APPENDIX A

Initial Study / Notice of Preparation (NOP)

Of An

Environmental Impact Report

For The

City of Rancho Mirage / Hazelden Betty Ford Center PDP

December, 2019

And

Public Scoping Meeting Summary Report

January 8, 2020

And

Responses To NOP and AB52

Prepared by

Terra Nova Planning and Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211

CITY OF RANCHO MIRAGE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HAZELDEN BETTY FORD CENTER PRELIMNINARY DEVELOMENT PLAN PROJECT

LEAD AGENCY: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

CONTACT PERSON: Ben Torres, Associate Planner
Email: bent@ranchomirageca.gov
Phone: 760-328-2266 Ext. 253, Fax: 760-324-9851

PROJECT TITLE: Hazelden Betty Ford Center Preliminary Development Plan
Preliminary Development Plan Case No. PDP19005
Environmental Impact Report Case No. EIR19001

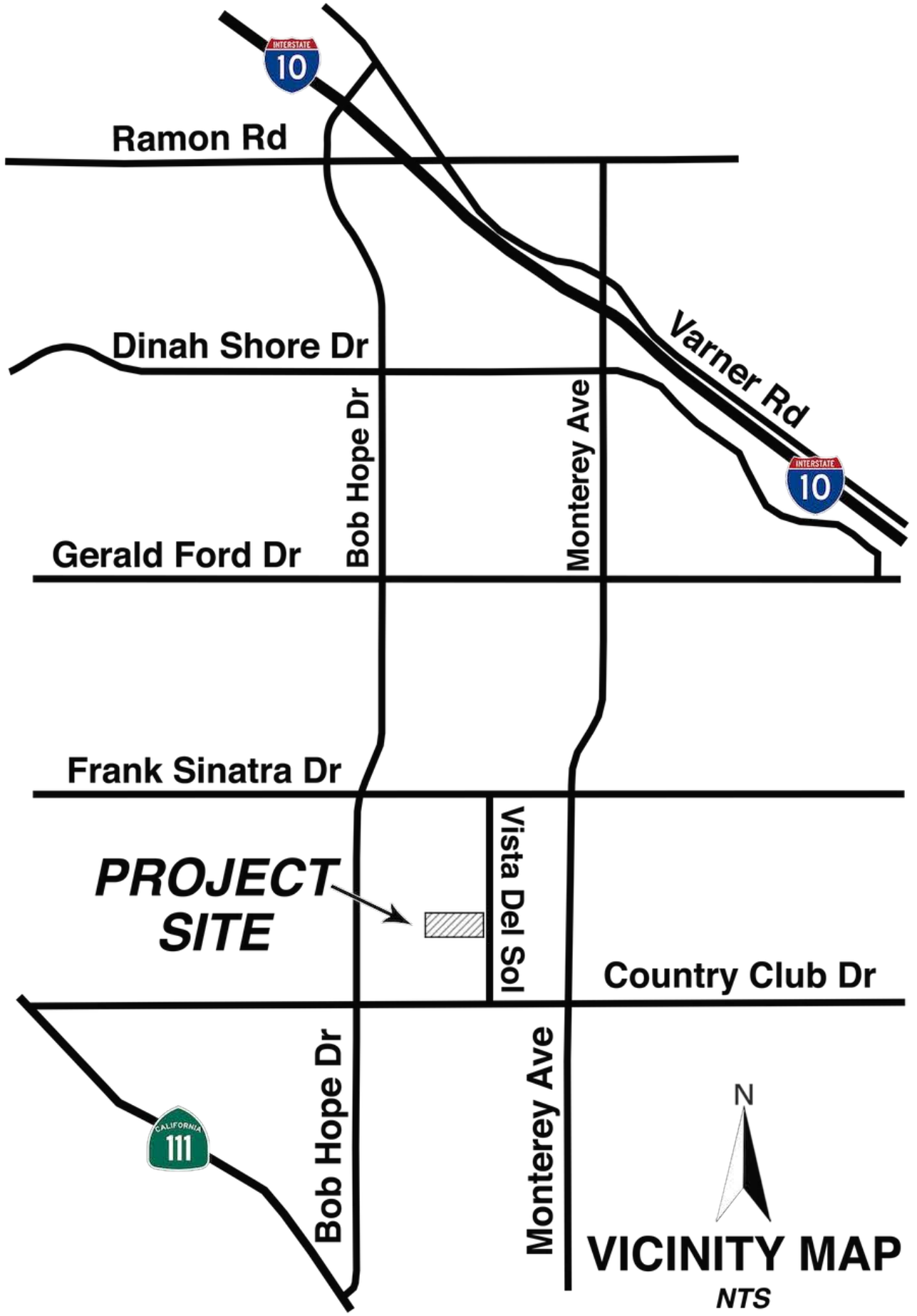
PROJECT LOCATION: Immediately west of Vista Del Sol, north of Country Club Drive and East of the Eisenhower Medical Center Campus (APN No's: 685-270-017 and 685-280-016, -017, and -028) within the City of Rancho Mirage, Riverside County.

PROJECT DESCRIPTION: The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± square feet and currently providing a total of 80 beds. These four buildings will be replaced by two 2-story residential buildings with an overall height of 30± feet, each providing 46 beds for a total of 92 beds. Each new residential building will encompass 30,935± square feet for a total of 61,870± square feet. The project also includes the construction of a new one-story, 22,748± square foot day-treatment building to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and 6,400 square feet of administrative space including a computer lab and lecture hall. The project also proposes limited modifications to the existing site plan.

The PDP application includes the development of a new primary access onto the HBFC campus from the adjoining Vista Del Sol. Bounding the subject property on the east, this roadway extends south to a signalized intersection at Country Club Drive, and north to stop-controlled intersection at Frank Sinatra Drive. A new access drive is planned, as is appropriate signage.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that, while the renovations and new construction are limited, potentially significant impacts could result from the implementation of the Preliminary Development Plan. Therefore, an Environmental Impact Report should be prepared. This notice has been prepared to provide you the opportunity to provide input on the subject environmental analysis.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence at 8:00 a.m. on December 16, 2019 and end on January 16, 2020 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. A scoping meeting will be held on January 8, 2020 from 2 p.m. to 4 p.m. at City Hall in Rancho Mirage to provide an opportunity to learn more about this proposed Project and provide comments on the possible environmental effects the City should study in the Environmental Impact Report. Any written comments on the Notice of Preparation must be received at the above City address or email within the public review period. Copies of the Notice of Preparation and Initial Study are available for review at the above address and at the Rancho Mirage Public Library at 71-100 Highway 111, Rancho Mirage, CA 92270.



