City of Desert Hot Springs

November 11, 2004

RE: CEQA Negative Declaration – Environmental Assessment No. 17-04

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970", as amended to date, a Draft Mitigated Negative Declaration is hereby made on the project(s) listed below:

Description of the Project: The project includes a application for a Tentative Tract Map (TTM No. 32421) to subdivide approximately 30.24± gross acres into 126 single-family residential lots plus 18 lettered lots for roadways, landscaping, park and storm water retention; a General Plan Amendment (GPA No. 08-04) and Zoning Map Amendment (ZMA No. 05-04) to amend the General Plan Land Use/Zoning Map Designation of Assessors Parcel Number (APN) 656-020-017 and a portion of 656-020-038 from Residential High (R-H) Density to Residential Medium (R-M) Density; and an Development Permit (DP No. 14-04) and Design Review (DR No. 14-04) for architectural and project design approval of the home and landscaping plans that will be developed in conjunction with the Tract Map.

Project Location: The subject project is located on approximately 30.24± gross acres on the south side of Two Bunch Palms, approximately 1,187 feet west of Palm Drive, between Cuyamaca Drive and Cactus Drive, consisting of a portion of the north half of the northwest quarter of Section 6, Township 3 South, Range 5 East, San Bernardino Meridian, in the City of Desert Hot Springs, Riverside County, California. Thomas Guide coordinates: Page 696, H-6. The subject site is identified as Assessor Parcel Number: 656-020-017 and 038.

Applicant: Mario Gonzales, GHA Paloma Group IV, LLC, 68936 Adelina Road, Cathedral City, California 92234, (760) 322-3422

The reason for the determination that a Mitigated Negative Declaration is appropriate: Based upon the information provided in the Initial Study (Environmental Assessment No. 17-04) the Development Department found that with the inclusion of appropriate mitigation measures there will be no significant adverse environmental impacts upon the environment as defined by State guidelines associated with this proposed Project.

Attached is the Initial Study prepared for the Project. Documents used in the preparation of the Initial Study can be reviewed at:

City of Desert Hot Springs
Development Department
65950 Pierson Blvd.
Desert Hot Springs, California 92240

Sincerely,

Larry Grafton, Planning Manager

EXHIBIT B

City of Desert Hot Springs
Development Department

65950 Pierson Boulevard
Desert Hot Springs, California 92240
(760) 329-6411
Fax (760) 3251-6857

Environmental Initial Study

Project Title: Tentative Tract Map No. 32421 (Agua Dulce)

Case No: Environmental Assessment No. 17-04

Lead Agency Name and Address:
City of Desert Hot Springs
Development Department
65950 Pierson Boulevard
Desert Hot Springs, California 92240
(760) 329-6411 Fax: (760) 251-6857

Property Owner/ Applicant:
GHA Paloma Group IV, LLC
Attn: Mario Gonzales
68936 Adelina Road
Cathedral City, California 92234
(760) 322-3422

Engineer:
NAI Consulting
68-955 Adelina Road
Cathedral City, California 92234
(760) 323-5344 FAX: (760) 323-5699

Contact Person and Phone Number:
Larry Grafton, Planning Manager
(760) 329-6411 Fax: (760) 251-6857

Project Location: The subject project is located on approximately 30.24± gross acres on the south side of Two Bunch Palms, approximately 1,187 feet west of Palm Drive, between Cuyamaca Drive and Cactus Drive, consisting of a portion of the north half of the northwest quarter of Section 6, Township 3 South, Range 5 East, San Bernardino Meridian, in the City of Desert Hot Springs, Riverside County, California. Thomas Guide coordinates: Page 696, H-6. The subject site is identified as Assessor Parcel Number: 656-020-017 and 038. A map depicting the location of the project area in a regional and vicinity context has been included as Exhibit "1" (Regional Location Map) and Exhibit "2" (Vicinity Location Map), respectively.

Existing Zoning and General Plan Designations:

Existing Zoning:	Residential High (R-H) Density – 0 to 10.0 du/ac Residential Medium (R-M) Density – 0 to 8.0 du/ac
General Plan Designations:	Residential High (R-H) Density – 0 to 10.0 du/ac Residential Medium (R-M) Density – 0 to 8.0 du/ac

Description of the Project: The project includes a application for a Tentative Tract Map (TTM No. 32421) to subdivide approximately 30.24± gross acres into 126 single-family residential lots plus 18 lettered lots for roadways, landscaping, park and storm water retention; a General Plan Amendment (GPA No. 08-04) and Zoning Map Amendment (ZMA No. 05-04) to amend the General Plan Land Use/Zoning Map Designation of Assessors Parcel Number (APN) 656-020-017 and a portion of 656-020-038 from Residential High (R-H) Density to Residential Medium (R-M) Density; and an Development Permit (DP No. 14-04) and Design Review (DR No. 14-04) for architectural and project design approval of the home and landscaping plans that will be developed in conjunction with the Tract Map. Project density as proposed is 4.17 dwelling units per acres with lots ranging from 7,215 sq. ft. to 12,324 sq. ft. in size. Residential lots will total 23.03 acres in area. Private streets (controlled by gated access) are proposed for the internal circulation, totaling approximately 5.20 acres in area, with access points on Two Bunch Palms Trail and Cactus Drive.

Surrounding Land Uses and Setting: The project area is best described as flat and gently sloping from north to south. Soils are characterized as sandy, compacted, with occasional surface boulders. The project site is presently vacant with few distinguishable features. The ground surface is covered with scattered desert brush, weeds and minor debris (concrete chunks, lumber scraps, clothing, modern glass and paper items, etc.) and a homeless persons camp was noted along the northeaster boundary of the site. Approximately 5% to 10% of the project site has been impacted by illegal off-road-vehicles use. Illegal dumping covers another 5% of the site. To the west of the project site exists an elementary school. Residential units and a U.S. Post Office form the northern boundary. A retail department store lies along the eastern boundary. A Trailer park lies along the project's southern boundary. The zoning, land use designations, and current use for surrounding adjacent parcels is as follows:

Zoning & General Plan Designations:	Current Land Use:
North = Residential Low Density (R-L)	Single Family Residential
Public Use-Post Office (P/PO)	U.S. Post Office
West = Public Use-School (P/S)	Elementary School
South = Residential Low (R-L)	Vacant
Residential Mobile Home (R-HM)	Mobile Home Trailer Park
East = Commercial Neighborhood (C-N)	Retail Department Store (Target)

Other Public agencies whose approval is required:

- Desert Hot Springs Building Department (plan check, grading permits, building permits).
- Desert Hot Springs City Council (Tentative Tract Map, Final Map).
- Desert Hot Springs Planning Commission (Tentative Tract Map, architectural and landscape approvals).
- Mission Springs Water District (domestic water and sanitation).

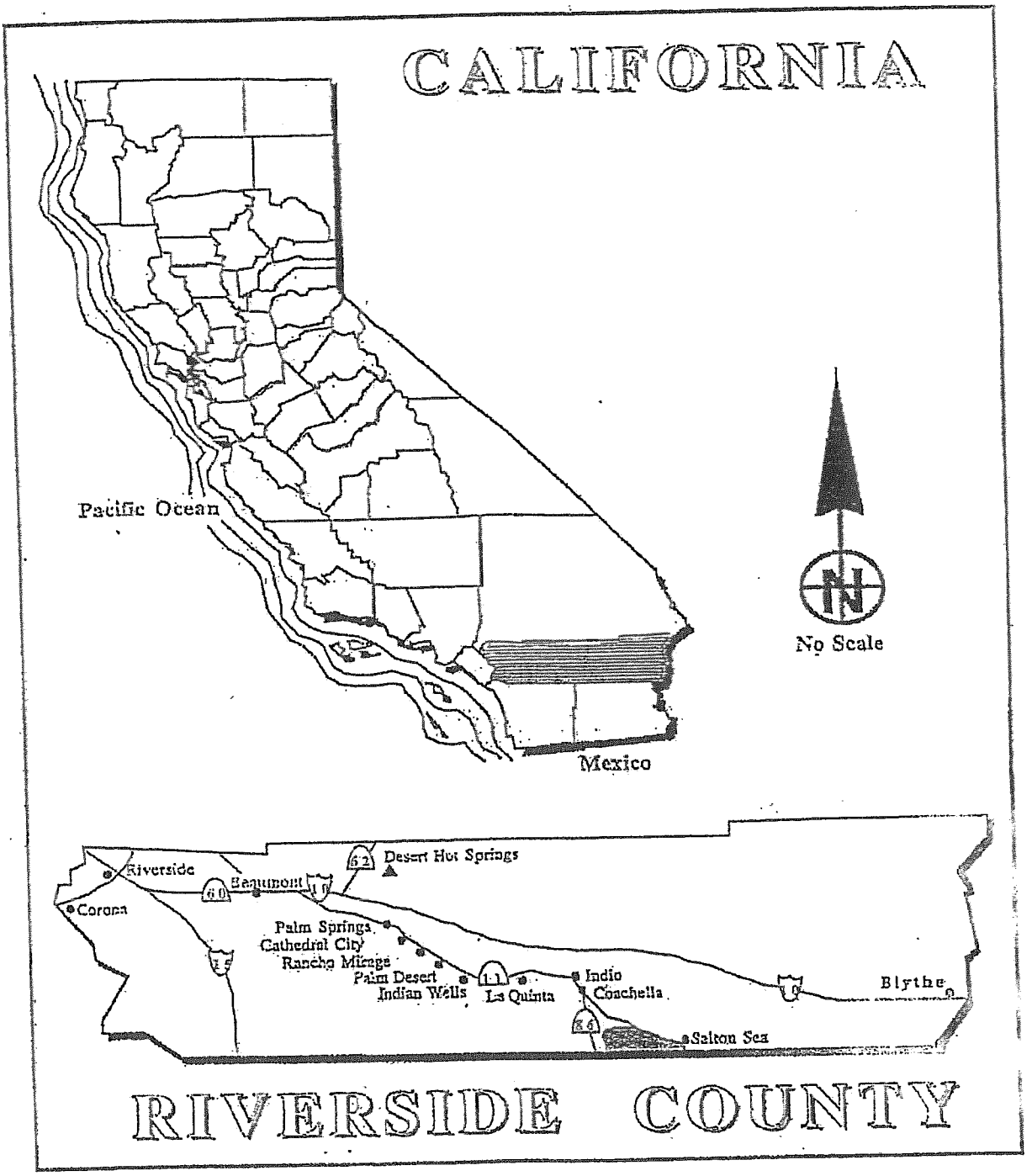

Exhibit 1, Regional Location Map

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 on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ 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.

Signature: Jerry Hanson
City Manager/Planning Director

Date:

Signature: Larry Grafton
Planning Manager

Date: 11-14-04

Environmental Checklist and Discussion:
The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

1. AESTHETICS -- Would the project:

Thresholds of Significance
A project may have a significant effect on Aesthetics if it adversely affects a scenic vista or scenic highway; it has a demonstrable negative aesthetic effect; or creates obtrusive light or glare.

a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

No Impact: The subject property is not located in close proximity to a designated scenic highway or adjacent to a significant visual backdrop. The subject property is a 30.24 acre vacant parcel of desert land partially surrounded by modern developments and partially by other vacant parcels. Scenic resources in the local distance that can be seen from the project area include the Little San Bernardino Mountains to the north, San Bernardino Mountains to the west, San Jacinto Mountains and Santa Rosa Mountains to the southwest, and Edom Hill, Flat Top Mountain and other features of the Indio Hills to the southeast. Currently, the majority of these views are uninterrupted except for low-level structures (under 35 feet) and trees in the vicinity.

The subject property is comprised of two separate parcels (APNs: 656-020-038 and 656-020-17) which are designated Residential High (R-H) Density and Residential Medium (R-M) Density on the City's currently adopted General Plan Land Use/Zoning Map. The applicant has submitted a General Plan Amendment (GPA No. 08-04) and Zoning Map Amendment (ZMA No. 05-04) to amend the project's General Plan Land Use/Zoning Map Designation so that the entire site is designated Residential Medium (R-M) Density.

The Residential Medium (R-M) Density zoning district, specifies that structures are limited to a height of two stories with a maximum height of 30 feet. However, the applicant has designed the project to accommodate only single family dwelling units with a maximum building height of 20 feet, which is considered a low profile building height.

The project includes applications for a Development Permit (DP No. 14-04) and Design Review (DR No. 14-04) for architectural and project design approval of the home and landscaping plans that will be developed in conjunction with the Tract Map. These will be reviewed for their architectural quality and design compatibility with existing dwelling units in the surrounding area and the requirements of the Desert Hot Springs Zoning Code, Design Review and Site Plan Review, and the Community Design policies of the adopted General Plan. These existing policies and standards will assure the minimal impact result from any future grading and landform alteration, site planning and infrastructure development, building construction, and landscaping. There is therefore no impact with regard to the aforementioned criterion.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Cumulative Impacts: Cumulative impacts of potential development of the City must be considered in conjunction with other proposed development within the Cities of Palm Springs, Cathedral City, unincorporated Riverside County lands, and to some extent, development through out the entire Coachella Valley. The impact of development, when taken together with all of the other projects in the region, may have the potential to create a significant adverse impact. This results from the potential transformation of the upper Coachella Valley into urbanized uses. Since intense urban uses may be considered by some to be a significant cumulative impact. However, policies in the Desert Hot Springs Comprehensive General Pan are intended to both enhance the visual quality of the City and mitigate adverse impact of urban growth through implementation of policies for community design, historic and scenic preservation, and hillside preservation. If other jurisdictions in the sub region implement policies similar to those of Desert Hot Springs, impacts to visual quality can be reduced to a level less than significant. The adjacent jurisdictions of Indio, La Quinta and Coachella have adopted similar design policies.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No Impact: There are no known scenic resources on the subject property that would be affected by the proposed development. No impacts are anticipated.

