

**Desert Hot Springs General Plan Update & Zoning Amendment
Final EIR Mitigation Monitoring and Reporting Program (MMRP)
May 6, 2020**

This Mitigation Monitoring and Reporting Program (MMRP) identifies Mitigation Measures incorporated into the Desert Hot Springs General Plan Update and Zoning Amendment Draft EIR. For each Mitigation Measure, the MMRP identifies the significant impact, the related mitigation measure, the implementation entity, the monitoring and verification entity, and timing requirements.

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
AIR QUALITY						
Consistency with SCAQMP Air Quality Management Plan. Cumulatively Considerable Net Increase of Criteria Pollutants. Cause substantial adverse cumulative air quality impacts.	AQ-2A: “Super Compliant” Architectural Coatings: The City shall require development projects to: 1) Submit evidence, such as emissions estimates, coating use estimates and manufacturers specifications for VOC content, or other evidence that indicates VOC emissions during architectural coating activities would not exceed SCAQMD CEQA significance thresholds. 2) Prepare a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines. The project applicant/developer shall include in any construction contracts and/or subcontracts a requirement that Project contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in Project construction meet the SCAQMD “super compliant” coating VOC content standard of less than 10 grams of VOC per liter of coating. The CRP shall also specify the use of high-volume, low-pressure spray guns during coating applications to reduce coating waste.	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to issuance of building permits. Verify application of coating prior to occupancy.		

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Consistency with SCAQMP Air Quality Management Plan. Cumulatively Considerable Net Increase of Criteria Pollutants. Cause substantial adverse cumulative air quality impacts.	AQ-2B: Tier IV Construction Equipment: To reduce construction equipment emissions of NOx, diesel particulate matter, and other pollutants, the City shall require development projects to: 1) Use electric-powered and liquefied or compressed natural gas equipment instead of diesel-powered equipment to the maximum extent feasible. 2) All construction equipment with a rated power-output of 50 horsepower or greater shall meet U.S. EPA and CARB Tier IV Final Emission Standards for NOx. This may be achieved via the use of equipment with engines that have been certified to meet Tier IV emission standards, or through the use of equipment that has been retrofitted with a CARB-verified emission control strategy (e.g., selective catalytic reduction) capable of reducing exhaust NOx emission to levels that meet Tier IV standards. 3) The City may grant an exemption from these requirements in the event an applicant can factually document that the specific equipment needed to construct a project is not reasonably available (e.g., the specific Tier IV equipment needed is not available within Riverside County within the scheduled construction period).	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to commencement of grading.		

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BIOLOGICAL RESOURCES						
Potential Impacts on Special Plant and Wildlife Species. Interfere Substantially with the Movement of Migratory Fish or Wildlife Species. Substantial Adverse Cumulative Impacts on Biological Resources.	BIO-1: Biological Resource Assessment: Consistent with GPU Policy OS-1.5: Biological Resources Assessment, resource assessments will be prepared for all discretionary development projects that contain undeveloped lands subject to CEQA. The biological resource assessment will catalog all habitat types with the Project area (and offsite impact areas), based on alliances and/or associations defined in The Manual of California Vegetation, second edition. The assessment will include an inventory of all special-status species (USFWS- and CDFW-listed threatened and endangered species, California Species of Special Concern, California Fully Protected Species, CRPR-listed species, and CVMSHCP Covered Species) with the potential to occur within each onsite habitat type. The assessment will address seasonal variation in use of the Planning Area and not be limited to resident species. It will include a discussion of both direct and indirect impacts to wildlife movement and connectivity, as well as a full accounting of all mitigation/conservation lands within and adjacent to the Project area. The biological resource assessment will examine both onsite and offsite impact areas and will include a discussion of potential direct and indirect impacts from lighting, noise, human activity, defensible space, and exotic/invasive species. Defensible spaces should be accounted for within proposed	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to issuance of discretionary development approvals.		