VICINITY MAP

NTS

Notice of Preparation

To: State Clearinghouse Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814 (Address)

From: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270 (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Rancho Mirage will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Ben Torres, Associate Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Hazelden Betty Ford Center Preliminary Development Plan

Project Applicant, if any: Hazelden Betty Ford Foundation

Date 12/12/19

Signature

Title Ben Torres, Associate Planner

Telephone 760-328-2266

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

CITY OF RANCHO MIRAGE

69-825 Highway 111
Rancho Mirage, California 92270
Phone: (760) 328-2266
Fax: (760) 324-9851

ENVIRONMENTAL INITIAL STUDY

Project Title:	Hazelden Betty Ford Center Preliminary Development Permit (PDP)
City Project No.:	Preliminary Development Plan Case No. PDP19005 Environmental Impact Report Case No. EIR19001
Lead Agency Name and Address:	City of Rancho Mirage 69-825 Highway 111 Rancho Mirage, California 92270 Phone: (760) 328-2266 Fax: (760) 324-9851
Applicant:	Hazelden Betty Ford Foundation 39000 Bob Hope Drive Rancho Mirage, CA 92270 Phone: (651) 213-4232
Representative:	Terra Nova Planning & Research, Inc. 42635 Melanie Place, Suite 101 Palm Desert, California 92211 Phone: (760) 341-4800 Fax: (760) 341-4455
Contact Person: And Phone Number:	Ben Torres, Associate Planner, bent@RanchoMirageCA.gov Phone: (760) 328-2266 Ext. 253, Fax: (760) 324-9851
Project Location:	Immediately west of Vista Del Sol, north of Country Club Drive and east of the Eisenhower Medical Center campus. Being a portion of the S1/2 of Section 6, Township 5 South, Range 6 East, San Bernardino Baseline and Meridian. APN No.s: 685-270-017 and 685-280-017, 016 and 028
Project Area:	26.22± Acres
General Plan Designation:	Hospital (P/H)
Zoning Designation:	Hospital (P/H)

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HAZELDEN BETTY FORD CENTER
PRELIMINARY DEVELOPMENT PERMIT (PDP)

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PROJECT DESCRIPTION

The Hazelden Betty Ford Center (HBFC) is owned and operated by the Hazelden Betty Ford Foundation, a leading drug and alcohol treatment provider. The HBFC was established in 1982 on the easterly 26.22± acres of the Eisenhower Medical Center (EMC) Campus in Rancho Mirage. The HBFC provides a wide range of treatment protocols, including bio-psycho-social assessments and evaluation, medical detox, residential and outpatient substance abuse treatment, nearby sober living homes, education and support for families and children, and post-rehab continuing care groups. The facility provides residential drug and alcohol treatment, residential rehabilitation programs, and out-patient programs in a supportive and affirming campus environment.

Current Conditions

The Hazelden Betty Ford Foundation proposes to update and modernize its facilities at the Rancho Mirage Campus, which currently consists of eight (8) one and two-story buildings plus ancillary (mechanical, etc.) buildings, providing residential and treatment facilities, outpatient day-treatment facilities, and ancillary facilities, including dining areas, therapy and counseling facilities, pool and spa, support facilities, administrative offices and covered and open parking. The site is also developed with generous landscaped open space areas throughout (see Exhibits 5 & 6).

Access to the HBFC campus is currently from within the Eisenhower Medical Center campus, primary access being via John Sinn Road which extends 1,400± feet north from Country Club Drive and into the campus. The private drive that serves the HBFC campus is managed with a guard gate. Secondary/emergency access is also available to the HBFC campus via MacMillan Way/Emergency Room Access Road, which extends east from Bob Hope Drive to the east end of the Eisenhower campus. Two additional access drives from Bob Hope Drive into the EMC campus are also currently available to access the dedicated internal driveway that leads to the HBFC campus on the east. To a greater or lesser extent, all of the HBFC campus access drives are indirect and circuitous (see Exhibit 4).

Purpose and Need

The HBFC opened in 1982 and since that time has taken primary and secondary/emergency access through the EMC campus. The campus and facilities have continued to grow and services have been expanded. Given the age of some of the HBFC buildings and facilities, there is a need to renovate the campus and replace buildings and of the facilities. Advances in treatment and the need for HBFC to better establish its identity and direct access in the community have also spurred this master planning and rebuilding effort.

Proposed Project

<u>New Residential Buildings</u>

The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± square feet and currently providing a total of 80 beds. These four buildings will be replaced by two 2-story residential buildings, each providing 46 beds for a total of 92 beds. Each will have an overall height of 30± feet. Each level of the new residential buildings will also include a kitchen, community room, office and ancillary space. Each new residential building will encompass 30,935± square feet for a total of 61,870± square feet. These two new residential buildings will be located on the west end of the HBFC campus, with the southerly residential building to be located approximately 260 feet north of the closest residence within the Wilshire Palms condominium development to the south. The northerly residential building will be located approximately 870 feet south of the closest residence in the Rancho Mirage Country Club subdivision to the north (see Exhibits 4 & 6).

New Day-Treatment Building

The project also includes the construction of a new one-story, 22,748± square foot day-treatment building to be located on a currently vacant and undeveloped portion of the campus immediately west of Vista Del Sol. This building will be located approximately 100 feet west of the east HBFC property line. This new building will house 44 day-treatment beds, associated support space, and 6,400 square feet of administrative space including a computer lab and lecture hall.

Vista Del Sol Access Drive

The proposed project includes the development of a new primary access onto the HBFC campus from the adjoining Vista Del Sol. Bounding the subject property on the east, this roadway extends south to a signalized intersection at Country Club Drive, and north to stop-controlled intersection at Frank Sinatra Drive. A new access drive of approximately 24-30 feet wide is planned, which will proceed west into the campus and connect to the existing on-site circulation network. Appropriate signage is also proposed at this location.