Cumulative Impacts: None identified with respect to the proposed project.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: The visual environment of the subject property and surrounding environs is characterized by modern developments (single-family, public facilities, retail) and vacant land. The project site is covered with scattered desert brush, weeds and minor debris (concrete chunks, lumber scraps, clothing, modern glass and paper items, etc.) and a homeless person's camp along the northeaster boundary of the site. The visual quality of the site presently is poor. The proposed project will be a significant improvement to the visual character of the site as it exists today.

Grading activities, including removal of existing vegetation and landform alterations, represent short-term impacts that are limited to the construction term. In contrast, site intensification represents a long-term commitment of the site to an urbanized use and will change the existing aesthetic character of portions of the project area. These changes are, however, reflective of the general regional trend toward the conversion of undeveloped areas to urban land uses. However, because area residents enjoy the status quo in the project area, the applicant must dedicated considerable attention to mitigation in this area. Compliance with development standards of the Residential Medium (R-M) zoning district and design review for the future dwelling unit plans shall be required to ensure a less than significant impact to aesthetic concerns.

Cumulative Impacts: See response in 1(a) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Mitigation: To reduce possible visual impacts to less than significant levels the following mitigation measures are recommended:

1. Prior to issuance of building permits the applicant/developer shall submit dwelling unit and site landscaping plans for Design Review and approval by the Planning Commission.
2. Prior to Final Map recordation applicant/developer shall submit landscape plans and project boundary wall design for Design Review and approval by the Planning Commission. Said landscape plans shall include all common areas, parkways and retention basins proposed for the project area.
3. Lot lines between adjacent lots within the subdivision shall be located at the tope of graded slope.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Implementation of the proposed project will introduce new light sources on the project site. New light sources are anticipated to occur from the illumination associated with on-site structures including recreational/open space amenities, interior and exterior lighting, and light from vehicles on the roadways/parking areas. General increases in light could be expected to significantly affect the ambient evening light level in and around the project site. Additionally. Light and glare sources within the project site may have the potential to "spill over" into adjacent residential areas and public roads.

Cumulative Impacts: The City of Desert Hot Springs is outside of the Mt. Palomar Observatory Dark Sky Impact area; therefore the proposed project will not contribute to cumulative impact to this regional impact area. However, as the project area transitions from scattered home and structures with exterior lighting, to more densely developed residential units and supporting commercial and industrial land uses, there will be an increase in lighting and potential glare and light pollution, cumulative impacting the valley area. However, development standards (Section 159.20.030) in the Desert Hot Springs Municipal Zoning Code are intended to limit light spillage and mitigate adverse impact of urban growth through implementation of development standards for community design. If other jurisdictions in the sub region implement regulations similar to those of Desert Hot Springs, impacts to visual quality can be reduced to a level less than significant. The adjacent jurisdictions of La Quinta, Indian Wells, Palm Desert and Coachella have adopted similar policies.

Mitigation: To reduce possible light and glare impacts to less than significant levels the following mitigation measures are recommended:

4. Development within the project shall comply with the City's adopted outdoor lighting standards specified in Section 159.20.030 of the Desert Hot Springs Municipal Zoning Code.
5. Lighting plans (architectural, landscape, parking lot, roadway or security) indicating proposed lighting levels and methods to minimize impact on adjacent properties shall be reviewed and approved by the City prior to installation. Modification, alteration, or addition to any approved lighting shall not be undertaken prior to approval by the City.
6. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away form adjoining properties and public right-of-way.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

2. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

Thresholds of Significance

A project may have significant impact on Agricultural Resources if it were to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, or conflict with existing zoning for agricultural use, or a Williamson Act contract.

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?	☐	☐	☐	☒

No Impact: The Desert Hot Springs Comprehensive General Plan indicates that there is no prime agricultural farmland, Farmland of Statewide Importance, or Unique Farmland, or Williamson Act contract in place within the City limits or the City's Sphere of Influence.

Cumulative Impacts: None identified with respect to the proposed project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

No Impact: See response in 2(a) above.

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

No Impact: See response in 2(a) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Thresholds of Significance

The following criteria are identified as thresholds for determining the significance of air quality impacts if it were to:

- Result in an adverse effect on existing air quality (e.g., 500 or more dwelling units).
- Result in an adverse effect to a sensitive use (e.g., school) located near a major air pollutant emission source.

Presented in the SCAQMD CEQA Air Quality Handbook is both a methodology for the quantification of project related air quality impacts and recommended thresholds to evaluate the significance of these emissions. In Chapter 6 of the SCAQMD CEQA Air Quality, the SCAQMD has established two types of air pollution thresholds (i.e., emission thresholds and additional indicators) to assist local governmental agencies in determining whether the projected emissions from the operational phase of a project will be significant. As stated in the SCAQMD CEQA Air Quality Handbook, "if the lead agency finds that the operational phase of a project has the potential to exceed either of the air pollution thresholds, the project should be considered significant." Both types of threshold factors are discussed below.

Separate threshold standards have been recommended for assessing construction impact that are averaged over a 3-month period and include only actual working days. Specific criteria air pollutants have been identified by the SCAQMD as pollutants of special regional concern. Based on this categorization, Table 1 (Emission Significance Thresholds) lists the following significance thresholds for emissions from these pollutants.

Table 1
Emission Significance Thresholds

Pollutant	Construction Criteria (lb/day)	Construction Criteria (tons/qtr)	Operational Criteria (lb/day)
CO	550	24.75	550
NO_X	100	2.5	55
ROG	75	2.5	55
SO_X	150	6.75	150
PM_{10}	150	6.75	150

Source: SCAQMD CEQA Air Quality Handbook, Chapter 6.
Note: The SCAQMD CEQA Air Quality Handbook does not list daily construction criteria for SO_X. This value is extrapolated from the quarterly criterion.

As indicated in the SCAQMD CEQA Air Quality Handbook, "The District considers a project to be mitigated to a level of insignificance if its impact is mitigated below the thresholds defined in Chapter 6 of the SCAQMD CEQA Air Quality Handbook."

Additional Indicators (Secondary Effects). The SCAQMD recommends that "additional indicators" be used as screening criteria with respect to air quality. Relevant additional factors identified in the SCAQMD CEQA Air Quality Handbook include the following significance criteria: 1) interference with the attainment of the Federal or

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

State ambient air quality standards by either violating or contributing to an existing or projected air quality violation; 2) generation of vehicle trips that cause a CO "hot spot"; 3) creation of, or subject receptors to, an objectionable odor onsite that could result in an accidental release of air toxic emissions or acutely hazardous materials posing a threat to public health and safety; 5) emissions of an air toxic contaminant regulated by SCAQMD rules or included on a Federal or State air toxic list; 6) the burning of hazardous, medical, or municipal waste as in waste-to-energy facilities; and/or, 7) emissions of carcinogenic or toxic air contaminants that individually or cumulatively exceed the maximum individual cancer risk of 10 in 1 million.

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Given the size and type of development proposed, the proposed project it is not expected to conflict with or obstruct implementation of any applicable air quality plan. However, the proposed project is expected to result in an increased potential of air quality degradation. The most significant short-term impacts are expected to come from the generation of dust during future construction, while long-term impacts are expected to come from the emission of pollutants generated by vehicular traffic, consumption of electricity and natural gas. See response and recommended mitigation in 3(b) below.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: The Coachella Valley is currently federally designated as a "sever-17" ozone nonattainment area and is required to reduce emission by 3% per year. This designation indicates that the attainment date for federal ozone standards in November 15, 2007 (17 years from the date of enactment of the federal Clean Air Act: CCA). The City in cooperation with the Coachella Valley Association of Governments is involved in the regional management of air quality through the implementation of the Coachella Valley PM10 plan. This Plan has been approved by the U.S. Environmental Protection Agency. The implementation programs, as wells as applicable SCAQMD rules and regulations, commit the City to mitigate that will reduce construction-related and operational air quality impacts. Dust (PM-10) crated by grading construction activities is specifically targeted for mitigation. Nitrogen oxides are byproducts of fuel combustion from mobile and stationary sources. With any construction project there will be short-term construction impacts on air quality that will require mitigation. Long-term air quality emissions are not anticipated to be significant for the single family-dwelling units alone, but will have a cumulative impact upon local and regional air quality, coupled with the increase in development and development entitlements, cumulative impacts to air quality become significant.

Cumulative Impacts: Although the City of Desert Hot Springs incorporated air quality measures established by the South Coast Air Quality Management District in its General Plan to mitigate impact on a local level, continued exceedance of state and federal air quality standards will occur on a regional level. Implementation of the General Plan would result in generation of additional pollutants from stationary sources (construction activities, electrical and natural gas usage) and mobile sources primarily from increased vehicular travel. Short-term impacts will result from construction activities due to site disturbance and emissions form construction equipment. Adherence to the SCAQMD Rule and Regulations and compliance with locally adopted Air Quality Management Plan (AQMP) and Coachella Valley PM10 Plan control measures will help reduce the city wide air pollutant burden.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Mitigation: To reduce any potentially significant air quality impact of this project to a level that is not cumulatively considerable the following mitigation measures are recommended:

PM 10:

7. Prior to any demolition, grading, or construction activities the applicant and/or developer shall submit for Engineering Department review and approval a Fugitive Dust (PM10) Mitigation Plan.
8. Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.
9. Suspend all grading operations when wind speed (as instantaneous gusts) exceeds 25 miles per hour.
10. Trucks importing or exporting dirt, soil, or other loose material shall be covered and/or watered down prior to entering public streets to minimize potential fugitive dust.
11. SCAQMD Rule 403 shall be adhered to, insuring the clean up of construction-related dirt on approach routes to the site.
12. Spread soil binders on site, unpaved roads, and parking areas and/or apply AQMD approved chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours).
13. Prior to issuance of grading permits, a traffic plan to minimize traffic flow interference from construction activities shall be submitted for review and approved by the City Engineer.

Energy Conservation:

14. Incorporate energy conservation measures into the design in accordance with energy conservation requirements imposed by the California Energy Commission and Title 24 of the California Administrative Code.
15. Architectural and landscape design plans shall promote, to the maximum extent feasible, design features and strategies to maximize the opportunity for use of solar panels, shading and natural cooling.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 3(b) above.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Less Than Significant Impact: Land uses considered by the South Coast Air Quality Management District (SCAQMD) to be sensitive receptors include the following: residences, schools, playgrounds, childcare centers, athletic fields, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

There are existing residences in the vicinity of the proposed project site that would be classified as sensitive receptors. The project as proposed would create additional sensitive receptors with 126 new single-family dwelling units. However, the project does not meet the threshold of significance for air quality emissions pursuant to the SCAQMD Air Quality Handbook. As such the anticipated increase in traffic–related emissions and pollutants generated by the project are considered acceptable and individually not significant.

Cumulative Impacts: None identified with respect to the local area.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

No Impact: No objectionable orders are anticipated as a result of the proposed single-family residential subdivision. The tentative tract is designed for single-family dwelling unit construction with material that are commonly found in the building industry and sanctioned by the California Building Code. Therefore, no adverse impacts have been identified.

Cumulative Impacts: None identified with respect to the local area.

4. BIOLOGICAL RESOURCES -- Would the project:

Thresholds of Significance

A project has significant effect on Biological Resources if it will result in a loss of individuals, populations, or habitat of a federal or state designated threatened, endangered, or rare species; a loss of locally designated species, such as heritage trees; a loss of locally designated natural communities, such as vernal pools; a loss of wetland habitat; or an interference with wildlife dispersal or migration corridors.

Project actions are also evaluated in terms of impacts to species that do not fall into one of the above categories, but which nevertheless are protected by federal or state regulations. Most often such cases involve nests of birds such as red-tailed hawks that are not rare, but are still protected under the federal Migratory Bird Treaty Act and the California Department of Fish and Game Code.

The term "rare" species is usually interpreted to mean species that are on lists prepared by federal, stat, or private organizations but are of lower sensitivity status than threatened or endangered species. Thus, the term "rare" refers to species listed by the California Native Plant Society, Federal /State Species of Special Concern, or species considered sensitive by a local jurisdiction.

Evaluation of significance is typically different between threatened/endangered species as compared to non-listed or rare species. Any loss of threatened or endangered species or their habitat is considered a significant impact in relation to federal and state endangered species regulations. However, thresholds of significance for loss of rare species have not been codified in federal or state regulations. Generally, the term is interpreted in terms of whether the project action would jeopardize the continued persistence or viability of individuals or populations of the species in question.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporation: According to the Biological Assessment and Impact Analysis (James W. Cornett, Ecological Consultants, July 24, 2004) no unique or rare habitats are known to exist on the property (page 2). There are no naturally occurring springs or permanent aquatic habitats on or near the project site (page 7). The Biological Assessment indicates the California Department of Fish & Game and/or the United States Fish & Wildlife Service has expressed concern regarding the status of one animal species that was found on site: the Palm Springs ground squirrel (page 14). The report concludes that this species is widespread in the Coachella Valley and occurs in the protected Coachella Valley Preserve System, public sanctuaries established to protect these and other species of concern. As such, the Biological Assessment makes no recommendations for mitigation for this species (page 14).