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	development land use designated areas, and not transferred to adjacent open space or conservations lands.					
Potential Impacts on Special Plant and Wildlife Species. Interfere Substantially with the Movement of Migratory Fish or Wildlife Species. Substantial Adverse Cumulative Impacts on Biological Resources.	BIO-2: Special Status Plant and Wildlife Protection: Consistent with GPU Policy OS-1.2. Threatened and Endangered Species, protocol focused surveys for sensitive plant and wildlife species will be carried out by a qualified biologist when suitable habitat for any such species is present on a proposed project site and has a potential for impact. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought. Project permitting and approval requires compliance USFWS, CDFW, and CVMSHCP regulations for any impacts to special status plant or animal species.	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to approval of discretionary development proposals. Prior to issuance of grading permits.		
Potential Impacts on Special Plant and Wildlife Species. Substantial Adverse Effect on State and Federally Protected Wetlands.	BIO-3: Nesting Bird Avoidance: If vegetation removal is scheduled during nesting season (February 1 - September 1), focused surveys for active nests shall be conducted by a qualified biologist no more than three days prior to the beginning of project-related activities (e.g., excavation, grading and vegetation removal). Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to the commencement of grading.		

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Substantial Adverse Cumulative Impacts on Biological Resources.	be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as those from the genus <i>Buteo</i> , the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of active nests and shall concentrate on areas of suitable habitat. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it is feasible for construction to continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities. Any active nest(s) within a Project Site shall be monitored by a qualified biologist during construction if work occurs directly adjacent to the pre-determined nest avoidance buffer. If the qualified biologist determines construction activities have potential to adversely affect a nest, construction activities will be halted within					
Substantial Adverse Effect on Riparian Habitat or Sensitive Natural Community. Substantial Adverse Effect on State and	BIO-4: Habitat Revegetation, Restoration, and/or Conservation: If riparian habitat or other sensitive natural communities are impacted by project-related activities, a habitat restoration and revegetation plan will be developed pursuant to U.S. Army Corps of Engineers and/or California Department Fish & Wildlife guidelines. Habitat restoration and revegetation plans will include, at a minimum: (a) the location of restoration sites and	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to approval of discretionary development proposals. Prior to commencement of grading.		

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Federally Protected Wetlands. Substantial Adverse Cumulative Impacts on Biological Resources.	assessment of appropriate reference sites; (b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is established, self-sustaining, and capable of surviving drought. For Projects with CVMSHCP Conservation Areas, habitat revegetation, restoration, and conservation will be vetted via coordination with the appropriate resource agencies and the Coachella Valley Conservation Commission (CVCC) through the Joint Project Review (JPR) process to ensure the Project aligns with the goals and policies of the CVMSHCP.					

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GREENHOUSE GAS EMISSIONS						
Generate Significant Greenhouse Gas Emissions. Conflict with an Applicable GHG Reduction Plan, Policy or Regulation. Cause Substantial Adverse Cumulative Impacts with Respect to Greenhouse Gases	GHG-1A: The 2019 CalGreen Code contains several voluntary measures that are not formally required. Within one year of adoption of the General Plan Update the City shall adopt an ordinance that incorporates, requires and makes mandatory certain CalGreen Code voluntary measures as described below. 1) Require new residential tentative tract maps that would allow 17 or more dwelling units to provide electric vehicle infrastructure for each dwelling in compliance with Section A4.106.8.1 of the CalGreen Code, and that each dwelling be equipped with a vehicle charging station that has a similar or better functionality than a Level 2 charging station. 2) Require new multifamily projects with 17 or more dwelling units to provide electric vehicle infrastructure for each dwelling in compliance with Section A4.106.8.2 of the CalGreen Code, and that each one of the parking spaces that has such electric vehicle infrastructure be equipped with vehicle charging stations that have a similar to better functionality than a Level 2 charging station. 3) Require new non-residential development projects to provide designated parking for any combination of low-emitting, fuel	The Community Development Director or their designee.	City of Desert Hot Springs Planning Division and Building Division.	Within one year of adoption of the General Plan Update		