Ancillary Site Modifications

In addition to removing four existing buildings and constructing three new ones, the project also proposes limited modifications to the existing site plan. In addition to new and modified on-site stormwater retention ponds, the new site plan adds a labyrinth and updated gardens and open spaces areas, with an increased emphasis on desert and drought-tolerant landscaping. Several small outbuildings, including mechanical equipment and smoking pavilions, are also planned.

Project Location and Limits

The project site is located in the south ½ of of Section 6, Township 5 South, Range 6 East, San Bernardino Baseline and Meridian. Vista Del Sol is a local north-south street bounding the subject property on the east. Lands to the north and west are part of the Eisenhower Medical Center (EMC) campus, which extends west to Bob Hope Drive. Portions of the EMC campus also extend south to Country Club Drive, including John Sinn Road from which the HBFC currently takes primary access (see Exhibit 4)

Land Use and Setting

North: Eisenhower Medical Center lands, developed and vacant; Rancho Mirage Country Club farther north
East: Vista Del Sol and partially developed low density residential lands farther east
South: Wilshire Palms residential development and vacant low density residential lands
West: Western portions of EMC campus





RIVERSIDE COUNTY

N

09.04.19

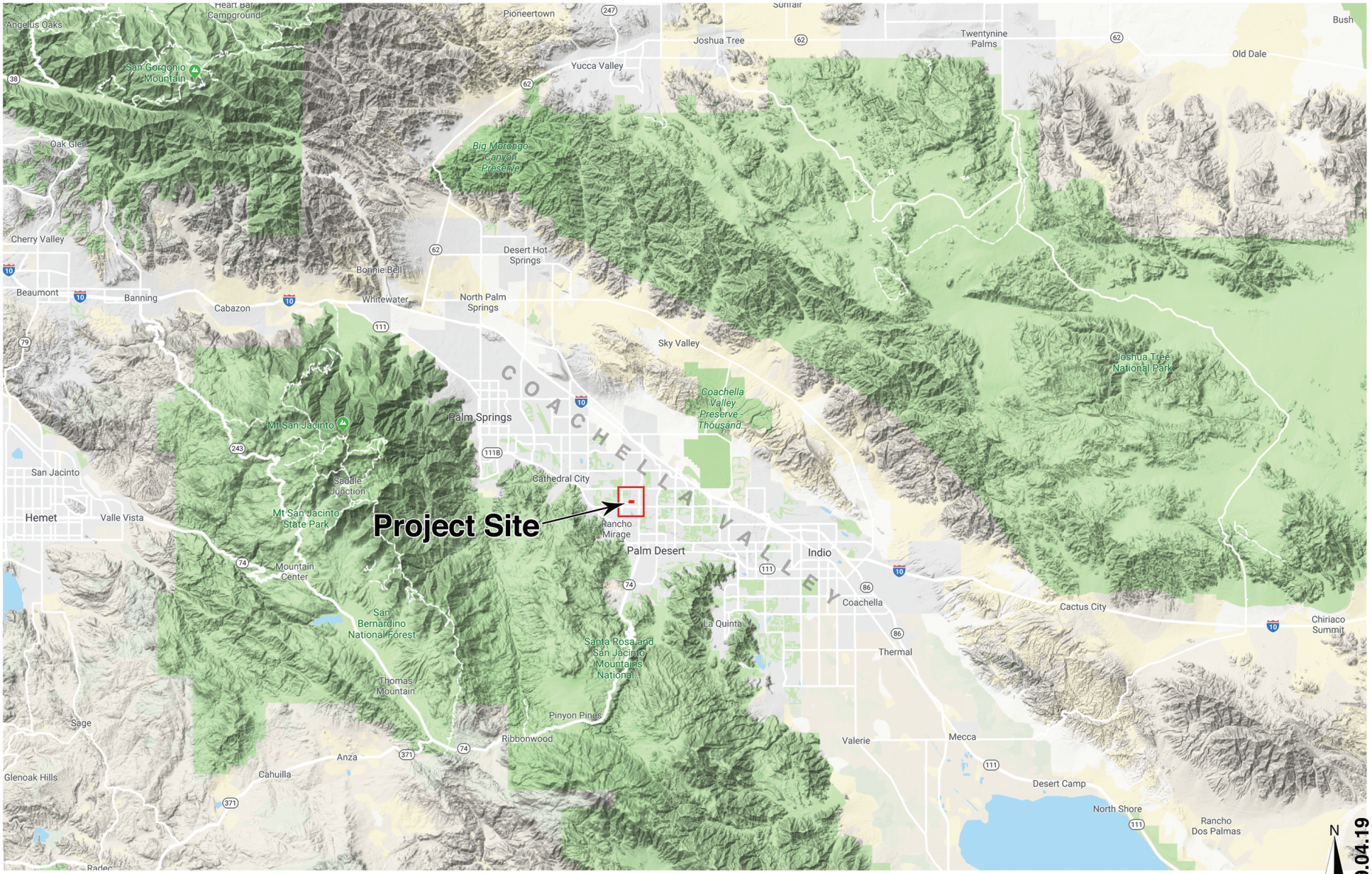
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Hazelden Betty Ford Center PDP
Regional Location Map
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit

1



Source: Google Maps, 2019

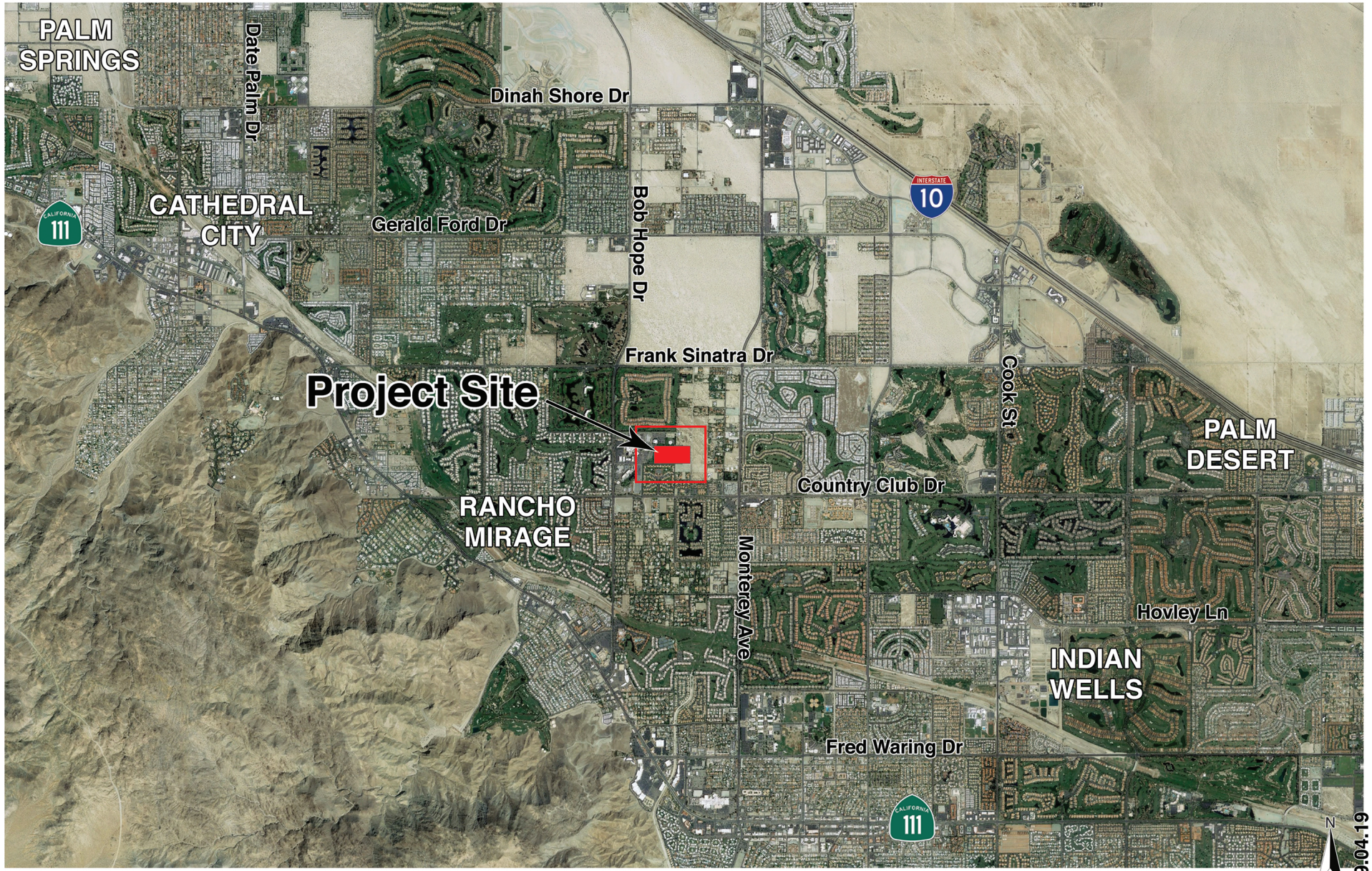
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Hazelden Betty Ford Center PDP
Area Location Map
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit

2



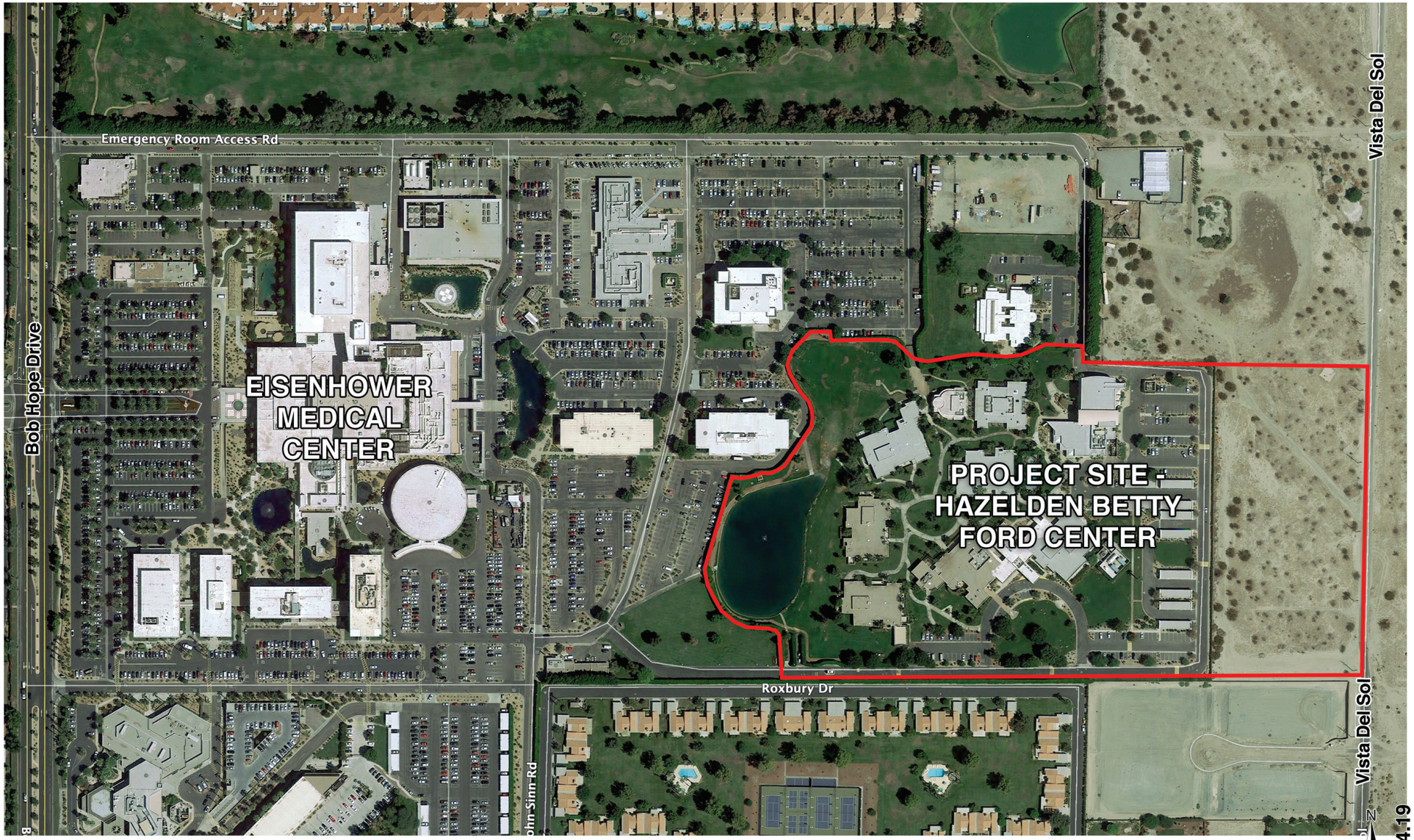
Source: Google Earth, 2018

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Hazelden Betty Ford Center PDP
Vicinity Map
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit
3