The Biological Assessment concludes that the proposed residential development can be expected to result in the elimination of the entire creosote scrub habitat including the native plant and animal species that currently live on the project site. However, creosote scrub habitat is widespread in the desert regions of California. Therefore the loss of this habitat on the project site cannot be said to constitute a significant adverse impact to the continued existence of the plant community (page 14). The Biological Assessment concludes that the project site is an ecological island, there are no significant indirect impacts to plan and animal species in the region (page 14).

Cumulative Impacts: The Environmental Impact Report of the Desert Hot Springs Comprehensive General Plan indicates (page VIII-4) that on a regional scale, the loss of vegetation from future development must be viewed an incremental contribution to the loss of habitat and associated wildlife. The encroachment of man into undeveloped desert reduces open space, the availability of foraging habitat for ranging species and the availability of large "home ranges" for predators. Continued disruption within the City and surrounding areas could result in cumulative negative impact with regard to: 1) reduction of foraging territory, 2) dislocating species' migration patterns, 3) creating isolated sub-populations, 4) restricting mate-finding behavior, and 5) reducing "gene flow" between existing sub-populations. But preserving washes, canyons and steep terrain within the City for use as potential movement and migration corridors with limit cumulative regional disruption and wildlife corridors in major development design and future area-wide planning. Potential cumulative impact to biological resources is also expected to be further reduced by the completion and implementation of the Coachella Valley Multiple Species Habitat Conservation Plan, which is expected to address a large portion of the planning area.

Mitigation Measures: To lessen the project's impact on surrounding desert lands the Biological Assessment makes the following recommendations:

16. Wherever possible, utilize plant species native to the Coachella Valley in landscaped area. The use of native plants species helps maintain a food and cover base for indigenous animal species, particularly birds that cannot utilize exotic plants for cover or food.
17. The night lighting of streets, yards and recreation areas can be expected to penetrate beyond the project site boundaries and into surrounding natural areas. Unnatural lighting can interfere with the nocturnal activity of animal in these areas. To minimize this impact, it is recommended that all outdoor lighting be directed at the ground.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Game or US Fish and Wildlife Service?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 4(a) above.

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

No Impact: See response in 4(a) above.

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?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 4(a) above.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

No Impact: There are not local ordinances protecting biological resources. Consequently, project implementation would not have any impacts upon local policies or ordinances protecting biological resources.

Cumulative Impacts: None identified with respect to the proposed project.

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?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: The Biological Assessment and Impact Analysis (James W. Cornett, Ecological Consultants, July 24, 2004) indicates that although the Coachella Valley fringe-toed lizard was not observed, the project site does lies within the mitigation fee area of the Coachella Valley fringe-toed lizard habitat conservation plan. The lizard is officially listed as threatened by both the federal government and State of

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

California. The habitat conservation plan is in effect for this species and requires that the developer pay a fee of $600 per acre, or $24,000 to develop the project site (page 14). The funds collected are presented to the County of Riverside and used to purchase fringe-toed lizard habitat in special preserves, named the Coachella Valley Preserves. The mitigation structure has been established by the United State Fish & Wildlife Service and the California Department of Fish & Game. The fee is applied when lands within known or historical fringe-toed lizard habitat are developed. The project site is considered historical habitat for the lizard (page 14).

The Assessment also indicates that the project site does not lie within the boundaries of the proposed Coachella Valley Multiple Species Habitat Conservation Plan (page 14).

Cumulative Impacts: None identified with respect to the proposed project.

Mitigation Measures: To lessen the project's impact on lands within known or historical fringe-toed lizard habitat the Biological Assessment makes the following recommendations:

18. Prior to the issuance of grading permits, the applicant/developer shall pay a fee of $600 per acre, or $24,000 to develop the project site.

5. CULTURAL RESOURCES -- Would the project:

Thresholds of Significance
A project may significantly impact Cultural Resources if it disrupts or adversely affects a prehistoric or historic archaeological site or a property of historic significance to a community, ethnic or social group, or a paleontological site except as part of a scientific study.

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: On May 2004, The Keith Companies completed a Phase I Cultural Resources Investigation for the project site. The purpose of the report was to identify any archaeological and/or historical resources that occur within the footprint of the proposed project or adjacent to the project area. The report indicates that the project is within an area of moderately high sensitivity but because no cultural resources were found the proposed project is not anticipated to impact any known significant cultural resources (page i). The report also indicates that the proximity to recorded significant sites within one mile radius of the project suggests prehistoric activities and perhaps historic activities could have occurred on the around the property. As such the report recommends the following mitigation measure be made a condition of approval for the grading/building permit issued for any development on the project site (page 20):

19. A general monitoring program should be implemented during the mass grading and deep trenching activities to mitigate any prehistoric and /or historic cultural resources that may exist. In later stages of grading, a much more limited "spot" monitoring program might be considered for utility trenching and similar features are excavated. Both on-site and off-site related earth-moving activities should be monitored. This monitoring program should be coordinated between the grading contractor, the monitoring archaeologist, the Tribal monitor, and the City of Desert Hot Springs. A Tribal monitor will

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

be required, as part of the monitoring team, as recommended by the Agua Caliente Band.

The Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office (THPO) indicates that project area is on lands included within the Tribal Traditional Use Area and that there is always a possibility of encountering buried cultural resources during construction related excavations. The Agua Caliente THPO requests the following mitigation measure:

20. That an approved Tribal Cultural Resource Monitor(s) be present during any survey and/or any ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente THPO.

Cumulative Impacts: Since the presence or absence of archaeological/historical/paleontological sites for areas that have not been adequately surveyed is unknown, it is difficult if not impossible to provide a quantitative discussion of cumulative negative impact on archaeological, historical, or paleontological resources. However, the discovery of archeological, historical, and paleontological sites, proper evaluation, and implementation of mitigation measures has a positive environmental impact component which somewhat offsets the negative impacts of site disturbance.

Mitigation: To reduce this project's potential impacts on unknown archaeological resources to a level that is less than significant the following mitigation measures are recommended:

21. If buried cultural materials are discovered during any earth-moving operation associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The archaeologist shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report to the Planning Director for review and approval prior to occupancy of the first building on the site.
22. Once artifact analysis is completed a final report detailing the results of all research procedures and interpretation of the site a written report shall be submitted to the Development Director for review and approval prior to occupancy of the first building on the site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 5(a) above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Less Than Significant with Mitigation Incorporation: On May 25, 2004 The Keith Companies completed a Paleontological Assessment for the project site. The Assessment reports that no fossils were observed in the surface exposures of unconsolidated silt to coarse-grained sand unit within the project boundaries (page 4). The Assessment also indicates that the project area is comprised of flat-lying Quaternary alluvial deposits at the surface. Any subsurface excavation into the undisturbed, lacustrine or fluvial, older Quaternary (Pleistocene, or "Ice-Age") sediments, which may be encountered at a depth of approximately 10 feet for more below the Recent alluvium, should be monitored for paleontological resources and a paleontological program to mitigate impacts on unique paleontological resource should be implemented (page 4).

Cumulative Impacts: Since the presence or absence of paleontological sites for areas that have not been adequately surveyed is unknown, it is difficult if not impossible to provide a quantitative discussion of cumulative negative impact on paleontological resources. However, the discovery of paleontological sites, proper evaluation, and implementation of mitigation measures has a positive environmental impact component which somewhat offsets the negative impacts of site disturbance.

Mitigation: To reduce this project's potential impact on unknown paleontological resources to a level that is less than significant the Paleontological Assessment recommends following mitigation measures:

23. Prior to grading, we recommend scheduling a contractor's education program to inform project management and consultants of the nature and extent of paleontological monitoring and salvage that is to be accomplished during the project. Monitoring will not be required in areas of previously excavated sediments, or fill.
24. The 40-acre property is potentially underlain by paleontological resources that will require full-time monitoring when grading of previously unexcavated Pleistocene age sediments. Paleontological monitors will need to coordinate with project management to determine when and where grading activities are scheduled to occur. The location and duration of monitoring necessary for those areas should be determined by the project paleontologist. The need for additional monitors should be determined by the project paleontologist.
25. If paleontological specimens are discovered that require extraordinary time and resources to remove from the site, the paleontological monitor will rope the area within a 50 foot radius and notify the client and construction manager of the find. The project paleontologist will then evaluate the discovery and determine the time, material, and costs required to remove the specimen from the project site.
26. The project paleontologist will produce a paleontological monitoring report describing the paleontological discoveries and recommending the procedures for preparing, curating, and accessioning the paleontological collection into a suitable repository.

The following mitigation measure is also recommended:

27. If buried paleontological materials are discovered during any earth-moving operation associated with the project, all work in that area should be halted or diverted until a qualified paleontological monitor can evaluate the nature and significance of the finds. The paleontological monitor shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The paleontological monitor shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report and inventory o the Development Director for review and approval prior to occupancy of the first building on the site. The report should include a discussion of the significance of all revered specimens. The report and inventory, when submitted to the Development Director, would signify completion of the program to mitigate impacts to paleontologic resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: It is not anticipated that project development would disturb any human, including those interred outside of a formal cemetery. However, The Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office (THPO) indicates that project area is on lands included within the Tribal Traditional Use Area and that there is always a possibility of encountering buried cultural resources during construction related excavations. As such the Phase I Cultural Resources Investigation undertaken by The Keith Companies on May 24, 2004 makes the following recommendations:

28. In the unlikely event that human remains be encountered during the project, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.
29. The following actions must be taken immediately upon the discovery of human remains:
    a. Stop immediately and contact the County Coroner;
    b. The Coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Corner has 24 hours to notify the Native American Heritage Commission;
    c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American;
    d. The most likely descendent has 24 hours to make recommendation to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods;
    e. If the descendant does not make recommendations within 24 hours the owner shall re-inter the remains in an area of the property secure from further disturbance, or if the owner does not accept the descendant's recommendation, the owner of the descendant may request mediation by the Native American Heritage Commission.

Cumulative Impacts: None identified with respect to the proposed project.

6. GEOLOGY AND SOILS -- Would the project:

Thresholds of Significance
A project has significant effect in relation to Geology and Soils if it will expose people or occupied structures to geologic or soils hazards (including fault rupture, ground shaking, liquefaction, subsidence, landslides, or expansive soils) or facilitate damage to, or the destruction of, unique geologic features.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? Refer to Division of Mines and Geology Special Publication 42.	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 6a(ii) below.

ii) Strong seismic ground shaking?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Sladden Engineering conducted a Geotechnical Investigation on May 5, 2004. This report indicated that the site is located within an active seismic area of Southern California within approximately 1 mile of the San Andreas fault system (Mission Springs). Strong ground motion resulting from earthquake activity along the nearby fault system is likely to impact the site during the anticipated lifetime of the structures (page 2). However, adherence to grading and structural recommendation in the Geotechnical Engineering Report should reduce potential settlement problems from seismic forces to less than significant levels.

Residential units will be required to meet particular California Uniform Building Code design and construction standards for this seismic area (Zone 4) that should provide a reasonable measure of protection from structural failure. Secondary hazards related to ground shaking include soil liquefaction, ground deformation, areal subsidence, tsunamis, and seiches. The site is far inland, so the hazard from tsunamis in non-existent. The potential for liquefaction and the related surficial affects of liquefaction to occur at this site is considered negligible because the depth of groundwater beneath the site exceeds 100 feet (page 2). The site is located on level ground and that there are no significant bodies of water in the vicinity of the site so the potential for slope instability, landslides or seiches impacting the site is considered negligible.

The project site has a FEMA designation (FIRM Community-Panel Number: 060251-0005-C, September 30, 1988) of Zone X (areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot). The site currently drains from north to southeast of the project site. The project will alter the existing drainage pattern on-site. If significant changes are proposed for the site appropriate project design, construction, and maintenance can minimize potential flooding impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Cumulative Impacts: As development increases in the City and surrounding region, there is an increased potential of impacts from fault rupture hazards. In the event of a significant seismic event, a larger population could result in increased structural damage; disruption is service, and even injuries and deaths from seismic related impacts. An element of risk is living within proximity to the various seismic fault zones in the region must be accepted by each resident. Best management practices in the form of construction safety standards, and identifying location with too great a risk for habitation is anticipated to continue pursuant to city, county, and state policies.

Mitigation: To reduce any potentially significant seismic ground shaking hazards of this project to a level that is not significant the following mitigation measure is recommended:

30. Construction of all residential units will be required to meet 2001 edition of the California Uniform Building Code design and construction standards for a Seismic Zone 4.
31. Site development shall be in conformance to all recommendations as specified in the Geotechnical Investigation by Sladden Engineering on May 5, 2004.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

No Impact: see response in 6a(ii) above.

iv) Landslides?	☐	☐	☐	☒

No Impact: see response in 6a(ii) above.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Blowsand, or wind induced soil erosion, is prevalent in the Coachella Valley. The Geotechnical Element of the Desert Hot Springs Comprehensive General Plan reports that the project area soils are susceptible to wind and water erosion and that the site is within a recognized blowsand hazard area (Exhibit V-3). Therefore, development activities on the project site could result in a significant impact as a result of blowing dust and sand during the construction phase of the project. However, through mitigation (as recommended below) the potential impact of this project resulting in substantial soil erosion or loss of topsoil can be reduced to a level less than significant.

Cumulative Impacts: With increased development, there could potentially be an increase in erosion created by development activities. Implementation of regional mitigation measures for air quality and erosion concerns (Blowsand) should provide adequate mitigation for this issue.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Mitigation: To mitigate potential wind erosion impact to less than significant levels the following mitigation measures are recommended:

32. Prior to the issuance of a grading permit, a Fugitive Dust Mitigation Plan shall be prepared and submitted to the City Engineer for approval, in accordance with City regulations. The Plan shall include reasonably available control measures such that fugitive dust emissions are in compliance with South Coast Air Quality Management District Rule 403.
33. Blowing sand and dust during all phases of the development shall be controlled. Control measures shall include the use of soil stabilizers or watering, erection of wind fences, covering soil stockpiles and revegetation of disturbed areas as soon as practical.
34. The grading permit shall be conditioned upon conformance of the construction site and trucks hauling dirt to and from the site with the projects approved Fugitive Dust Mitigation Plan.
35. Prior to the issuance of grading permits, an engineering geology investigation shall be prepared and submitted for City Engineer approval. Specific recommendation of the report (soil excavating, pre-soaking, recompaction, etc.) shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.
36. A licensed soils engineer shall observe all grading operations to monitor compliance with local ordinances and conditions of approval.

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?	☐	☐	☐	☒

No Impact: see response in 6a(ii) above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Less Than Significant Impact: Sladden Engineering conducted a Geotechnical Investigation on May 5, 2004 that reported soils within project have been classified to be in the "very low" expansion category (page 3). Therefore, the proposed project is not anticipated to be subject to significant hazards from expansive soil or creating substantial risk to life or property.

Cumulative Impacts: None identified with respect to the proposed project.

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 waste water?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

No Impact: Much of the City contains soils or groundwater conditions which are adequate for supporting the use of septic tanks or alternative wastewater disposal systems. The General Plan EIR reports (page III-74) that the planning area (City and sphere area) currently supports approximately 5,000 septic systems. The Mission Spring Water District requires all new development projects to be connected to the District's sewer system. Therefore, no adverse impacts have been identified.

Cumulative Impacts: None identified with respect to the proposed project.

7. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

Thresholds of Significance
A project may cause significant Hazards and Hazardous Material impacts if it will create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected; or, interfere with emergency response plans or emergency evacuation plans.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Less Than Significant Impact: The proposed project consists of the creation of residential lots for future unit construction. The single-family residential land use will not involve the production, storage, or distribution of hazardous substances except normally occurring household hazardous wastes (such as cleaning products and paints). This low level of use/storage of materials does not represent a significant risk of environmental damage should an accidental spill or release occur. The range of land use activities that would be permitted on the project site would not allow for the use, storage, disposal or transport of large volumes of toxic, flammable, explosive or otherwise hazardous materials that could cause serious environmental damage in the event of an accident.

Therefore, the proposed project is not anticipated to create a significant hazard to the public or the environment from hazardous substances. No mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

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?	☐	☐	☐	☒

No Impact: See response in 7(a) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

No Impact: See response in 7(a) above.

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?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: The project site is not included State of California Hazardous Waste and Substances Sites List (December 1994). However, the site contains minor debris (concrete chunks, lumber scraps, clothing, modern glass and paper items, etc.) and has been impacted by illegal dumping. Do to the nature of this use it is recommended that environmental site assessment be undertaken to determine if any significant environmental conditions are observed on the subject site any if any mitigation is needed.

Cumulative Impacts: None identified with respect to the proposed project.

Mitigation: To reduce any significant environmental conditions on site to a level that is not significant the following mitigation measure is recommended:

37. Prior to any site disturbance (i.e., grubbing, grading, etc.) a Phase I Environmental Site Assessment shall be submitted for review and approval by the Development Director. Specific recommendations of the report shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

No Impact: The project area is not located within the boundaries of an airport land use plan or within two miles of a public or private airport or airstrip, and therefore is not expected to impact the safety of people working or residing in the area (Palm Springs Regional Airport Master Plan and F.A.R. 150 Noise Compatibility Study).

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

No Impact: See response in 7(e) above.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

No Impact: The proposed subdivision is not anticipated to have any adverse impacts upon emergency response or evacuation plans as adopted by the City of Desert Hot Springs or other agencies. Internal project circulation will connect with existing roadways (i.e. Two Bunch Palms). There will be two access points (i.e. Cactus Drive and Julian Drive) providing adequate emergency or secondary access for evacuation needs and emergency vehicle response needs. No mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

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

No Impact: There are no wildlands near or adjacent to the projected project area. No mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

8. HYDROLOGY AND WATER QUALITY --

Would the project:

Thresholds of Significance

A project may be deemed to have a significant effect on Hydrology and Water Quality if it will significantly affect absorption rates, drainage patterns, the rate and amount of surface runoff, the quality and/or quantity of surface public water supply, the course or direction of surface and/or groundwater movements or would expose people or property to water-related hazards such as flooding.

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

No Impact: The proposed project is not expected to violate any water quality standards or waste water discharge requirements. Project build out will increase wastewater flows. However, anticipated flows will be accommodated through sewer mains owned and operated by Mission Springs Water District (MSWD) without significantly impacting wastewater treatment facilities. Stormwater and project generated urban runoff will be retained on-site within retention basin(s) occurring on the project site. This and related improvements will enable the project to comply with National Pollution Discharge Elimination Systems requirements. The project will be served by the Mission Springs Water District (MSWD) for water, which conforms to the accepted water quality standards. Based on the foregoing, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

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

Less Than Significant with Mitigation Incorporation: The main source of potable water in the Coachella Valley is groundwater, which is in an overdraft condition. The proposed 126-lot project will have cumulative impact upon quantity of groundwater; however it is not anticipated to substantially deplete ground water supply. To reduce the projects potentially significant adverse impact on raw water supplies, the Mission Springs Water District (MSWD) and the Coachella Valley Water District (CVWD) recommends (where possible) the use or reclaimed water for irrigation common area landscaping. Other techniques include use of water conserving appliances, fixtures, and irrigation and landscaping techniques to reduce project water demand.

Cumulative Impacts: The project could have a cumulative impact upon ground water supply, however with the City's participation and cooperation with other agencies in a regional groundwater replenishment program, it is anticipated that the proposed project will not have a significant impact.

Mitigation: The following mitigation measures are recommended to reduce potential impacts from project water demand to a level that is not significant:

38. If reclaimed water is available, prior to the issuance of grading plan approval the applicant shall work with MSWD to ensure that tertiary treated reclaimed water is used for irrigation on green belt common area. The lines using the reclaimed water shall be adequately marked and separated from potable water supplies. Signage shall be provided to warn the public of the use of reclaimed water for irrigation purposes.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

39. Detailed water system improvement plans shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. Improvements identified in the plans shall be paid for by the applicant and shall be in place prior to building permit issuance unless approval has been obtained from the Fire Marshall, Planning Director, and MSWD.
40. Prior to occupancy permit issuance the project applicant shall install water conserving fixtures and appliances including showerheads, toilets, faucets, washing machines and dishwashers.
41. Prior to occupancy permit issuance the applicant shall install water conserving landscaping material and irrigation systems in all common landscape area for the applicable phase of construction. Irrigation systems shall utilize moisture and zone plants by water demand.
42. Any lakes/ponds on the site shall be designed with appropriate liners so that they retain water during normal operation but allow excess water from runoff during major storms to percolate into the ground.
43. Front and side yard building setback areas shall utilize arid landscaping reflective of the desert environment (e.g., low-water plants, rock or cactus gardens with no turf) and employ the use of water efficient irrigation systems.
44. The detailed landscape improvement plans for the project shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. The cost of the landscape plan review will be the responsibility of the project applicant.

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

Less Than Significant with Mitigation Incorporation: Project implementation will not result in the alteration of the course of a stream or river, as there is no surface water bodies located within the project site. However, development of the project will substantially alter the existing drainage pattern of the site and result in an increase in the rate and amount of surface runoff due to the construction of impervious surfaces, grading, and generation of nuisance water and sources of polluted runoff.

Cumulative Impacts: As development increases in the city and surrounding areas, changes in the general absorption rates, drainage patterns, and amount of runoff would be anticipated to change. Water that once was absorbed into the ground or flooded local areas would not continue as before. Careful planning and provision of required drainage facilities and erosion control measures would serve to mitigate any serious impacts that may result.

Mitigation: To mitigate potential surface water runoff impacts to less than significant levels the following mitigation measures are recommended:

45. Prior to issuance of any grading permit a hydrology study, drainage plan, and erosion control plan shall be completed for review and approval by the City Engineer. Recommendations based on the findings of this report shall become conditions of project approval.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

46. A detailed drainage plan for the proposed development with hydrology and hydraulic calculations and demonstrating control and detention of 100-year frequency storm flows on-site shall be submitted to the City Engineer for review and approval prior to the issuance of permits.
    - Floodwaters shall be directed into on-site retention basins and away from residential property. Basins are required to have enough capacity to prevent spillover and flooding according to design storm modeling.
47. Because the site is greater than 5 acres in size, the project applicant is required to file for a National Pollutant Discharge Elimination System (NPDES) permit from the Colorado River Basin, Regional Water Quality Control Board (RWQCB) prior to development. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.
48. Prior to issuance of any grading permits, the project applicant/developer shall submit evidence to the satisfaction of the City Engineer that all necessary permits, agreements, and approvals have been received from appropriate agencies (i.e., RWQCB, MSWD, CVWD, etc.) related to water quality and nuisance water impacts.

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

Less Than Significant with Mitigation Incorporation: See response in 8(c) above and 8(g) below.

e) 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?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 8(c) above.

f) Otherwise substantially degrade water quality?	☐	☐	☐	☒

No Impact: Groundwater has been reported to be in excess of 100 feet below the existing ground surface in the vicinity of the site (Sladden Engineering, Investigation, May 5, 2004). Due to the depth of groundwater, it is not likely to be impacted by any nuisance runoff occurring from the site. Furthermore, the project will be required to connect to the Mission Springs Water District's sanitation service, which will protect the groundwater supply from contamination by sewage. No mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Flood Insurance Rate Map (FIRM: Community-Panel Number: 060251-0005-C, September 30, 1988) suggests that the project site may be located with in a Zone X (shaded). Zone X (shaded) is defined as areas of 500-year flood; areas of 100-year flow with average depths of less than 1 foot or with drainage areas less than 1 square mile. The project will be conditioned to direct any floodwaters into on-site retention basins and away from residential property. Basins are required to have enough capacity to prevent spillover and flooding according to design storm modeling. Appropriate project design, construction, and maintenance can minimize potential flooding impacts.

Cumulative Impacts: Build out of the City of Desert Hot Springs and of other jurisdictions in the Coachella Valley sub-region, will increase impermeable surfaces and thus increase runoff. This increase of runoff will increase the drainage flows, which currently exist in flood control facilities managed by the Riverside County Flood Control District (RCFCD) and City of Desert Hot Springs. Local flood control efforts require City of Desert Hot Springs and RCFCD review and approval, a mechanism for which is already in operation. As approval by agencies is required for local jurisdictions to construct flood control improvement, especially those improvements that affect RCFCD facilities, mitigation of potentially significant impacts occurs as part of the design and review process. No significant cumulative impact is expected on valley wide flood control facilities as long as the local jurisdictions continue to adhere to RCFCD requirements.

Mitigation: See recommended mitigation in response 8(c) above.

h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☒

No Impact: See response in 8(g) above.

Cumulative Impacts: None identified with respect to the proposed project.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

No Impact: At the present time, no water storage reservoirs are located in the immediate vicinity of the site. Therefore, flood hazards at the site from catastrophic reservoir failure are considered nil. No levees or dam are located in the immediate vicinity of the site. There is therefore no impact with regard to the aforementioned criterion. Also see response in 6a(ii) above.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Impact: See response in 6(aii) above.

Cumulative Impacts: None identified with respect to the proposed project.

9. LAND USE AND PLANNING - Would the project:

Thresholds of Significance

A project may be deemed to have a significant effect on Land Use and Planning if it will conflict with adopted general plans, policies, goals and/or zoning ordinances, be incompatible with surrounding land uses or physically divide or disrupt an existing community.

a) Physically divide an established community?	☐	☐	☐	☒

No Impact: The proposed project site is vacant land and surrounding vicinity is characterized by modern developments (single-family, public facilities, retail) and vacant land. The proposed subdivision will not result in significant conflicts with the established and existing arrangements of the community, as the design of the project utilizes existing roadway for access and proposes to construct new interior roadways that will connect to the existing circulation system without interrupting the existing physical roadway arrangement. No mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

No Impact: See response in 4(f) above.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

No Impact: See response in 4(f) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

10. MINERAL RESOURCES -- Would the project:

Thresholds of Significance
A project may be deemed to have a significant effect on Mineral Resources if it will result in the loss of a known mineral resource of value to the state, region, or loss of a locally important mineral resource recovery site delineated on a local general plan.

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?	☐	☐	☐	☒

No Impact: The Desert Hot Springs Comprehensive General Plan (page IV-38) reports that within the City and vicinity there are relatively few mineral resources, as the majority of the area is made up of alluvial fans containing mostly sand and gravel. The Desert Hot Springs Comprehensive General Plan (page IV-49) identifies that project site as being within an MRZ-3 Mineral Resources Zone. An MRZ-3 contains mineral deposits, the significance of which cannot be evaluated from available data. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

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?	☐	☐	☐	☒

No Impact: see response in 10(a) above.

Cumulative Impacts: None identified with respect to the proposed project.

11. NOISE -- Would the project result in:

Thresholds of Significance
A project may have a significant effect in relation to Noise if it will expose people to noise hazards or generation of noise levels in excess of standards established by the City of Desert Hot Springs General Plan (exterior CNEL 65, interior CNEL 45 for residential developments and transient lodging); generation of excessive ground borne vibration or ground born noise levels; substantial permanent or temporary increase in ambient noise levels; projects located within an airport land use plan or within two miles of a airport or private airstrip that would expose people residing or working in the project area to excessive noise levels.

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Less Than Significant with Mitigation Incorporation: The proposed project has the potential to impact the community noise environment in the following ways: construction-related noise; on-site and off-site traffic-related noise; and noise resulting from general maintenance activities.

Construction Noise Levels

Noise impacts from construction activities associated with the proposed project are a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the noise generating activities. Construction noise activity for the proposed project is anticipated to take place in five distinct phases: ground clearing/grading; excavation; foundation construction; building construction; and construction finishing.

The highest level of construction noise is expected to be generated during the excavation and construction finishing phases. The noise levels generated during the construction phase will primarily have the potential to affect the occupants of the residential uses on the southern boundary of the project site. This residential area, is shielded from outside noise levels by walls/fences. These walls/fences and the distance of the development area on the project site from the sensitive receptors will substantially reduce construction noise levels from the construction activities.

The estimated "worst-case" construction-related noise levels will be temporary and noise generated by construction-related activities will be allowed for under Section 130.03 of the Desert Hot Springs Municipal Code during the allowable construction hours. Furthermore, construction activities are only during the daytime hours in accordance with the City noise ordinance. Therefore, implementation of the proposed project should not result in a significant short-term noise impact due to construction activities.

On-Site Traffic Noise and General Maintenance Levels

Vehicular traffic within the project area will generate long-term impacts. Residential areas off-site would experience a change in their existing noise environment due to the increased human activity on the project site as a result of daily operations. Point source noises typical of residential areas include people talking, lawn care equipment operation, domestic animals, etc. These noise sources contribute to the ambient noise levels that are experienced in most residential areas. Noise levels generated by these sources would typically not exceed the City's noise standards for residential land uses or the City's Municipal Code. Given the nature of the project (detached single family residential) and the distance from the existing residential areas to proposed development areas, it is unlikely that significant impacts will occur.

Off-Site Traffic Noise

The Desert Hot Springs Comprehensive General Plan identifies that residential development adjacent to Two Bunch Palms Drive (a Minor Collector with an 88' R/W) has the potential of exposing receivers to noise levels in excess of the City's standards. Table V-2 of the General Plan Noise Element (page V-28) establishes the ranges of allowable exterior noise level for various land uses. For residential land uses Table V-2 identifies that a 55 to 65 CNEL level is "Conditionally Acceptable." Within the range new construction or development should be undertaken only after a detained analysis of the noise reduction requirement is made and needed noise insulation features included in the design. A 65 to 70 CNEL level is "Generally Unacceptable" and new construction is discouraged. Whereas, at above 70 CNEL level is "Land Use Discouraged" and new residential construction should generally not be undertaken. At General Plan build out the 60 CNEL contour will be 267 feet from centerline, the 65 CNEL contour will be 125 feet from centerline, and the 70 CNEL contour will be 60 from the centerline of Two Bunch Palms. Therefore, development of the project as proposed has the potential of exposing receivers to excessive noise levels.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Cumulative Impacts: Increased development within the community will increase noise levels in through construction activity and vehicular traffic on area roadways. The City Desert Hot Springs General Plan has identified several noise implementation measures and conditions for development within the planning area. Adherence to these measures and conditions should provide adequate mitigation for this issue.

Mitigation: To mitigate potential noise impacts to less than significant levels the following mitigation measures are recommended:

49. Prior to issuance of any building/wall permits an acoustical study shall be conducted to confirm that noise levels for sensitive interior uses and usable outdoor areas adjacent to Two Bunch Palms (267 feet from centerline) can be lessened to comply with City noise standards.
    a. Report shall contain recommendations on the need/design for an acoustical noise barrier (consisting of a sound wall and landscape berm) parallel to Hacienda Drive.
    a. All required studies shall be provided with any residential plans being submitted for structural plan check with the City of Desert Hot Springs Building Department.
50. All construction activity, including the repair and maintenance of construction equipment, on the project site shall comply with Section 130.03 of the City of Desert Hot Springs Municipal Code.
51. Noise-generating construction equipment operated on the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures.
52. All equipment shall be properly maintained to assure that no unnecessary noise, due to worn or improperly maintained parts, will be generated.
53. Truck deliveries and haul-offs shall only be permitted between the hours of 7:00 A.M. and 5:00 P.M. weekdays and 8:00 A.M. and 5:00 P.M. Saturdays. The haul routes shall be approved by the City Engineer.
54. Construction equipment shall be stored on the project site to eliminate heavy-duty equipment truck trips.
55. Project site perimeter walls shall be constructed of materials of sufficient density (i.e. decorative block) and height to mitigate potential noise impacts associated with off-site traffic noise.
56. Project site homes shall comply with the minimum sound proofing requirements applicable per the Uniform Building Code and the California Administrative Code.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Less Than Significant Impact: The proposed residential development is not known to have significant groundborne vibration or groundborne noise levels. Temporary construction activities may result in temporary vibration or groundborne noise impacts to surrounding properties. These impacts are anticipated to take place during ground clearing/grading and excavation phases of construction. These construction activities would only take place during the daytime hours in accordance with the City's noise ordinance. Given the limited size and scale of the project, it is unlikely that significant impacts will occur. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Less Than Significant Impact: see response in 11(a) above.

Cumulative Impacts: Increased development within the community will increase ambient noise levels in through construction activity and vehicular traffic on area roadways. The City of Desert Hot Springs General Plan identified several noise implementation measures and conditions for development within the planning area. Adherence to these measures and conditions should provide adequate mitigation for this issue.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

Less Than Significant Impact: see response in 11(a) above.

Cumulative Impacts: None identified with respect to the proposed project.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact: See response in 7(e) and 7(f) above.

Cumulative Impacts: None identified with respect to the proposed project.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

No Impact: See response in 7(e) and 7(f) above.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

12. POPULATION AND HOUSING -- Would the project:

Thresholds of Significance
A project may be deemed to have a significant effect on Population and Housing it will induce substantial growth or concentration of population, or displace a large number of people.

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Less Than Significant Impact: The proposed subdivision is a response to current and projected market pressures for residential growth in the City of Desert Hot Springs. The construction of housing units on the site is well within the numbers analyzed in the City's adopted Desert Hot Springs Comprehensive General Plan. The project serves as incremental residential growth; provision for this growth under the existing land use density designation has been considered and planned for in the City's General Plan and associated EIR. Given the limited size and in-fill nature of the project it is not anticipated that project implementation will induce substantial population growth, either directly or indirectly. As such, no mitigation has been identified as needed.

Cumulative Impacts: The proposed project and other similar projects in the vicinity may encourage additional types of development as a response to employment, shopping, and service needs of the residents of the new units and cumulatively contribute to growth inducement in the City. Provision for this growth under the existing land use density designation has been considered and planned for in the City's General Plan and associated EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact: The proposed project would not remove any existing residential units, as the subject property is vacant and uninhabited. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Impact: The subject property is vacant and uninhabited; as such no persons would be displaced by the development. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

13. PUBLIC SERVICES

a) Would the project 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:

Thresholds of Significance
A project may be deemed to have a significant effect on Public Services if it requires an alteration or expansion of such facilities.

Fire protection?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Development of the proposed project will result in incremental increases in the demand for fire protection services. Additional operating and capital improvement funds to meet increased demands on fire protection service in the project area will be required. To assist in funding any additional fire facilities or equipment required to adequately service this project, it is recommended that new residential units in this project pay Fire Facilities impact fees of $119.00 per unit as part of building permit fees, thereby reducing any impact associated with this project to a level of less than significant.

Cumulative Impact: The impact of development, when taken together with all of the other projects in the community, may have the potential to create a significant adverse impact on the provision of fire protection services. New residential units in this project will pay Fire Facilities impact fee of $119.00 per unit as part of building permit fees. These fees will assist in funding any additional facilities or equipment required to adequately meet impacts created by development activities, thereby reducing any impacts to a level of less than significant.

Mitigation: To reduce potential fire protection service impacts to less than significant levels the following mitigation measure is recommended:

57. New residential units in this project will pay Fire Facilities impact fees of $119.00 per residential unit as part of building permit fees.

Police protection?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: It is anticipated that the Desert Hot Springs Police Department can serve the needs of the proposed residential community. The project will likely result in

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

incremental increases in police service demands. The police station located at the northeast corner of West Drive and Pierson Boulevard serves the site. Additional operating and capital improvement funds to meet increased demands on police service in the project area will be required. To assist in funding any additional police facilities or equipment required to adequately service this project, it is recommended that new residential units in this project pay Police Facilities impact fee of $183.00 per unit as part of building permit fees, thereby reducing any impact associated with this project to a level of less than significant.

Cumulative Impact: The impact of development, when taken together with all of the other projects in the community, may have the potential to create a significant adverse impact on the provision of police protection services. New residential units in this project will pay Police Facilities impact fee of $183.00 per unit as part of building permit fees. These fees will assist in funding any additional facilities or equipment required to adequately meet impacts created by development activities, thereby reducing any impacts to a level of less than significant.

Mitigation: To reduce potential fire protection service impacts to less than significant levels the following mitigation measure is recommended:

58. New residential units in this project will pay Police Facilities impact fee of $183.00 per residential unit as part of building permit fees.

Schools?	☐	☐	☒	☐

Less Than Significant Impact: The project will be required to pay school impact fees to the Palm Springs Unified School District at the time that building permits are issued. The project will likely result in an incremental increased demand for additional schools in the project area. In recognition of the impact residential development has upon public schools, the State legislature has authorized the School District to collect $2.24 per square foot for all residential projects within the District. These fees will assist in funding any additional facilities or equipment required to adequately service this project. As such, project impacts on school facilities will be less than significant. As such, no additional mitigation has been identified as needed.

Cumulative Impacts: Development will increase the number of school age children in the region and therefore increase the demand on existing school facilities. The Palm Springs Unified School District serves the City of Desert Hot Springs and surrounding region. Existing school facilities in the City are currently operating at or above capacity. Facilities will have to be provided to accommodate the increased number of students, from both Desert Hot Springs and the region as a whole. In recognition of the impact residential development has upon public schools, the State legislature has authorized the School District to collect $2.24 per square for all residential projects within the District. These impact fees are intended to mitigate adverse impact of residential development upon public schools. With the implementation of State mandated impact fees within the City and surrounding region, impacts upon public schools can be reduced to a level less than significant. Legislatively mandated impact fees are currently being implemented in all local jurisdictions within Riverside County.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Parks?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Development of the proposed project will result in incremental increases in the demand for parkland and recreational services. Additional operating and capital improvement funds to meet increased demands on park and recreational services in the project area will be required. To assist in funding any additional recreational facilities or equipment required to adequately service this project, it is recommended that new residential units in this project pay Aquatic Center Facilities and Parkland impact fees of $116.00 and $1,541.00 per unit as part of building permit fees, thereby reducing any impact associated with this project to a level of less than significance.

Cumulative Impacts: Development will increase the residents within the region and therefore increase the demand on existing park and recreational facilities. The collection of Quimby fees and other park impact fees will assist in funding any additional facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts to a level of less than significant.

Mitigation: To reduce potential impacts on park and recreational facilities to less than significant levels the following mitigation measure is recommended:

59. Prior to the recordation of the final map, the applicant/developer shall pay the "in lieu" Quimby Park fees of $1,541.00 as part of building permit fees.
60. New residential units in this project will pay Aquatic Center impact fee of $116.00 per residential unit as part of building permit fees.

Other public facilities?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Development of the project will result in the increased use of public facilities. Additional operating and capital improvement funds to meet increased demands on public facilities will be required. To assist in funding any additional facilities or equipment required to adequately service this project, it is recommended that new residential units in this project pay General Facilities, Community Center and Storm Drain impact fees as part of building permit fees, thereby reducing any impact associated with this project to a level of less than significance.

Cumulative Impacts: Development will increase the residents within the region and therefore increase the demand on existing public services and facilities. The collection of impact fees will assist in funding any additional services and facilities required to adequately meet impacts created by additional development within the City, thereby reducing any impacts to a level of less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Mitigation: To reduce potential impacts on public facilities to less than significant levels the following mitigation measure is recommended:

61. New residential units in this project will pay the General Facilities impact fee of $317.00 per residential unit as part of building permit fees.
62. New residential units in this project will pay the Community Center impact fee of $448.00 per residential unit as part of building permit fees.
63. New residential units in this project will pay the Storm Drain impact fee of $314.00 per residential unit as part of building permit fees.

14. RECREATION --

Thresholds of Significance
A project may be deemed to have a significant effect on Recreation if it increases demand for neighborhood parks, regional parks, open space, or other recreational facilities; or affects existing recreational opportunities.

a) Would the project 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?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 13(a) Parks above.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 13(a) Parks above. The project does not include the construction on-site recreation facilities.

15. TRANSPORTATION/TRAFFIC -- Would the project:

Thresholds of Significance
A project may be deemed to have a significant effect on Transportation/Traffic if it causes an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system; exceed, either individually or cumulatively, a level of service standard; change in air traffic patterns; hazards due to a design feature or incompatible uses; inadequate emergency access or parking capacity; conflict with adopted policies, plans, or programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: The density of the proposed development with 126 units is approximately 4.17 units per acre which is less than projected in the City's General Plan (182 units) and therefore less traffic will be using the surrounding street network. As such, the Project will result in incremental increases vehicle trips in and around the project site. Based upon 10 trips per day per residential unit, the Project would generate approximately 1,260 vehicle trips from the site per day. As such, the Project will result in incremental increases vehicle trips in and around the project site. The impact of development, when taken together with all of the other projects in the region, may have the potential to create a significant adverse impact.

Cumulative Impacts: The impact of development, when taken together with all of the other projects in the region, may have the potential to create a significant adverse impact. The City of Desert Hot Springs has identified several circulation related implementation measures and conditions for development within the planning area. Adherence to these measures and conditions should provide adequate mitigation for this issue.

Mitigation: To reduce potential impacts to the local and regional circulation system to less than significant levels the following mitigation measures are recommended:

64. Prior to issuance of any building permits, Applicant/developer shall pay those fees as required by the Transportation Uniform Mitigation Fee program (TUMF) for the project within the City, if applicable.
65. New residential units in this project will pay the Streets impact fee of $869.00 per residential unit as part of building permit fees.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 15(a) above.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

No Impact: See response in 7(e-f) above.

Cumulative Impacts: None identified with respect to the proposed project.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

No Impact: There are no sharp curves or dangerous intersections within the residential community or along the projects access points. The City of Desert Hot Springs Engineering Department has reviewed the proposed street design and found the design acceptable. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

e) Result in inadequate emergency access?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: See response in 7(g) above.

f) Result in inadequate parking capacity?	☐	☐	☐	☒

No Impact: The proposed subdivision is designed to include on-site parking with enclosed garages and driveway on each residential lot, sufficient for single-family dwellings. Therefore, no impact is anticipated relative to insufficient parking capacities. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

No Impact: The project is designed to have adequate access to major streets that can provide for future alternative modes of transportation (i.e., bike lanes, bus turnouts, etc.). As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

16. UTILITIES AND SERVICE SYSTEMS--
Would the project:

Thresholds of Significance
A project may be deemed to have a significant effect on Utilities and Service Systems if the project results in a violation of solid waste standards, encourages activities which will utilize large amounts of resources, or expands the capacity and network of service systems to serve new development.

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒

No Impact: It is not anticipated that any component of the proposed project would generate any wastewater that would exceed wastewater treatment requirements of the Regional Water Quality Control Board (Colorado River Basin Region). Project implementation will not result in the introduction of new land uses inconsistent with development in the region. The project will have sewer service provided by the Mission Springs Water District that has existing infrastructure in place to comply with applicable wastewater treatment requirements. As such, no mitigation has been identified as needed.

Cumulative Impacts: None identified with respect to the proposed project.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

No Impact: The Mission Springs Water District (MSWD) provides wastewater collection, treatment, and disposal service for the City of Desert Hot Springs and will provide domestic water to the site. MSWD extends service base upon approved designs and improvements constructed by the private developer. It is anticipated that the project would have negligible impacts on existing domestic water and wastewater treatment facilities as the existing purveyor can adequately serve the project with exist infrastructure. As such, no mitigation has been identified as needed.

Cumulative Impacts: Regional growth in the Coachella Valley will add to the need for infrastructure and sewer service. Developers are generally required to contribute toward the cost of this infrastructure which mitigates this potentially significant impact. As long as all jurisdictions and service purveyors continue to follow standard procedures linking development approvals to the provision of fees for infrastructure, impacts to wastewater systems can be reduced to levels of insignificance. As such, no mitigation has been identified as needed.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: It is anticipated that the project will not required the construction of any new off-site drainage facilities or the expansion of any off-site facilities. The proposed project will be required to retain 100% of the on-site runoff in the 100-year a, 24-hour storm. Upon completion of the project, on-site uses could provide opportunities for urban contaminants and debris to be introduced into surface water runoff during period of heavy rainfall or from irrigation overflow. Pollutant-laden runoff has the potential to significantly impact the water quality downstream from the project site. To mitigate potential water runoff impacts to less than significant levels mitigation measures as provided in Response 8(c) are recommended.

Cumulative Impacts: The impact of development, when taken together with all of the other projects in the Coachella Valley, may have the potential to create a significant adverse impact to water quality as a result of urban contaminants. As long as all jurisdictions continue to follow the requirements National Pollutant Discharge Elimination System (NPDES) permit from the Colorado River Basin, Regional Water Quality Control Board (RWQCB) prior to development, impacts to water quality can be reduced to levels of insignificance. As such, no additional mitigation has been identified as needed. See Response in 8(c) above.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Project implementation will require extending existing water lines to and along the perimeter of the project. Given the limited nature of such improvements it is anticipated that any potential impact would be less than significant. The project will be served by the Mission Springs Water District (MSWD), which has adequate water supply for the region. However, the main source of potable water in the Coachella Valley is ground water, which is in an overdraft condition. The proposed 126-lot project will have cumulative impact upon quantity of ground water; however it is not anticipated to substantially deplete ground water supply. See Response in 8(b) above.

Cumulative Impacts: See Response in 8(b) above.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the provides existing commitments?	☐	☐	☐	☒

No Impact: See Response in 16(b) above.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☒	☐	☐

Less Than Significant with Mitigation Incorporation: Solid waste that is generated in the city that is not otherwise diverted is disposed of in Riverside County landfills. The City of Desert Hot Springs has a franchise agreement with Desert Valley Disposal to serve the solid waste and direct waste to the Coachella Valley Transfer Station located at 87-011 Avenue 44 in Coachella for all its landfill needs. The proposed project consists of 126 single-family residential lots for which solid waste collection and recycling services will be required. Impacts would be considered significant if, at buildout of the city, adequate solid waste facilities could not be provided to serve projected city (and regional) development.

During grading and construction of the proposed project, construction and building activities will generate solid waste including construction waste such as wood, metal, concrete, and other building materials. This has the potential to result in a significant short-term impact related to solid waste disposal during construction. To reduce this potential significant impact to a less than significant level the following mitigation measures are recommended:

66. During site preparation and construction, contractors shall facilitate construction recycling through the separation of recyclable construction waste material into a separate bin and the arrangement of the transportation of recyclable materials to facilities, which accept the materials. The Planning Director prior to issuance of any permits shall verify compliance with this measure.

Cumulative Impacts: Development and a growing population will increase the amount of trash generated within the region. In addition, this will shorten the lifespan of existing landfill facilities and necessitate their expansion, development of alternative waste disposal facilities, or the reduction in the amount of waste generated. The California Integrated Waste Management Act of 1989 (formerly AB939) requires local governments to reduce the amount of solid wastes generated in their jurisdictions and disposed of in a landfill or other means. If all jurisdictions in southern California implement policies and programs to reduce the generation of solid waste, diversion goals can be met and impact to landfill can be reduced. No additional mitigation has been identified as needed.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Impact: The City of Desert Hot Springs has a franchise agreement with Desert Valley Disposal to serve the solid waste disposal needs of the City. All solid waste disposal activities are carried out in compliance with all State, Federal and local statutes regulating solid waste.

Cumulative Impacts: None identified with respect to the proposed project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporation: Based upon the information provided in this Initial Study, approval and implementation of the proposed project would not be likely to substantially degrade biological, historical, or cultural resources. Recommended mitigation measures are anticipated to reduce any potential impacts due to project implementation to levels below significant (see discussions in 4(a, b, d, f) and 5(a-d) above, incorporated by reference herein).

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporation: Based upon the information provided within this Initial Study, the proposed project could result in cumulative impacts on aesthetics, light pollution, farmland conversion, air quality, seismic event, aircraft hazards, groundwater supplies, storm water drainage, noise, population growth, public service, and sold waste disposal. However, recommended mitigation measures would reduce the potential impacts to levels below significant (see discussions in 1(c, d), 3(a, b, c), 6(ai,aii, b), 7(d), 8(b, c, d, e, g), 11(a), 13, 14(a, b), 16(c), and 16(f) above, incorporated by reference herein).

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Less Than Significant Impact with Mitigation Incorporation: Based upon the information provided within this Initial Study, approval and implementation of the proposed project could contribute to environmental effect that could cause adverse effects on humans. However, recommended mitigation measures would reduce the potential impacts to levels below significant (see discussions in 6(ai, aii, aiii), 8(b, c, d, e, g), 11(a, c, d), 13(a), 15(a, b, e), 16(c, d) above, incorporated by reference herein).

Summary of Mitigation Measurers for Environmental Assessment No. 17-04

1. Prior to issuance of building permits the applicant/developer shall submit dwelling unit and site landscaping plans for Design Review and approval by the Planning Commission.
2. Prior to Final Map recordation applicant/developer shall submit landscape plans and project boundary wall design for Design Review and approval by the Planning Commission. Said landscape plans shall include all common areas, parkways and retention basins proposed for the project area.
3. Lot lines between adjacent lots within the subdivision shall be located at the tope of graded slope.
4. Development within the project shall comply with the City's adopted outdoor lighting standards as specified in Section 159.20.030 of the Desert Hot Springs Municipal Zoning Code.
5. Lighting plans (architectural, landscape, parking lot, roadway or security) indicating proposed lighting levels and methods to minimize impact on adjacent properties shall be reviewed and approved by the City prior to installation. Modification, alteration, or addition to any approved lighting shall not be undertaken prior to approval by the City.
6. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away form adjoining properties and public right-of-way.
7. Prior to any demolition, grading, or construction activities the applicant and/or developer shall submit for Engineering Department review and approval a Fugitive Dust (PM10) Mitigation Plan.
8. Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.
9. Suspend all grading operations when wind speed (as instantaneous gusts) exceeds 25 miles per hour.
10. Trucks importing or exporting dirt, soil, or other loose material shall be covered and/or watered down prior to entering public streets to minimize potential fugitive dust.
11. SCAQMD Rule 403 shall be adhered to, insuring the clean up of construction-related dirt on approach routes to the site.
12. Spread soil binders on site, unpaved roads, and parking areas and/or apply AQMD approved chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours).
13. Prior to issuance of grading permits, a traffic plan to minimize traffic flow interference from construction activities shall be submitted for review and approved by the City Engineer.
14. Incorporate energy conservation measures into the design in accordance with energy conservation requirements imposed by the California Energy Commission and Title 24 of the California Administrative Code.
15. Architectural and landscape design plans shall promote, to the maximum extent feasible, design features and strategies to maximize the opportunity for use of solar panels, shading and natural cooling.
16. Wherever possible, utilize plant species native to the Coachella Valley in landscaped area. The use of native plants species helps maintain a food and cover base for indigenous animal species, particularly birds, that cannot utilize exotic plants for cover or food.
17. The night lighting of streets, yards and recreation areas can be expected to penetrate beyond the project site boundaries and into surrounding natural areas. Unnatural lighting can interfere with the nocturnal activity animal in these areas. To minimize this impact, it is recommended that all outdoor lighting be directed at the ground.
18. Prior to the issuance of grading permits, the applicant/developer shall pay a fee of $600 per acre, or $24,000 to develop the project site.
19. A general monitoring program should be implemented during the mass grading and deep trenching activities to mitigate any prehistoric and /or historic cultural resources that may exist. In later stages of grading, a much more limited "spot" monitoring program might be considered for utility trenching and similar features are excavated. Both on-site and off-site related earth-moving activities should be monitored. This monitoring program should be coordinated between the grading contractor, the monitoring archaeologist, the Tribal monitor, and the City of Desert Hot Springs. A Tribal monitor will be required, as part of the monitoring team, as recommended by the Agua Caliente Band.

20. That an approved Tribal Cultural Resource Monitor(s) be present during any survey and/or any ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente THPO.
21. If buried cultural materials are discovered during any earth-moving operation associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The archaeologist shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report to the Planning Director for review and approval prior to occupancy of the first building on the site.
22. Once artifact analysis is completed a final report detailing the results of all research procedures and interpretation of the site a written report shall be submitted to the Development Director for review and approval prior to occupancy of the first building on the site.
23. Prior to grading, we recommend scheduling a contractor's education program to inform project management and consultants of the nature and extent of paleontological monitoring and salvage that is to be accomplished during the project. Monitoring will not be required in areas of previously excavated sediments, or fill.
24. The 40-acre property is potentially underlain by paleontological resources that will require full-time monitoring when grading of previously unexcavated Pleistocene age sediments. Paleontological monitors will need to coordinate with project management to determine when and where grading activities are scheduled to occur. The location and duration of monitoring necessary for those areas should be determined by the project paleontologist. The need for additional monitors should be determined by the project paleontologist.
25. If paleontological specimens are discovered that require extraordinary time and resources to remove from the site, the paleontological monitor will rope the area within a 50 foot radius and notify the client and construction manager of the find. The project paleontologist will then evaluate the discovery and determine the time, material, and costs required to remove the specimen from the project site.
26. The project paleontologist will produce a paleontological monitoring report describing the paleontological discoveries and recommending the procedures for preparing, curating, and accessioning the paleontological collection into a suitable repository.
27. If buried paleontological materials are discovered during any earth-moving operation associated with the project, all work in that area should be halted or diverted until a qualified paleontological monitor can evaluate the nature and significance of the finds. The paleontological monitor shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The paleontological monitor shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report and inventory o the Development Director for review and approval prior to occupancy of the first building on the site. The report should include a discussion of the significance of all revered specimens. The report and inventory, when submitted to the Development Director, would signify completion of the program to mitigate impacts to paleontologic resources.
28. In the unlikely event that human remains be encountered during the project, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.
29. The following actions must be taken immediately upon the discovery of human remains:
    a. Stop immediately and contact the County Coroner;
    b. The Coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Corner has 24 hours to notify the Native American Heritage Commission;
    c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American;
    d. The most likely descendent has 24 hours to make recommendation to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods;
    e. If the descendant does not make recommendations within 24 hours the owner shall re-inter the remains in an area of the property secure from further disturbance, or if the owner does not accept the descendant's recommendation, the owner of the descendant may request mediation by the Native

American Heritage Commission.

30. Construction of all residential units will be required to meet 2001 edition of the California Uniform Building Code design and construction standards for a Seismic Zone 4.
31. Site development shall be in conformance to all recommendations as specified in the Geotechnical Engineering Report by Sladden Engineering on May 5, 2004.
32. Prior to the issuance of a grading permit, a Fugitive Dust Mitigation Plan shall be prepared and submitted to the City Engineer for approval, in accordance with City regulations. The Plan shall include reasonably available control measures such that fugitive dust emissions are in compliance with South Coast Air Quality Management District Rule 403.
33. Blowing sand and dust during all phases of the development shall be controlled. Control measures shall include the use of soil stabilizers or watering, erection of wind fences, covering soil stockpiles and revegetation of disturbed areas as soon as practical.
34. The grading permit shall be conditioned upon conformance of the construction site and trucks hauling dirt to and from the site with the projects approved Fugitive Dust Mitigation Plan.
35. Prior to the issuance of grading permits, an engineering geology investigation shall be prepared and submitted for City Engineer approval. Specific recommendation of the report (soil excavating, pre-soaking, recompaction, etc.) shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.
36. A licensed soils engineer shall observe all grading operations to monitor compliance with local ordinances and conditions of approval.
37. Prior to any site disturbance (i.e., grubbing, grading, etc.) a Phase I Environmental Site Assessment shall be submitted for review and approval by the Development Director. Specific recommendations of the report shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.
38. If reclaimed water is available, prior to the issuance of grading plan approval the applicant shall work with MSWD to ensure that tertiary treated reclaimed water is used for irrigation on green belt common area. The lines using the reclaimed water shall be adequately marked and separated from potable water supplies. Signage shall be provided to warn the public of the use of reclaimed water for irrigation purposes.
39. Detailed water system improvement plans shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. Improvements identified in the plans shall be paid for by the applicant and shall be in place prior to building permit issuance unless approval has been obtained from the Fire Marshall, Planning Director, and MSWD.
40. Prior to occupancy permit issuance the project applicant shall install water conserving fixtures and appliances including showerheads, toilets, faucets, washing machines and dishwashers.
41. Prior to occupancy permit issuance the applicant shall install water conserving landscaping material and irrigation systems in all common landscape area for the applicable phase of construction. Irrigation systems shall utilize moisture and zone plants by water demand.
42. Any lakes/ponds on the site shall be designed with appropriate liners so that they retain water during normal operation but allow excess water from runoff during major storms to percolate into the ground.
43. Front and side yard building setback areas shall utilize arid landscaping reflective of the desert environment (e.g., low-water plants, rock or cactus gardens with no turf) and employ the use of water efficient irrigation systems.
44. The detailed landscape improvement plans for the project shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. The cost of the landscape plan review will be the responsibility of the project applicant.
45. Prior to issuance of any grading permit a hydrology study, drainage plan, and erosion control plan shall be completed for review and approval by the City Engineer. Recommendations based on the findings of the report shall become conditions of project approval.
46. A detailed drainage plan for the proposed development with hydrology and hydraulic calculations and demonstrating control and detention of 100-year frequency storm flows on-site shall be submitted to the City Engineer for review and approval prior to the issuance of permits.
    - Floodwaters shall be directed into on-site retention basins and away from residential property. Basins are required to have enough capacity to prevent spillover and flooding according to design storm modeling.

47. Because the site is greater than 5 acres in size, the project applicant is required to file for a National Pollutant Discharge Elimination System (NPDES) permit from the Colorado River Basin, Regional Water Quality Control Board (RWQCB) prior to development. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.
48. Prior to issuance of any grading permits, the project applicant/developer shall submit evidence to the satisfaction of the City Engineer that all necessary permits, agreements, and approvals have been received from appropriate agencies (i.e., RWQCB, MSWD, CVWD, etc.) related to water quality and nuisance water impacts.
49. Prior to issuance of any building/wall permits an acoustical study shall be conducted to confirm that noise levels for sensitive interior uses and usable outdoor areas adjacent to Two Bunch Palms (267 feet from centerline) can be lessened to comply with City noise standards.
    a. Report shall contain recommendations on the need/design for an acoustical noise barrier (consisting of a sound wall and landscape berm) parallel to Hacienda Drive.
    b. All required studies shall be provided with any residential plans being submitted for structural plan check with the City of Desert Hot Springs Building Department.
50. All construction activity, including the repair and maintenance of construction equipment, on the project site shall comply with Section 130.03 of the City of Desert Hot Springs Municipal Code.
51. Noise-generating construction equipment operated on the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures.
52. All equipment shall be properly maintained to assure that no unnecessary noise, due to worn or improperly maintained parts, will be generated.
53. Truck deliveries and haul-offs shall only be permitted between the hours of 7:00 A.M. and 5:00 P.M. weekdays and 8:00 A.M. and 5:00 P.M. Saturdays. The haul routes shall be approved by the City Engineer.
54. Construction equipment shall be stored on the project site to eliminate heavy-duty equipment truck trips.
55. Project site perimeter walls shall be constructed of materials of sufficient density (i.e. decorative block) and height to mitigate potential noise impacts associated with off-site traffic noise.
56. Project site homes shall comply with the minimum sound proofing requirements applicable per the Uniform Building Code and the California Administrative Code.
57. New residential units in this project will pay Fire Facilities impact fees of $119.00 per residential unit as part of building permit fees.
58. New residential units in this project will pay Police Facilities impact fee of $183.00 per residential unit as part of building permit fees.
59. Prior to the recordation of the final map, the applicant/developer shall pay the "in lieu" Quimby Park fees of $1,541.00 as part of building permit fees.
60. New residential units in this project will pay Aquatic Center impact fee of $116.00 per residential unit as part of building permit fees.
61. New residential units in this project will pay the General Facilities impact fee of $317.00 per residential unit as part of building permit fees.
62. New residential units in this project will pay the Community Center impact fee of $448.00 per residential unit as part of building permit fees.
63. New residential units in this project will pay the Storm Drain impact fee of $314.00 per residential unit as part of building permit fees.
64. Prior to issuance of any building permits, Applicant/developer shall pay those fees as required by the Transportation Uniform Mitigation Fee program (TUMF) for the project within the City, if applicable.
65. New residential units in this project will pay the Streets impact fee of $869.00 per residential unit as part of building permit fees.
66. During site preparation and construction, contractors shall facilitate construction recycling through the separation of recyclable construction waste material into a separate bin and the arrangement of the transportation of recyclable materials to facilities, which accept the materials. The Planning Director prior to issuance of any permits shall verify compliance with this measure.

Mitigation Monitoring Checklist – Tentative Tract No. 32421

The following checklist provides a tool for monitoring of mitigation measures required for Tentative Tract No. 32421 residential development. The checklist indicates key verification points at which compliance with the mitigation measures is to be ascertained. In most cases, these verification points correspond with either review of required plans or issuance of required permits. Thus, to the maximum extent possible, monitoring of the mitigation can be accomplished through the City's normal plan check and permitting procedures. Ongoing monitoring during construction, where indicated, can be performed in tandem with normal construction inspections.

In order to ensure that the mitigation measures reflected in the approved plans and permits have actually been carried out, a final compliance audit by the responsible City departments is required. Where appropriate, this will take the form of a final inspection in the field. Space provided below for the final sign-off by a representative of each department after the final compliance review is completed.

The mitigation checklist will need to be completed for each phase of each individual project within the Tentative Tract No. 32421 residential development. Some items will be finalized at an early stage and can merely be carried forward to later projects. Other items will need to be repeated anew for each specific development.

Project Identification: Tentative Tract No. 32421
Case Number(s): _____

Required Mitigation has been satisfactorily completed

Code Enforcement Division	By _____	Date _____
Engineering Division	By _____	Date _____
Fire Department	By _____	Date _____
Building Division	By _____	Date _____
Planning Division	By _____	Date _____
Police Department	By _____	Date _____
Other Items	By _____	Date _____

The mitigation measures proposed for this project were drawn from the Initial Study/Mitigated Negative Declaration as well as special studies. A checklist, which summarizes these mitigation measures, the entity responsible for mitigation monitoring and the time frame for implementation of these measures is included below as part of the Mitigated Negative Declaration.

EXHIBIT C

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
1 (c)	1. Prior to issuance of building permits the applicant/developer shall submit dwelling unit and site landscaping plans for Design Review and approval by the Planning Commission.	Planning Director	Prior to issuance of building permits.	Approved plans to verify compliance.
	2. Prior to Final Map recordation applicant/developer shall submit landscape plans and project boundary wall design for Design Review and approval by the Planning Commission. Said landscape plans shall include all common areas, parkways and retention basins proposed for the project area.	Planning Director	Prior to Final Map recordation	Approved plans to verify compliance.
	3. Lot lines between adjacent lots within the subdivision shall be located at the tope of graded slope.	Planning Director	Plan Check	Copy of approved plans to verify compliance.
1 (d)	4. Development within the project shall comply with the City's adopted outdoor lighting standards as specified in Section 159.20.030 of the Desert Hot Springs Municipal Zoning Code.	Planning Director	Prior to installation of project lighting.	Approved plans to verify compliance.
	5. Lighting plans (architectural, landscape, parking lot, roadway or security) indicating proposed lighting levels and methods to minimize impact on adjacent properties shall be reviewed and approved by the City prior to installation. Modification, alteration, or addition to any approved lighting shall not be undertaken prior to approval by the City.	Planning Director	Plan Check	Approved plans to verify compliance.
	6. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public right-of-way.	Planning Director	Prior to installation of project lighting.	Approved plans to verify compliance.
3 (c)	7. Prior to any demolition, grading, or construction activities the applicant and/or developer shall submit for Engineering Department review and approval a Fugitive Dust (PM10) Mitigation Plan.	City Engineer	Prior to any demolition, grading, or construction activities.	Approved Fugitive Dust Mitigation Plan to verify compliance.
	8. Reduce traffic speeds on all unpaved road surfaces to 15 miles per hour or less.	City Engineer	During grading/ construction activities.	Approved plans to verify compliance.
	9. Suspend all grading operations when wind speed (as instantaneous gusts) exceeds 25 miles per hour.	City Engineer	During grading.	Approved plans to verify compliance.

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
	10. Trucks importing or exporting dirt, soil, or other loose material shall be covered and/or watered down prior to entering public streets to minimize potential fugitive dust.	City Engineer	During grading and construction activities.	Approved plans to verify compliance.
	11. SCAQMD Rule 403 shall be adhered to, ensuring the clean up of construction-related dirt on approach routes to the site.	City Engineer	During grading and construction activities.	Approved plans to verify compliance.
	12. Spread soil binders on site, unpaved roads, and parking areas and/or apply AQMD approved chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours).	City Engineer	During grading and construction activities.	Approved plans to verify compliance.
	13. Prior to issuance of grading permits, a traffic plan to minimize traffic flow interference from construction activities shall be submitted for review and approved by the City Engineer.	City Engineer	Prior to issuance of grading permits.	Approved Traffic Plan to verify compliance.
	14. Incorporate energy conservation measures into the design in accordance with energy conservation requirements imposed by the California Energy Commission and Title 24 of the California Administrative Code.	Building Official	Plan Check	Approved plans to verify compliance.
	15. Architectural and landscape design plans shall promote, to the maximum extent feasible, design features and strategies to maximize the opportunity for use of solar panels, shading and natural cooling.	Planning Director	Plan Check	Approved plans to verify compliance.
4 (a)	16. Wherever possible, utilize plant species native to the Coachella Valley in landscaped area. The use of native plants species helps maintain a food and cover base for indigenous animal species, particularly birds, that cannot utilize exotic plants for cover or food.	Planning Director	Plan Check	Approved plans to verify compliance.
	17. The night lighting of streets, yards, and recreation areas can be expected to penetrate beyond the project site boundaries and into surrounding natural areas. Unnatural lighting can interfere with the nocturnal activity of animals in these areas. To minimize this impact, it is recommended that all outdoor lighting be directed at the ground.	Planning Director	Plan Check	Approved plans to verify compliance.

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
4 (f)	18. Prior to the issuance of grading permits, the applicant/developer shall pay a fee of $600 per acre, or $24,000 to develop the project site.	City Engineer	Prior to issuance of grading permits.	Payment of fee to verify compliance.
5 (a)	19. A general monitoring program should be implemented during the mass grading and deep trenching activities to mitigate any prehistoric and/or historic cultural resources that may exist. In later stages of grading, a much more limited "spot" monitoring program might be considered for utility trenching and similar features are excavated. Both on-site and off-site related earth-moving activities should be monitored. This monitoring program should be coordinated between the grading contractor, the monitoring archaeologist, the Tribal monitor, and the City of Desert Hot Springs. A Tribal monitor will be required, as part of the monitoring team, as recommended by the Aqua Caliente Band.	Planning Director	Prior to issuance of grading permits.	Copy of report to verify compliance.
	20. That an approved Cultural Resource Monitor(s) be present during any survey and/or any ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente THPO.	Planning Director & City Engineer	During grading.	Copy of report to verify compliance.
	21. If buried cultural materials are discovered during any earth-moving operation associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The archaeologist shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report to the Planning Director for review and approval prior to occupancy of the first building on the site.	Planning Director	During any earth-moving operations.	Copy of report to verify compliance.
	22. Once artifact analysis is completed a final report detailing the results of all research	Planning Director	Prior to occupancy of the	Copy of report to verify

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
	procedures and interpretation of the site a written report shall be submitted to the Development Director for review and approval prior to occupancy of the first building on the site.		first building on the site.	compliance.
5 (c)	23. Prior to grading, we recommend scheduling a contractor's education program to inform project management and consultants of the nature and extent of paleontological monitoring and salvage that is to be accomplished during the project. Monitoring will not be required in areas of previously excavated sediments, or fill.	Planning Director	Prior to the issuance of a grading permits.	Report to City Planner/City to verify compliance.
	24. The 40-acre property is potentially underlain by paleontological resources that will require full-time monitoring when grading of previously unexcavated Pleistocene age sediments. Paleontological monitors will need to coordinate with project management to determine when and where grading activities are scheduled to occur. The location and duration of monitoring necessary for those areas should be determined by the project paleontologist. The need for additional monitors should be determined by the project paleontologist.	Planning Director	During grading.	Report to City Planner/City to verify compliance.
	25. If paleontological specimens are discovered that require extraordinary time and resources to remove from the site, the paleontological monitor will rope the area within a 50 foot radius and notify the client and construction manager of the find. The project paleontologist will then evaluate the discovery and determine the time, material, and costs required to remove the specimen from the project site.	Planning Director	During grading.	Report to City Planner/City to verify compliance.
	26. The project paleontologist will produce a paleontological monitoring report describing the paleontological discoveries and recommending the procedures for preparing, curating, and accessioning the paleontological collection into a suitable repository.	Planning Director	During grading and prior to occupancy of the first building on the site.	Report to City Planner/City to verify compliance.
	27. If buried paleontological materials are discovered during any earth-moving	Planning Director	During Grading	Report to City Planner/City to

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
	operation associated with the project, all work in that area should be halted or diverted until a qualified paleontological monitor can evaluate the nature and significance of the finds. The paleontological monitor shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The paleontological monitor shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report and inventory o the Development Director for review and approval prior to occupancy of the first building on the site. The report should include a discussion of the significance of all revered specimens. The report and inventory, when submitted to the Development Director, would signify completion of the program to mitigate impacts to paleontology resources.			verify compliance.
5 (d)	28. In the unlikely event that human remains be encountered during the project, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.	Development Director	During Grading.	Report to City Planner/City
	29. The following actions must be taken immediately upon the discovery of human remains: a. Stop immediately and contact the County Coroner; b. The Coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Corner has 24 hours to notify the Native American Heritage Commission; c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American; d. The most likely descendent has 24 hours to make recommendation to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and	Development Director	During Grading	Report to City Planner/City

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	grave goods; e. If the descendant does not make recommendations within 24 hours the owner shall re-inter the remains in an area of the property secure from further disturbance, or if the owner does not accept the descendant's recommendation, the owner of the descendant may request mediation by the Native American Heritage Commission.			
6 (a)(ii)	30. Construction of all residential units will be required to meet 2001 edition of the California Uniform Building Code design and construction standards for a Seismic Zone 4.	Building Official	Prior to issuance of building permits.	Copy of approved plans to verify compliance.
	31. Site development shall be in conformance to all recommendations as specified in the Geotechnical Engineering Report by Sladden Engineering on May 5, 2004.	Building Official and City Engineer	Prior to issuance of building/grading permits.	Copy of approved plans to verify compliance.
6 (b)	32. Prior to the issuance of a grading permit, a Fugitive Dust Mitigation Plan shall be prepared and submitted to the City Engineer for approval, in accordance with City regulations. The Plan shall include reasonably available control measures such that fugitive dust emissions are in compliance with South Coast Air Quality Management District Rule 403.	City Engineer	Prior to the issuance of a grading permits.	Approved Fugitive Dust Mitigation Plan to verify compliance.
	33. Blowing sand and dust during all phases of the development shall be controlled. Control measures shall include the use of soil stabilizers or watering, erection of wind fences, covering soil stockpiles, and revegetation of disturbed areas as soon as practical.	Engineering Department	During grading/ construction activities.	Copy of approved PM10 plans to verify compliance.
	34. The grading permit shall be conditioned upon conformance of the construction site and trucks hauling dirt to and from the site with the projects approved Fugitive Dust Mitigation Plan.	Engineering Department	Prior to the issuance of a grading permits.	Copy of approved PM10 plans to verify compliance.
	35. Prior to the issuance of grading permits, an engineering geology investigation shall be prepared and submitted for City Engineer approval. Specific recommendations of the report (soil excavating, pre-soaking, recompaction, etc.) shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.	Engineering Department	Prior to the issuance of a grading permits.	Approved plans to verify compliance.

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Criteria
	36. A licensed soils engineer shall observe all grading operations to monitor compliance with local ordinances and conditions of approval.	Engineering Department	Prior to the issuance of a grading permits.	Copy of signed contract to verify compliance.
7 (d)	37. Prior to any site disturbance (i.e., grubbing, grading, etc.) a Phase I Environmental Site Assessment shall be submitted for review and approval by the Development Director. Specific recommendations of the report shall be incorporated into the development design. Recommendations based on the findings of this report shall become conditions of project approval.	Planning Department	Prior to Grading.	Copy of approved plans to verify compliance.
8 (b)	38. If reclaimed water is available, prior to the issuance of grading plan approval the applicant shall work with MSWD to ensure that tertiary treated reclaimed water is used for irrigation on green belt common area. The lines using the reclaimed water shall be adequately marked and separated from potable water supplies. Signage shall be provided to warn the public of the use of reclaimed water for irrigation purposes.	Mission Springs Water District/ Public Works Department	Prior to issuance building permits.	Copy of approved plans to verify compliance.
	39. Detailed water system improvement plans shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. Improvements identified in the plans shall be paid for by the applicant and shall be in place prior to building permit issuance unless approval has been obtained from the Fire Marshall, Planning Director, and MSWD.	Mission Springs Water District/ Public Works Department	Prior to issuance building permits.	Copy of approved plans to verify compliance.
	40. Prior to occupancy permit issuance the project applicant shall install water conserving fixtures and appliances including showerheads, toilets, faucets, washing machines and dishwashers.	Building Official	Prior to occupancy permit issuance.	Copy of approved plans to verify compliance
	41. Prior to occupancy permit issuance the applicant shall install water conserving landscaping material and irrigation systems in all common landscape area for the applicable phase of construction. Irrigation systems shall utilize moisture and zone plants by water demand.	Building Official	Prior to occupancy permit issuance.	Copy of approved plans to verify compliance

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	42. Any lakes/ponds on the site shall be designed with appropriate liners so that they retain water during normal operation but allow excess water from runoff during major storms to percolate into the ground.	Building Official	Prior to building permit issuance.	Copy of approved plans to verify compliance.
	43. Front and side yard building setback areas shall utilize arid landscaping reflective of the desert environment (e.g., low-water plants, rock or cactus gardens with no turf) and employ the use of water efficient irrigation systems.	Planning Director	Prior to occupancy permit issuance.	Copy of approved plans to verify compliance.
	44. The detailed landscape improvement plans for the project shall be reviewed and approved by MSWD prior to the issuance of any building permits and/or any phase of development approved by the City. The cost of the landscape plan review will be the responsibility of the project applicant.	MSWD	Prior to building permit issuance.	Copy of approved plans to verify compliance.
8 (c)	45. Prior to issuance of any grading permit a hydrology study, drainage plan, and erosion control plan shall be completed for review and approval by the City Engineer. Recommendations based on the findings of this report shall become conditions of project approval.	City Engineer	Prior to grading permits.	Copy of approved plans to verify compliance.
	46. A detailed drainage plan for the proposed development with hydrology and hydraulic calculations and demonstrating control and detention of 100-year frequency storm flows on-site shall be submitted to the City Engineer for review and approval prior to the issuance of permits. • Floodwaters shall be directed into on-site retention basins and away from residential property. Basins are required to have enough capacity to prevent spillover and flooding according to design storm modeling.	City Engineer	Prior to issuance of grading permits.	Copy of approved plan to verify compliance.

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Verification of Compliance
	47. Because the site is greater than 5 acres in size, the project applicant is required to file for a National Pollutant Discharge Elimination System (NPDES) permit from the Colorado River Basin, Regional Water Quality Control Board (RWQCB) prior to development. A Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and Monitoring Plan are requirements of the NPDES permit. The SWPPP shall include Best Management Practices (BMPs) in compliance with the NPDES program requirements.	City Engineer	Prior to issuance of grading permits.	Copy of permits to verify compliance.
	48. Prior to issuance of any grading permits, the project applicant/developer shall submit evidence to the satisfaction of the City Engineer that all necessary permits, agreements, and approvals have been received from appropriate agencies (i.e., RWQCB, MSWD, etc.) related to water quality and nuisance water impacts.	City Engineer	Prior to issuance of grading permits.	Copy of permits to verify compliance.
11 (a)	49. Prior to issuance of any building/wall permits an acoustical study shall be conducted to confirm that noise levels for sensitive interior uses and usable outdoor areas adjacent to Two Bunch Palms (267 feet from centerline) can be lessened to comply with City noise standards. a. Report shall contain recommendations on the need/design for an acoustical noise barrier (consisting of a sound wall and landscape berm) parallel to Hacienda Drive. a. All required studies shall be provided with any residential plans being submitted for structural plan check with the City of Desert Hot Springs Building Department.	City Engineer	During grading/ construction activities.	Report to City Manager as needed.
	50. All construction activity, including the repair and maintenance of construction equipment, on the project site shall comply with Section 130.03 of the City of Desert Hot Springs Municipal Code.	City Engineer	During grading/ construction activities.	Report to City Manager as needed.

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	51. Noise-generating construction equipment operated on the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures.	City Engineer	During grading/ construction activities.	Report to City Manager as needed.
	52. All equipment shall be properly maintained to assure that no unnecessary noise, due to worn or improperly maintained parts, will be generated.	City Engineer	During grading/ construction activities.	Report to City Manager as needed.
	53. Truck deliveries and haul-offs shall only be permitted between the hours of 7:00 A.M. and 5:00 P.M. weekdays and 8:00 A.M. and 5:00 P.M. Saturdays. The haul routes shall be approved by the City Engineer.	City Engineer	During grading and construction operations.	Approval of routes prior to construction activities.
	54. Construction equipment shall be stored on the project site to eliminate heavy-duty equipment truck trips.	City Engineer	During grading/ construction activities.	Report to City Manager as needed.
	55. Project site perimeter walls shall be constructed of materials of sufficient density (i.e. decorative block) and height to mitigate potential noise impacts associated with off-site traffic noise.	Planning Director/ City Engineer	At permit issuance.	Copy of approved plans to verify compliance.
	56. Project site homes shall comply with the minimum sound proofing requirements applicable per the Uniform Building Code and the California Administrative Code.	Building Official	At permit issuance.	Copy of approved plans to verify compliance.
13 (a)	57. New residential units in this project will pay Fire Facilities impact fees of $119.00 per residential unit as part of building permit fees	Building Official	At permit Issuance.	Payment of fees to verify compliance.
	58. New residential units in this project will pay Police Facilities impact fee of $183.00 per residential unit as part of building permit fees.	Building Official	At permit issuance.	Payment of fees to verify compliance.
	59. Prior to the recordation of the final map, the applicant/developer shall pay the "in lieu" Quimby Park fees of $1,541.00 as part of building permit fees.	Building Official	At permit issuance.	Payment of fees to verify compliance.
	60. New residential units in this project will pay Aquatic Center impact fee of $116.00 per residential unit as part of building permit fees.	Building Official	At permit issuance.	Payment of fees to verify compliance.
	61. New residential units in this project will pay the General Facilities impact fee of $317.00 per residential unit as part of building permit fees.	Building Official	At permit issuance	Payment of fees to verify compliance.
	62. New residential units in this project will pay the Community Center impact fee of $448.00 per residential unit as part of building permit fees.	Building Official	At permit issuance	Payment of fees to verify compliance.

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	63. New residential units in this project will pay the Storm Drain impact fee of $314.00 per residential unit as part of building permit fees.	Building Official	At permit issuance	Payment of fees to verify compliance.
15 (a)	64. Prior to issuance of any building permits, the applicant/developer shall pay those fees as required by the Transportation Uniform Mitigation Fee program (TUMF) for the project within the City, if applicable.	Building Official	At permit issuance.	Payment of fees to verify compliance.
	65. New residential units in this project will the Street Impact fee of $869 per dwelling unit per residential unit as part of building permit fees.	Building Official	At permit issuance.	Payment of fees to verify compliance.
16 (f)	66. During site preparation and construction, contractors shall facilitate construction recycling through the separation of recyclable construction waste material into a separate bin and the arrangement of the transportation of recyclable materials to facilities, which accept the materials. The Planning Director prior to issuance of any permits shall verify compliance with this measure.	Planning Director	At permit issuance.	Copy of contract to verify compliance.