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	efficient, and carpool/van pool vehicles pursuant to the Tier 2 requirements of Table A5.106.5.1.2 of the CalGreen Code. Such parking spaces shall be marked pursuant to Section A5.106.5.1.3 of the CalGreen Code. 4) Require new non-residential development projects to provide electric vehicle charging spaces with electric vehicle infrastructure in compliance with Table A5.106.5.3.2 of the California Green Code and be equipped with vehicle charging stations that have similar or better functionality than a Level 2 charging station. Such spaces shall be marked in compliance with Section A5.106.5.3.3 of the CalGreen Code.					
Generate Significant Greenhouse Gas Emissions. Conflict with an Applicable GHG Reduction Plan, Policy or Regulation. Cause Substantial Adverse Cumulative Impacts with Respect to	GHG-1B: The City shall, if feasible, establish a municipally-operated and -controlled electricity power provider (Community Choice Aggregation (CCA)) for the City of Desert Hot Springs within four years of adoption of the General Plan Update, or otherwise as expeditiously as possible given the City's resources. The overarching purpose and intent of the CCA is to provide 100% renewable electricity to all customers in Desert Hot Springs. The CCA will: Offer electricity at rates that are competitive with those provided by Southern California Edison (SCE).	Project Proponent	City of Desert Hot Springs Planning Division and Building Division.	Prior to issuance of building permits.		

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Greenhouse Gases	- Offer, at minimum, two options for customers: - The first, default option shall offer electricity that contains a renewable mix exceeding that provided by SCE. - The second option shall offer electricity that comes from 100% renewable sources. - Upon its inception, automatically enroll all public and private accounts in the city into the CCA program. All residential and non-residential customers shall be enrolled in the first, default option (i.e., the program that has a renewable mix that exceeds that provided by SCE).					
Generate Significant Greenhouse Gas Emissions. Conflict with an Applicable GHG Reduction Plan, Policy or Regulation. Cause Substantial Adverse Cumulative Impacts with Respect to	GHG-1C: Within four years of the adoption of the General Plan, The City shall consider and evaluate the feasibility of adopting an ordinance that amends Chapter 15.08 of the City's Municipal Code, so that all new residential and/or non-residential development subject to Title 24, Part 6 of the California Building Code achieve Zero Net Energy (ZNE) standards. If the City finds ZNE technology, programs, and/or other strategies are feasible and cost-effective, the City shall adopt a ZNE ordinance as expeditiously as possible given City resources. As defined by the California Energy Commission (CEC) in its 2015 Integrated Energy Policy Report, ZNE standards require the value of the net energy produced by project renewable energy	The Community Development Director or their designee.	City of Desert Hot Springs Planning Division and Building Division.	Within four years of the adoption of the General Plan or as further described in MM GHGH-1C		

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Greenhouse Gases	resources equal the value of the energy consumed annually by the project, using the CEC's Time Dependent Valuation.					
Generate Significant Greenhouse Gas Emissions. Conflict with an Applicable GHG Reduction Plan, Policy or Regulation. Cause Substantial Adverse Cumulative Impacts with Respect to Greenhouse Gases	GHG-1D: The City shall prepare and adopt a Multimodal Mobility Plan within four years of adoption of the General Plan Update, or otherwise as expeditiously as possible given City resources. The Multimodal Mobility Plan shall, at a minimum: 1) Identify the City's plan for improving and expanding transit amenities and non-vehicular (e.g., bicycle and pedestrian) infrastructure in the City. 2) Specify measures or a group of measures that, if implemented on a project-by-project basis, would reduce the number of single-occupancy vehicle trips and fossil fuel powered vehicles operating on roadways within Desert Hot Springs to a percentage that is consistent with reduction in per capita passenger vehicle GHG reduction targets established by CARB for the SCAG region under SB 375. During development of the Multimodal Mobility Plan, the City shall: a. Consult with public transit system operators (e.g., Sunline Transportation Agency, Native American tribes, and others, as applicable) to identify potential routes, infrastructure, and service locations capable of serving new	The Community Development Director or their designee	City of Desert Hot Springs Planning Division and Building Division.	Within four years of adoption of the General Plan Update, or otherwise as expeditiously as possible given City resources.		