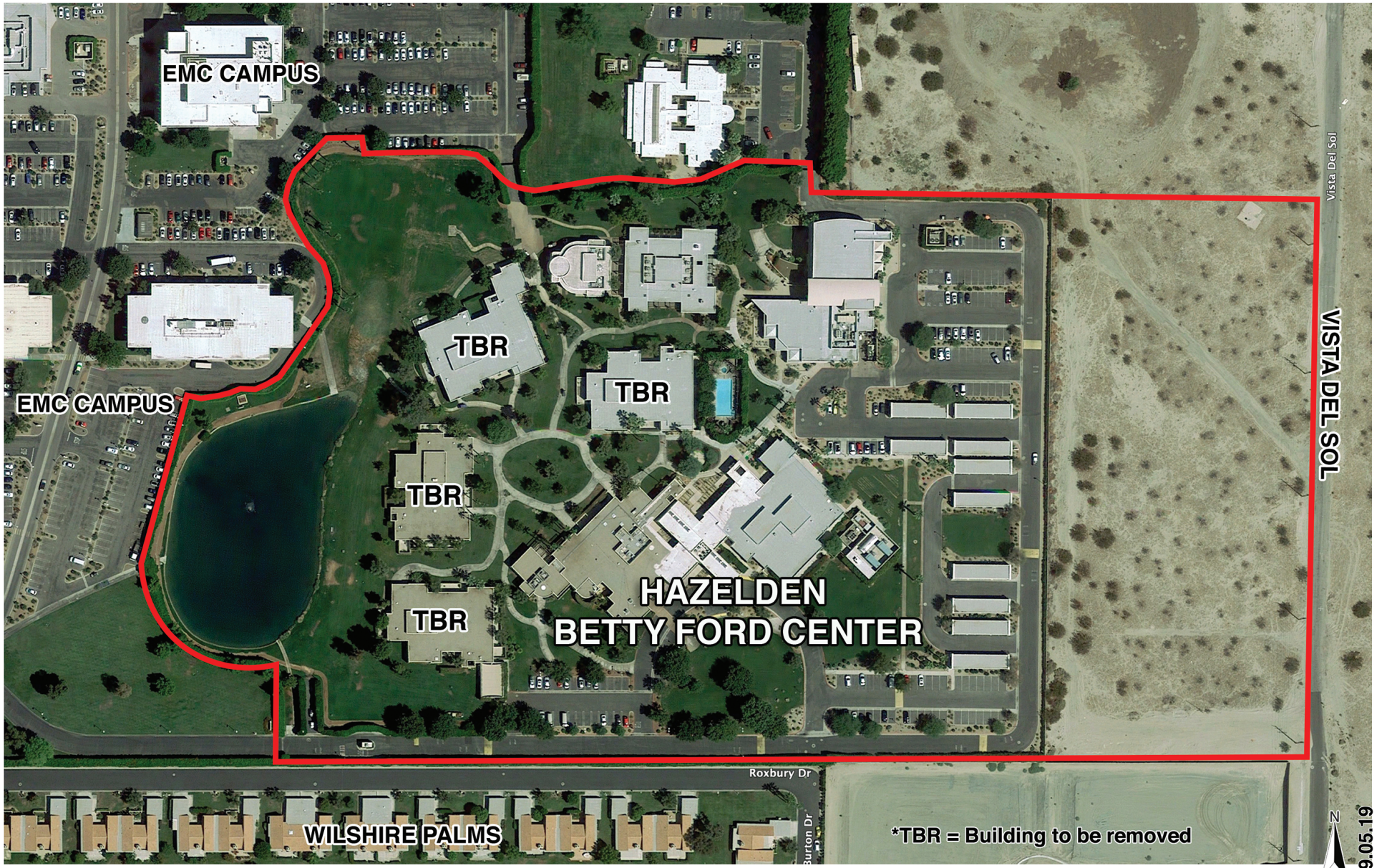
Source: Google Earth, 2019

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Hazelden Betty Ford Center PDP
Eisenhower Medical Center - Hazelden Betty Ford Center
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit
4



Source: Google Earth, 2019

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Hazelden Betty Ford Center PDP
Existing Project Site
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit
5

LAND AREA: 26.22 Acres / 170,000 S.F.
BUILDING COVERAGE: 170,124 S.F. PROPOSED - 213,018 S.F. ALLOWED
TOTAL PARKING COUNT: 233 REQUIRED - 247 REQUIRED

LAKEVIEW MEDICAL CENTER

3 A001

BARBARA SINATRA CHILDREN'S CENTER

EISENHOWER MEDICAL CENTER

RETENTION BASIN

1 A401 SIM/OPP

2 STORY C RESIDENTIAL UNIT

WEST BLDG.

CORK FAMILY PAVILION

BANNAN BUILDING

1 A201-BC SIM/OPP

DANIELS CHILDREN'S PAVILION

EXISTING POOL

1 A201-A

1 A401 SIM/OPP

100'-0"

COVERED PARKING

1 STORY A DAY TREATMENT

VISTA DEL SOL

4 A001

2 STORY B RESIDENTIAL UNIT

OTTENSTEIN HALL

FIRESTONE HALL

EXIST. RETENTION BASIN

1 A201-BC

EXISTING RETENTION POND

RETENTION BASIN

NEW ENTRY DRIVE

1 A401

225'-0"

RETENTION BASIN

SECONDARY ACCESS

Source: HGA, 2019

N

10.31.19

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Hazelden Betty Ford Center PDP
PDP Site Plan
Rancho Mirage, California

Hazelden Betty Ford Foundation

Exhibit
6

Table 1: Hazelden Betty Ford Center
Preliminary Development Plan Development Data

Building Name	Existing No. of Beds	Proposed No. of Beds	Sq. Ft. Existing	Current Proposed Sq. Ft.	(+/-)	Functional Use	Parking Rate	Existing Parking Provided	New Parking Required	Notes
Fisher Hall	20		12,818	0	(12,818)	Special Treatment	0.2 / Bed	4	(4)	Existing Building to be Demolished
Pocklington Hall	20		12,894	0	(12,894)	Special Treatment	0.2 / Bed	4	(4)	Existing Building to be Demolished
McCallum Hall	20		12,988	0	(12,988)	Special Treatment	0.2 / Bed	4	(4)	Existing Building to be Demolished
DuPont (North) Hall	20		12,994	0	(12,994)	Special Treatment	0.2 / Bed	4	(4)	Existing Building to be Demolished
Cork Family Pavillion	-		11,968	11,968	-	Accessory Use	N.A.	-	-	
Firestone Hall	-		17,662	17,662	-	General Office	4.0 / 1000 SF	71	0	
Residential Building #1	**-**	**46**	**-**	**30,935**	**30,935**	**Special Treatment**	**0.2 / Bed**		**10**	**New Building to Replace Existing Buildings**
Residential Building #2	**-**	**46**	**-**	**30,935**	**30,935**	**Special Treatment**	**0.2 / Bed**		**10**	**New Building to Replace Existing Buildings**
Daniels Building	-			36,581	***12,581***		4.0 / 1000 SF			Incorporated 07/09/07
Office Spaces			25,606	-	-	General Office	4.0 / 1000 SF	103	0	
Conference Rooms			10,975	-	-	Accessory Use	N.A.			
Ottenstein Hall	20	20	14,700	14,700	-	Special Treatment	0.2 / Bed	4	0	
West Building			4,595	4,595	***1,095***	Accessory Use	N.A.			The additional 1,095 S.F. built in 07/09/07
Administration Building			-	-	-	General Office	4.0 / 1000 SF		-	Not Built
Alumni Renewal Center	30	20	-	-	-	Special Treatment	0.2 / Bed		-	Buildings Proposed
Board Room Expansion			-	-	-	General Office	4.0 / 1000 SF		-	Not Built
Administrative Offices			-	-	-	General Office	4.0 / 1000 SF		-	Not Built
Day Treatment Bldg.										**New Building**
Administrative Space				**6,399**	**6,399**	**General Office**	**4.0 / 1000 SF**		**26**	
Day Treatment Functions		**44**		**16,349**	**16,349**	**Special Treatment**	**0.2 / Bed**		**9**	
Totals	**130**	**176**	**137,200**	**170,124**	**32,924**			**194**	**39**	Project Needs to Provide 39 Parking Spaces + Spaces Removed
									14	Number of Existing Parking Spaces Lost through Site Redesign
									53	Total New Parking Spaces to Provided
									247	**Total Number of Parking Spaces Provided**

EVALUATION OF ENVIRONMENTAL IMPACTS:

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.

Top of Form

☒	Aesthetics	☐	Agriculture and Forestry Resources	☒	Air Quality
☒	Biological Resources	☐	Cultural Resources	☐	Energy
☒	Geology /Soils	☒	Greenhouse Gas Emissions	☒	Hazards & Hazardous Materials
☒	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☒	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☒	Transportation	☐	Tribal Cultural Resources
☐	Utilities / Service Systems	☐	Wildfires	☒	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: Ben Torres, Associate Planner City of Rancho Mirage	Date: 12/12/19

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 project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

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

Source: Rancho Mirage General Plan 2017, Rancho Mirage Zoning Ordinance, as amended; HBFC PDP Application 2019.

Background

a) **Less Than Significant Impact.** The proposed project includes removal of four existing one-story buildings, and construction of two new two-story buildings in the west-central portion of the site, and one one-story building on currently undeveloped lands in the eastern portion of the subject property and adjacent to the local street Vista Del Sol. It is unlikely that the proposed project will have a substantial adverse effect on nearby scenic vistas. Nonetheless, the potential effects of proposed development will be further analysed in an environmental impact report.

b) **No Impact.** There are no scenic resources, rock outcroppings, or historic buildings onsite and development of the project will not degrade any state scenic highways.

c) **Less Than Significant Impact.** The proposed project is consistent with previously approved and applicable Eisenhower Specific Plan and with applicable development standards and guidelines. The proposed project is consistent with applicable provisions of the City's Zoning Ordinance and other regulations governing scenic quality. Nonetheless, the potential effects of proposed development will be further analysed in an environmental impact report.

d) **Less Than Significant Impact With Mitigation.** It is uncertain whether or to what extent the proposed project may result in a substantial and potentially adverse increase in light or glare. The potential effects of proposed development will be further analysed in an environmental impact report.

Mitigation: See forthcoming EIR
Monitoring: See forthcoming EIR

2. AGRICULTURE AND FORESTRY 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)),timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017; California Department of Conservation; Farmland Mapping & Monitoring Program. 2001.

Background

a-e) **No Impact.** The proposed project is located within an urbanized area of the City of Rancho Mirage. There are no farmlands in the vicinity of the project as designated by the Farmland Mapping and Monitoring Program of the California Resources Agency. Additionally, the project is not located on lands zoned for agriculture and is not covered by a Williamson Act contract. The project will not affect forest lands or convert either agricultural or forest lands to non-agricultural or non-forest uses. Therefore, the proposed project will have no impact on agricultural of forest resource.

Mitigation: None required

Monitoring: None required

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

Sources: SCAQMD AQMP, 2016. Coachella Valley PM_{10} SIP, 2003; HBFC PDP Application 2019

Background:
The proposed project involves building demolitions, extensive site grading and new development that has the potential to impact air quality, including particulates (PM10), ozone precursors and other criteria pollutants.

a) **Less Than Significant Impact With Mitigation.** The City of Rancho Mirage and the subject property are subject to the provisions of the 2016 South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan, which describes the District's plan to achieve Federal and State air quality standards set forth in Federal and State Clean Air Acts. Rancho Mirage is located in the Salton Sea Air Basin (SSAB) and is subject to the rules and regulations imposed by the SCAQMD including Rule 403-1, which governs fugitive dust emissions from project construction within the Coachella Valley. The proposed project appears to be consistent with the goals and policies of the Rancho Mirage General Plan. Additionally, the proposed project can, with mitigation, be developed in such a manner that does not conflict with or obstruct implementation of the SCAQMD air quality management plan. Nonetheless, this potential will be further analysed in the forthcoming EIR.

b & c) **Less Than Significant Impact With Mitigation.** An impact is potentially significant if concentrations of emissions exceed the State or Federal Ambient Air Quality Standards. The two primary pollutants of concern in the Coachella Valley including the City of Rancho Mirage are ozone (O3) and particulate matter (PM_{10} and $PM_{2.5}$).

Ozone (O3) is formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons, in the presence of sunlight. Ozone is a pungent, colorless, toxic gas, and a common component of photochemical smog. Although also produced within the Coachella Valley, most ozone pollutants are transported by coastal air mass from the Los Angeles and Riverside/San Bernardino air basins, thereby contributing to occasionally high ozone concentrations in the Valley. The Coachella Valley has a history of exceeding regulatory ozone standards, although the number of days and months the Federal one-hour standard is exceeded has dropped steadily over the past decade.

Particulate Matter (PM_{10} and $PM_{2.5}$) consist of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM. Elevated PM_{10} and $PM_{2.5}$ levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions. The SSAB is a non- attainment area for PM_{10} and is classified as attainment/unclassifiable for $PM_{2.5}$.

South Coast Air Quality Management District (SCAQMD), in conjunction with the Coachella Valley Association of Governments (CVAG), Riverside County, and Rancho Mirage and other local jurisdictions, prepared the "2003 Coachella Valley PM10 State Implementation Plan," which includes PM10 control program enhancements and requests an extension of the region's PM10 attainment date. The Coachella Valley is designated as a serious non-attainment area for PM_{10} and is subject to the 2003 State Implementation Plan (SIP) and local dust control regulations and guidelines. A State Implementation Plan that addresses how Southern California will meet federal standards for finer particulate matter ($PM_{2.5}$) was adopted in 2007. The Coachella Valley is designated as unclassifiable/attainment for $PM_{2.5}$.

At this time, it is not known whether the proposed project will have a significant impacts on local or regional air quality either during construction or operational phases. The City has determined that an air quality study and report should be prepared to further evaluate the potential for the project significant levels of air pollutants. Potential air quality impacts will be further assessed in an air quality impact report and further documented in the forthcoming EIR.

d) **Less Than Significant Impact With Mitigation.** To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the appropriate Localized Significance Threshold (LST) Look-Up Table for SRA 30 (Coachella Valley) should be utilized. The nearest sensitive receptors are homes within duplex and attached single-family residential developments north and south of the subject property (Rancho Mirage Country Club and Wilshire Palms subdivisions). LSTs should be evaluated and summarized in the aforementioned air quality impact analysis and presented in the forthcoming EIR.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

4. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan, 2017; Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), 2007

Background:
The proposed project involves building demolitions, extensive site grading and new development that has the potential to impact biological resources located on the project site. The project would involve currently undeveloped desert lands that may harbor bird species protected under the Migratory Bird Treaty Act (MBTA) and not covered or addressed by the Coachella Valley MSHCP.

a) **Less Than Significant With Mitigation.** The City of Rancho Mirage participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP), which is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. The Plan was finalized in October 2008. It establishes a system of preserves outside of urbanized areas in the valley in order to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area. The proposed improvements would occur within the CV MSHCP planning area and the subject project is a "Covered Activity" as defined by the CV MSHCP. As a "Covered Activity," potential project impacts to covered species have been accounted for and offset through payment of development impact fees for land disturbances that post-date 1996.

Biological resources in the project area have been affected by extensive urban development, area roadways, and traffic. Native habitat has been eliminated from all but the eastern portion of the subject property, which retains native soils and sparse desert vegetation of the desert scrub community dominated by widely spaced creosote bush (*Larrea tridentata*) and annuals.

Based on a literature review of known biological resources in the project area, the site's location adjacent to a local roadway, the project has minimal potential to substantially affect sensitive biological resources. With the implementation of development schedules and/or conducting pre-construction nesting bird surveys, it will not have a substantial effect on sensitive plant or wildlife species, federally listed species, or state species of concern, or their habitats.

b) **Less Than Significant.** There is no riparian habitat on the site. The project site does not contain any threatened, endangered, or rare species not already covered under the Coachella Valley MSHCP. The proposed project is located within an urban environment and is surrounded by developed and previously disturbed lands. There are no wildlife corridors on-site or in the project vicinity, and the site is not suitable for migratory species. Impacts to biological resources as a result of the proposed project are expected to be less than significant. Nonetheless, this potential will be further assessed in the forthcoming EIR.

c) **No Impact.** Potential U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) jurisdictional waters and wetlands within the City are limited to drainages within and adjacent to the Santa Rosa Mountains to the south. Portions of the Whitewater River flood control channel and tributaries would also be considered under USACE jurisdiction. The project site is not located near or within the vicinity of any of these potential wetland areas. Therefore, the project would have no impact on wetlands.

d) **Less Than Significant.** Primary movement and/or wildlife corridors are limited to drainages of the Indio Hills and the Santa Rosa Mountains, Whitewater channel and Magnesia Springs to the south. The project site is not located within or adjacent to a known wildlife corridor. Portions of the site may be used by migratory bird species protected under the MBTA, as discussed above in item 4.b. Nonetheless, the forthcoming EIR should further evaluate these potential impacts and ensure that they will not be significant.

e) **No Impact.** The proposed project will not interfere with any City policies regarding the preservation of plants or animals. The project is a “Covered Activity” under the CV MSHCP and development mitigation fees will be collected prior to new ground disturbance to mitigate for potential project impacts and to further the implementation of the Coachella valley MSHCP.

f) **No Impact.** The City is a participant in the CVMSHCP and the project will adhere to the requirements of the Plan. As proposed the project does not conflict with the CVMSHCP. See IV (a) above.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Sources: Rancho Mirage General Plan 2017.

Background:
The proposed project involves building demolitions, extensive site grading and new development that has the potential to impact cultural resources if they occur on the project site. The project would involve currently undeveloped desert lands that have a very low potential to harbor sensitive historical or archaeological resources. A limited portion of the subject property is located between the existing HBFC campus and the partially improved Vista Del Sol local roadway, with high-voltage power lines also occurring immediately west of the Visa del Sol right-of-way. These lands are located on the open desert floor and, until developed starting in the early 1960, were sand fields subject to wind erosion and ongoing sand deposition. There are no water resources or ethnobotanical resources on these lands, nor do these lands or the project vicinity harbor lithic or other subsistence resources. Neither have such lands typically been used by Native Americans for purposes of burials or cremations.

a) **No Impact.** The City of Rancho Mirage has prepared an intensive level survey of potential historic resources in the City. This inventory included properties listed in the National Register of Historic Places, the California Register of Historical Resources, California Registered Historical Landmarks, California Points of Historical Interest, and properties reviewed by OHP as part of a historic resources survey or an environmental review. There are no historical resources of significance either on the subject property. The first building of Eisenhower Medical Center was built in 1971 and is listed in the City's 2003 Historic Resource Survey but is not designated as an historic resource by the City. The nearest designated such resource is the *Sunnylands Estate*, the desert home of Walter and Leonore Annenberg, which is located approximately one mile north of the project site.

b) **Less Than Significant.** As noted in the background discussion, the subject property is located on the valley floor of the Coachella Valley in an area that does not harbor resources that would have been important to or support local bands of Native Americans. The area is also subject to erosive winds and sand deposition which will have removed any evidence of aboriginal trails across these lands. This project site is not located within a culturally sensitive area. Nonetheless, precautionary, minimization measures will be included in the forthcoming EIR to further reduce potential impacts to sensitive archaeological resources.

c) **Less Than Significant**. It is not anticipated that any human remains will be encountered during construction of the proposed project. As noted, most of the site and much of the surrounding area have been previously disturbed to accommodate development. Past and current site conditions make the discovery of human remains very unlikely. Nonetheless, the forthcoming EIR should cite minimization measures, including that if human remains are discovered during project construction, state law requires that law enforcement be contacted, and the remains removed in a prescribed manner.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

6. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017; HBFC PDP Application, 2019

a,b) **No Impact.** The subject property is located within the service boundaries of Southern California Edison (electric power) and SoCalGas (natural gas). The site also received high rates of solar insolation which is optimal for the on-site solar-generated electricity (and thermal energy). The proposed project will replace four existing buildings, which are almost 40 years old, and replace them with three new buildings, which will be substantially more energy efficient and more able to accommodate solar electric and/or thermal systems, if desired. The proposed project will not obstruct implementation of a state or local plan for renewable energy or to achieve greater energy efficiency. The forthcoming EIR shall analyse performance levels for both project construction and operations, and will also evaluate the effects of renewable systems if they are proposed.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

7. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017, Exhibit 22-24; Natural Hazard Mapping, Analysis, and Mitigation: a Technical Background Report in Support of the Safety Element of the New Riverside County 2015 General Plan, prepared by Earth Consultants International on August 2000; Earth Consultants International, 2005; Riverside County, 2015; Esri, 2017.

a) i. **No Impact.** This subject property is not located within an Alquist-Priolo Fault Zone, nor are there active faults located on-site. Therefore, no impacts associated with fault rupture at the project site are expected.

ii. **Less Than Significant With Mitigation.** The City of Rancho Mirage is located in an area where numerous active faults are present. At least two active faults of the San Andreas Fault Zone extend through lands north of the city limits. The subject property is located within an area that would be significantly affected by slippage along these faults: the Banning fault, at the northern edge, and the Garnet Hill fault in the central part. Other faults in the region, such as the San Jacinto and San Gorgonio Pass faults, also have the potential to produce strong ground shaking in Rancho Mirage. The San Andreas Fault is capable of generating a moment magnitude 7.4. All structures in the planning area will be subjected to this shaking, and could be

seriously damaged if not properly designed. The proposed project would be exposed to strong ground shaking during a major quake on nearby faults, and could exposure people to risks associated with strong seismic ground shaking. The forthcoming EIR should consider site and building design and engineering that mitigates the ground shaking threat at this site.

iii. **Less Than Significant With Mitigation.** Ground failure can take the form of liquefaction of underlying soils caused by strong ground shaking and high groundwater, landsliding (see below) and lateral spreading. The Rancho Mirage General Plan indicates the project site is located in an area of low liquefaction susceptibility. This area is characterized by fine-grained granular sediments that are normally susceptible to liquefaction, but groundwater depths are greater than 50 feet. The site is located in an area that is susceptible to high levels of groundshaking and may result in localized impacts related to liquefaction around saturated foundations or other load-carrying structures. The proposed project involves new construction and could substantially alter the exposure of people to risks associated with ground failure. The forthcoming EIR should describe design and other measures that will mitigate these hazards.

iv. **No Impact.** The City of Rancho Mirage General Plan indicates that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The project is located within the City's urban core, which is generally flat to gently sloping, and substantially developed. The potential for landslides does not occur on or adjacent to the site. No impact is expected.

b) **Less Than Significant With Mitigation**. The project is located in an area with a very severe wind erodibility rating, as defined by the Rancho Mirage General Plan. The project will involve ground disturbance, which has the potential to increase soil erosion. The site is located in an urbanized area, with the exception of vacant lands to the east, and is occupied by the existing EMC and HBFC campuses, and the partially improved Vista Del Sol. The project contractor will be required to implement a dust control management plan as part of the grading permit to minimize potential impacts caused by blowing dust and sand during construction. Procedures set forth in said plan will ensure that potential erosion is controlled during the construction process. Once completed, the project area will consist of new structures, paved roads and parking areas, new landscaping and otherwise stabilized surfaces, which will resist erosion and protect the roadway improvements. