes
663320015	Unaccommodated 2008-2014 RHNA	2.62	R-M	R-M	vacant	Gross	20	20	Very Low/Low	No	No	Yes
664130003	Unaccommodated 2008-2014 RHNA	3.56	R-M	R-M	vacant	Gross	20	28	Very Low/Low	No	No	Yes

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667110009	Unaccommodated 2008-2014 RHNA	3.75	R-M	R-M	vacant	Gross	20	29	Very Low/Low	No	No	Yes
667110019	Unaccommodated 2008-2014 RHNA	9.04	R-M	R-M	vacant	Gross	20	70	Very Low/Low	No	No	Yes
667110020	Unaccommodated 2008-2014 RHNA	7.87	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110021	Unaccommodated 2008-2014 RHNA	7.90	R-M	R-M	vacant	Gross	20	62	Very Low/Low	No	No	Yes
667110022	Unaccommodated 2008-2014 RHNA	7.88	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110026	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Gross	20	55	Very Low/Low	No	No	Yes
667120002	Unaccommodated 2008-2014 RHNA	3.89	R-M	R-M	vacant	Gross	20	30	Very Low/Low	No	No	Yes
667120017	Unaccommodated 2008-2014 RHNA	6.97	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
667120035	Unaccommodated 2008-2014 RHNA	3.33	R-M	R-M	vacant	Net	20	40	Very Low/Low	No	No	Yes
667120039	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Net	20	85	Very Low/Low	No	No	Yes
667120043	Unaccommodated 2008-2014 RHNA	3.26	R-M	R-M	vacant	Gross	20	25	Very Low/Low	No	No	Yes
667120051	Unaccommodated 2008-2014 RHNA	2.68	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
657060009	Unaccommodated 2014-2021 RHNA	2.30	MU-C	G-C/R-H	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	4.53	MU-C	G-C/R-H	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657280015	Unaccommodated 2014-2021 RHNA	9.96	MU-C	G-C/R-H	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657280016	Unaccommodated 2014-2021 RHNA	9.98	MU-C	G-C/R-H	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	5.08	MU-C	G-C/R-H	vacant	Gross	30	61	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.99	MU-C	G-C/R-H	vacant	Gross	30	60	Very Low/Low	No	No	Yes
657290009	Unaccommodated 2014-2021 RHNA	2.44	MU-C	G-C/R-H	vacant	Gross	30	29	Very Low/Low	No	No	Yes
657220016	Unaccommodated 2014-2021 RHNA	4.97	R-H	R-H	vacant	Gross	30	89	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2014-2021 RHNA	4.67	R-H	R-H	vacant	Gross	30	84	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	3.65	R-H	R-H	vacant	Gross	30	66	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	4.70	R-H	R-H	vacant	Gross	30	85	Very Low/Low	No	No	Yes
657290005	Unaccommodated 2014-2021 RHNA	4.78	R-H	R-H	vacant	Gross	30	86	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.85	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657290008	Unaccommodated 2014-2021 RHNA	2.44	R-H	R-H	vacant	Gross	30	44	Very Low/Low	No	No	Yes

Appendix B: Housing Element Goals and Policies

HOUSING PLAN

The intent of this Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. This Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in State law. The housing objectives and policies, as well as the programs the City will undertake to meet its housing needs. An identification of funding sources, responsible entities, and time frames for implementation are also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA;
- Assist in the development of housing to meet the needs of lower-income households;
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in State law (California Code Section 65583[b][1]).

Goals, Polices, and Programs

GOAL H-1: PROVIDE ADEQUATE SITES FOR HOUSING DEVELOPMENT TO ACCOMMODATE A RANGE OF HOUSING BY TYPE, SIZE, LOCATION, PRICE, AND TENURE.

Policy H-1.1 Range of Residential Types. Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.

Policy 1.2 Special Housing Needs. Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.

Policy 1.3 Residential Mixed Use. Encourage development of residential and mixed uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

PROGRAM 1: ADEQUATE SITES

2014-2021 RHNA

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon adoption of this Housing Element. As such, sites identified in the Housing Element are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated (shortfall) and subject to the requirements of AB 1233 (Government Code Section 65584.09) which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA.

2008-2014 RHNA

The previous Housing Element (2008-2014) identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). AB 1233 (Government Code Section 65584.09) requires the City to identify sites to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. After credits for permitted or approved units are taken into consideration, the City has a remaining unaccommodated lower-income RHNA of 3,080 lower-income units.

Site Rezoning

To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone 279 acres of sites within the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density of at least 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The rezone will be completed by the end of 2019. Sites to be rezoned are listed in the sites inventory table in Appendix H-A and have an identified total realistic capacity for 4,371 units (exceeding the required total rollover). The sites inventory table in Appendix H-A also identifies which RHNA period each site will address.

Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The City will maintain an inventory of

available sites for residential development and provide it to prospective residential developers upon request.

The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Rezoning by December 31, 2019; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Table 4-8: Sites to be Rezoned for 2008 and 2014 Unaccommodated RHNA

Land Use Designation	No. of Sites (Parcels)	Total Acres	Capacity	RHNA Affordability Level
2014-2021 Unaccommodated RHNA sites				
R-H Residential High (30 du/ac)	7	30	541	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	7	39	472	Very Low/Low
<i>Total</i>	14	69	1,013	
2008-2014 Unaccommodated RHNA sites				
R-M Residential Medium (20 du/ac)	26	130	1,072	Very Low/Low
R-H Residential High (30 du/ac)	16	82	1,479	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	16	67	807	Very Low/Low
<i>Total</i>	58	279	3,358	

Notes:

1. Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. These sites will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods as part of the City's General Plan update and corresponding zone update.

PROGRAM 2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. So long as the residential sites inventory continues to exceed the City’s RHNA, by income level, as set forth in Program 1, the City shall make the necessary written findings regarding the reduction’s consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced density project.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations.

GOAL 2: ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Policy 2.1 Facilitate Affordable Housing. Facilitate housing developments that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy 2.2 Housing Production. Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy 2.3 Subsidies and Programs. Continue to utilize federal and State subsidies and County programs to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.4 Homelessness. Support regional efforts to address homelessness, including the County of Riverside Continuum of Care.

PROGRAM 3: HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area,

provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs.

The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.

Responsible Agencies: Community Development Department, Housing Authority of the County of Riverside

Funding Source: HUD Housing Choice Vouchers

Timeframe: Implementation throughout the planning period

PROGRAM 4: DENSITY BONUS

The City currently has two density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities. The state density bonus program and the City's incentive-based density bonus provide flexibility for projects that provide affordable housing and on-site amenities.

The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Ongoing implementation and annual reporting throughout the planning period.

PROGRAM 5: HOMEBUYER ASSISTANCE PROGRAM

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program

(up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.

Responsible Agencies: Community Development Department Planning Division

Funding Source: County of Riverside HUD CDBG/HOME Funds

Timeframe: Contingent on funding availability, assist four households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible homebuyers within one year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 6: AFFORDABLE HOUSING INCENTIVES

For-profit and non-profit developers can play a significant role in providing affordable housing in the City. The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities. Actions will include:

- Meeting with potential affordable housing developers, providing site information, assisting in the entitlement processes, and considering on a case-by-case possible development incentives.
- Reviewing published notices for funding availability and causing applications to be prepared for various City housing programs, projects, and activities.

- Assisting developers in identifying available sites for residential and mixed-use developments.
- Offering local non-profit developers and agencies technical assistance and information on City funding sources.
- Encouraging use of the Density Bonus provisions through technical assistance and information dissemination.
- Alerting housing developers with known interest in developing within the City when opportunities are available (e.g. sites, partnerships, City-owned land, availability of funding).
- Deferring, reducing and/or waiving development fees in order to facilitate and encourage the development of housing that meets the needs of the Desert Hot Springs Community. The City will strive to provide fee assistance to one development project per year that addresses a housing need as identified in this Element.
- Providing incentives and regulatory concessions for one residential project per year constructed specifically for lower- and moderate-income households and special needs households. Incentives and regulatory concessions will be considered on a case-by-case basis and can include appropriate deviations in development regulations or other incentives that results in identifiable, actual cost reductions.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis

GOAL 3: ADDRESS, AND WHERE POSSIBLE, REMOVE ANY POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy 3.1 Residential Development Standards. Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Policy 3.2 Development Approval Process. Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 3.3 Timely Permit Process. Facilitate timely development plan and building permit processing for residential construction.

Policy 3.4 Infrastructure Needs. Prioritize infrastructure improvements, Sporcement, and public services provision in high-need areas.

PROGRAM 7: ZONING ORDINANCE UPDATE

The City will undertake an update of the City’s zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to:

- Prepare a standalone Zoning Map.
- Achieve consistency with the 2019 General Plan.
- Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws.

- Evaluate and modify if necessary residential parking standards.
- Explicitly address and review for consistency with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons.
- Remove or modify the definition of “Family.”
- Ensure compliance with the Supportive Housing Streamlining Act (AB 2162).
- Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: October 2019 - 2020

PROGRAM 8: MIXED-USE DEVELOPMENT

As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City’s core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City’s RHNA obligation.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: December 2019. Annually assess residential development activity in mixed-use areas as part of the annual reporting process, starting in 2020. Initiate adjustments to the development standards if constraints to the production of housing are identified

PROGRAM 9: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element.

Within 30 days of adoption of the Housing Element, the City will deliver the Housing Element to all providers of sewer and water service within the City.

The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity expansion. The City will encourage compliance with state law related to the provision of water or sewer priority for proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period. Provide Housing Element within 30 days of adoption of the Housing Element

GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF DESERT HOT SPRINGS’ EXISTING HOUSING STOCK.

Policy 4.1 Code Enforcement. Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy 4.2 Substandard Rehabilitation. Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 4.3 **Substandard Unit Compliance.** Utilize code enforcement resources to bring substandard units into compliance with City codes and to improve overall housing conditions in Desert Hot Springs.

Policy 4.4 **Property Education.** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 4.5 **Rehabilitation Programs.** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing.

PROGRAM 10: CODE ENFORCEMENT

Code enforcement is an important tool for maintaining the quality of residential neighborhoods. The City’s Code Enforcement Program involves the enforcement of all Municipal Codes and Ordinances, various State and local laws and health and Safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is Voluntary Compliance. If this method does not attain compliance, then other actions are taken such as a Notice of Violation and Administrative Citation. The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.

Responsible Agency: Code Compliance Department

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

PROGRAM 11: HOUSING REPAIR AND REHABILITATION PROGRAMS

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City’s objective is assistance for 10 lower income households annually during the planning period.

County staff has indicated that there have been very few applications from Desert Hot Springs residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.

Responsible Agencies: Community Development Department
Planning Division

Funding Source: County of Riverside HUD
CDBG/HOME Funds

Timeframe: Contingent on funding availability, assist 10 households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible households within 1 year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 12: ABANDONED RESIDENTIAL PROPERTY REGISTRATION

In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration to address the negative impact of foreclosures on the community.

The program requires lenders to maintain homes they seize, register the abandoned properties with the City, and require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program is funded by a \$60 fee

charged to title holders when they register an abandoned property with the City. The program is initiated with the first notice of default on a property and requires the local property management company to conduct weekly inspections. If the property is found to be in noncompliance, or if notification of noncompliance is reported, the local property management company is required bring the property back into compliance within 72 hours. While foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.

Responsible Agencies: Code Compliance Department

Funding Source: Abandoned Residential Property Registration program fees

Timeframe: Implementation throughout the planning period

PROGRAM 13: AT-RISK HOUSING MONITORING

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

GOAL 5: CONTINUE TO PROMOTE EQUAL HOUSING OPPORTUNITY IN THE CITY'S HOUSING MARKET REGARDLESS OF AGE, DISABILITY/MEDICAL CONDITION, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME, AND OTHER FACTORS.

Policy 5.1 Housing Discrimination. Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2 Fair Housing Laws. Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.3 Equal Access. Provide equal access to housing for special needs residents such as people experiencing homelessness, elderly individuals, and persons with disabilities.

Policy 5.4 Accessibility. Promote the provisions of disabled-accessible units and housing for persons with mental and physical disabilities.

Policy 5.5 Development Applications Without Prejudice. Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.

Policy 5.6 Persons with Disabilities.
Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

PROGRAM 14: FAIR HOUSING SERVICES

The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services for residents and housing professionals.

The City will:

- Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Work to increase awareness of fair housing protections.
- Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Responsible Agencies: Community Development
 Department Planning Division

Funding Source: General Fund and/or County
 CDBG funds

Timeframe: Implementation throughout
 the planning period. Website
 and public counter posting of
 fair housing resources to occur
 within six months of Housing
 Element adoption.

Quantified Objectives

Table H-25 summarizes the City’s quantified objectives for the 2014-2021 planning period by income group.

- Construction Objective (a) represents the City’s remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation Objective (a) represents objectives for participation in the County’s Housing Rehabilitation Programs.
- The Conservation objective refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

Table H-25: 2014-2021 Quantified Objectives

Objectives	Income Levels				Total
	Extremely and Very Low-Income	Low	Moderate	Above Moderate	
Construction Objective *	2,797	1,856	650	1,817	7,120
Rehabilitation Objectives	80		--	--	80
Conservation/ Preservation Objectives	355			--	355

*Note: The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.