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	development identified in the General Plan. b. Revisit the way the City addresses transportation impacts fees. In addition to having fixed fees by development type, adopt a traffic mitigation fee that ensures new development pays its fair share toward roadway and non-vehicular infrastructure improvements. c. Provide the framework for updating the City's existing Transportation Demand Management (TDM) requirements contained in Chapter 10.56 of the City's Municipal Code so it applies to additional, residential, and non-residential development in the City. The revised TDM program shall specify what percent of vehicle miles traveled must be reduced by the land use, compared to default rates. 3) Establish a mechanism to monitor progress toward achieving the goals set forth in the Multimodal Mobility Plan.					
Generate Significant Greenhouse Gas Emissions. Conflict with an Applicable GHG	GHG-1E: Consistent with General Plan Implementation Policy C-3, the City shall prepare and adopt an updated Climate Action Plan within five years of adoption of the General Plan Update, or otherwise as expeditiously as possible given City resources. At a minimum, the Climate Action	The Community Development Director or their designee.	City of Desert Hot Springs Planning Division and Building Division.	Within five years of adoption of the General Plan Update, or otherwise as expeditiously as		

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Reduction Plan, Policy or Regulation. Cause Substantial Adverse Cumulative Impacts with Respect to Greenhouse Gases	Plan shall: 1) Establish a community-wide greenhouse gas emissions inventory for a single, historic calendar year (e.g., Year 2010, consistent with the City's current Climate Action Plan, adopted in 2013). 2) Quantify greenhouse gas emissions, both existing and proposed over a specified time period. The time period forecasted shall be no less than the Year 2040. Additional, forecasted years (e.g., 2030, 2035, etc.) may be included. 3) Identify annual, community-wide greenhouse gas emission reduction targets (i.e., in MTCO ₂ e) and/or efficiency targets (i.e., in MTCO ₂ e per service population and/or capita) that align the City's emissions with legislatively adopted State-wide greenhouse gas reduction targets (e.g., AB 32 and SB 32) for a specified calendar year. For a calendar year beyond that which has a legislatively adopted greenhouse gas reduction target, the greenhouse gas emissions reduction goal for 2050 outlined in EO S-3-05 shall be used as a future benchmark. The identified annual, community-wide greenhouse gas emissions target for the City may be an interpolated value based on legislatively adopted State-wide greenhouse gas			possible given City resources.		

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	reduction targets and those issued by Executive Order. 4) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified annual, community-wide greenhouse gas emission reduction targets and/or efficiency targets. The Climate Action Plan shall, at a minimum, specifically consider the following measures as well as those contained in the Multimodal Mobility Plan. If the following measures are not adopted, the Climate Action Plan shall clearly discuss why these measures were found to be infeasible. a. Develop a detailed Waste Reduction Plan that identifies the City's strategy for diverting waste from landfills. The Waste Reduction Plan shall target achieving zero waste by 2040. b. Identify the City's strategy for using recycled water in the City, once it becomes available from the Mission Springs Water District. Specifically investigate the feasibility of using such water at non-residential land uses, such as those used for cannabis cultivation. The strategy					

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	developed for the City shall be done in consultation with the Mission Springs Water District. c. Establish a provision that, prior to issuing any building or grading permits, the City shall confirm project applicants and/or their designees fully mitigate the greenhouse gas emissions associated with the construction, operation, and vegetation change associated with the proposed project. Compliance options could include: 1) directly undertaking funding activities that reduce or sequester GHG emissions and/or 2) obtaining and retiring Carbon Offsets through an Approved Registry. 5) Establish a mechanism to monitor the plan's progress toward achieving its community-wide greenhouse gas emission reduction targets and/or efficiency targets and require amendment if the Climate Action Plan is not achieving specified levels. 6) Be adopted in a public process following environmental review.					

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HYDROLOGY AND WATER QUALITY, UTILITY AND SERVICE SYSTEMS						
Substantially Deplete Groundwater Supplies. Conflict with or Obstruct Implementation of Water Quality Control Plan. Cause Substantial Adverse Cumulative Impacts with Respect to Hydrology or Water Quality. Drainage, Electric Power, Natural Gas, or Communications Facilities. Have Sufficient Water Supplies Available to Serve the Project and Reasonably Foreseeable Future Development.	UTL-1: Developments, under the General Plan Update, that will be served by local utility providers, will not be approved if they increase water use in excess of what is identified for supply under the most recent Urban Water Master Plan. In order to ensure that water demand from new development is balanced with water supply, a written report will be submitted annually by the City to the Mission Springs Water District and the Coachella Valley Water District identifying building permits issued and discretionary land use approvals that were approved during the past calendar year. The Mission Springs Water District and the Coachella Valley Water District may provide the estimated increase in water use generated by such permits/approvals and shall also identify concerns and issues regarding providing an adequate supply of water for such permits/approvals.	The Community Development Director or their Designee	City of Desert Hot Springs Planning Division and Building Division	During review of development proposals. Provide written report on development activity annually.		

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Cause a Substantial Adverse Cumulative Impact with Respect to Utilities and Service Systems.						
NOISE						
Exposure to Noise Levels in Excess of Standards. Cause a Substantial Adverse Cumulative Impact with Respect to Noise.	NOI-1: Assess and Minimize Temporary Construction Noise Levels To ensure that future development projects implement appropriate construction noise controls, the City shall require development projects that are subject to discretionary review and that are located near (i.e., within 200 feet) of noise-sensitive land uses (e.g., residential, school, or long term medical care facilities) to assess potential construction noise levels and minimize substantial adverse impacts by implementing feasible construction noise control measures that reduce construction noise levels at sensitive receptor locations. Such measures may include, but are not limited to: 1) construction management techniques (e.g., providing advance notice of construction activities to nearby noise-sensitive receptors, siting staging areas away from noise-sensitive land uses, phasing activities to take advantage of shielding/attenuation provided by topographic features or buildings, monitoring construction); 2) construction equipment	Project Proponent	City of Desert Hot Springs Planning Division and Building Division	Prior to issuance of grading permits.		

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	controls (e.g., ensuring equipment has mufflers, use of electric hook-ups instead of generators); 3) use of temporary sound barriers (equipment enclosures, berms, walls, blankets, or other devices) when necessary; 4) preparation of a plan, procedures, or other mechanisms to receive track, respond, and resolve construction noise complaints, including designation of an on-site appointee to handle such complaints, and report back to City staff; and 5) require monitoring construction noise levels if complaints are received to verify the need for additional noise controls.					
PUBLIC SERVICES						
Substantial Adverse Physical Impacts Associated with Provision of Fire Protection Services. Cause a Substantial Adverse Cumulative Impact with Respect to Public Services	PS-1: Annual quantitative fire services review and coordination. City Council shall annually consider, in conjunction with the state-required annual review of capital improvement projects for consistency with the General Plan, the need for increases in fire equipment and/or facilities, including the need for a new fire station. As part of this review, the City Council will receive for consideration the evaluation and recommendation of the Riverside County Fire Department (RCFD) for providing additional equipment or facilities, including the timing for providing such equipment or facilities. Criteria for determining need shall include, but not be limited to, existing and projected increases within the Planning Area of fire station response times for new development,	The Community Development Director or their Designee	City of Desert Hot Springs Planning Division and Building Division.	Annual Review of fire protection needs by the City Council.		

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	emergency calls, ratio of RCFD staff to population, the capacity of existing fire stations in the Planning Area to house additional staff and equipment needed to serve existing and projected population. If the City Council finds that additional equipment or facilities are needed, the City shall coordinate and consult with the RCFD to establish a viable funding method to provide for such facilities and equipment in a manner timely to ensure existing service levels, including response times are not impacted.					
TRANSPORTATION						
Conflict with Program Plan, Ordinance or Policy Addressing the Circulation System. Cause a Substantial Adverse Cumulative Impact with Respect to Transportation.	TRANS-1: In order to ensure proper timing for the installation of the identified intersection improvements and roadway widening, project proponents, in consultation with the City Public Works Department, shall be required to prepare a traffic impact analysis for their proposed project when it is determined by the Public Works Department that the project could potentially impact intersection or segment operations, and additional analysis is warranted. If a project would directly cause an intersection or roadway segment to degrade to an unacceptable Level of Service (LOS E or F), the project proponent shall be responsible for providing improvements (described below or otherwise identified by the City) necessary to maintain an acceptable LOS; improvements provided by a project proponent may be eligible for reimbursement	Project Proponent	City of Desert Hot Springs Planning Division and Building Division	Prior to approval of discretionary development projects.		

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	of costs in excess of the project's fair share, subject to a reimbursement agreement with the City. If a project impacts an intersection or roadway segment but would not cause an unacceptable LOS at an intersection, project proponents shall be required to pay a proportionate fair share amount towards the future improvement of the intersection or roadway segment. Specific intersection improvements are listed below: Intersection 4: Indian Canyon Drive at Mission Lakes Boulevard Implement the following intersection improvements: • Northbound: One shared left/through lane and one right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One shared left/through/right lane • Westbound: One left turn lane and one shared through/right turn lane Intersection 5: Indian Canyon Drive at Pierson Boulevard Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One shared left/through/right turn lane					

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	- Eastbound: One shared left/through lane and one shared through/right turn lane - Westbound: One left turn lane and one shared through/right turn lane Intersection 6: Indian Canyon Drive at Two Bunch Palms Trail Implement the following intersection improvements: - Install a traffic signal - Northbound: One shared left/through/right turn lane - Southbound: One left turn lane and one shared through/right turn lane - Eastbound: One shared left/through/right turn lane - Westbound: One shared left/through/right turn lane Intersection 7: Indian Canyon Drive at Dillon Road Implement the following intersection improvements: - Install a traffic signal - Northbound: One left turn, two through lanes, and one right turn lane - Southbound: One left turn, two through lanes, and one right turn lane - Eastbound: One left turn lane, one through lane, and one right turn lane - Westbound: Two left turn lanes, one through lane, and one right turn lane					

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	Intersection 8: Indian Canyon Drive at 20th Avenue Implement the following intersection improvements: • Northbound: One left turn lane, two through lanes, and one right turn lane • Southbound: One left turn lane, two through lanes, and one shared through/right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, one shared through/right turn lane, and one right turn lane Intersection 10: Little Morongo Road at Pierson Boulevard Implement the following intersection improvements: • Install a traffic signal • Northbound: One shared left/through/right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: One left turn lane, one through lane, and one right turn lane Intersection 11: Little Morongo Road at Two Bunch Palms Trail Implement the following intersection improvements: • Install a traffic signal					

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	• Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One shared left/through/right turn lane • Westbound: One left turn lane, one through lane, and one right turn lane Intersection 12: Little Morongo Road at Dillon Road Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One left turn lane, one through lane, and one right turn lane • Eastbound: Two left turn lanes and one shared through/right turn lane • Westbound: One left turn lane and one shared through/right turn lane Intersection 13: Little Morongo Road at 20th Avenue Implement the following intersection improvements: • Construct new intersection with all way stop control • Northbound: One left turn lane and one shared through/right turn lane • Southbound: One shared left/through/right turn lane					

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	- Eastbound: One shared left/through/right turn lane - Westbound: One shared left/through/right turn lane Intersection 18: Palm Drive at Dillon Road Implement the following intersection improvements: - Northbound: Two left turn lanes, two through lanes, and one right turn lane - Southbound: One left turn lane, two through lanes, and one right turn lane - Eastbound: One left turn lane, one through lane, and one right turn lane - Westbound: Two left turn lanes, one through lane, and one right turn lane Intersection 19: Palm Drive at 20th Avenue Implement the following intersection improvements: - Install a traffic signal - Northbound: One left turn lane, two through lanes, and one right turn lane - Southbound: One left turn lane, three through lanes, and one right turn lane - Eastbound: One shared left/through/right turn lane - Westbound: One shared left/through/right turn lane Intersection 20: Palm Drive at Varner Road Implement the following intersection improvements:					

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	• Northbound: One left turn lane, three through lanes, and one right turn lane • Southbound: One left turn lane, three through lanes, and one right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, two through lanes, and one right turn lane Intersection 22: Mountain View Road at Dillon Road Implement the following intersection improvements: • Northbound: One left turn lane and one shared through/right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One left turn lane and one shared through/right turn lane • Westbound: Two left turn lanes and one shared through/right turn lane Intersection 23: Mountain View Road at Varner Road Implement the following intersection improvements: • Install a traffic signal • Southbound: One left turn lane and one right turn lane • Eastbound: One shared through/right turn lane • Westbound: One through lane and one right turn lane					

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	<i>Intersection 24: Long Canyon Road at Dillon Road</i> Implement the following intersection improvements: • Northbound: One shared left/through lane and one right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One left turn lane, one through lane, and one shared through/right turn lane • Westbound: One left turn lane, one through lane, and one right turn lane					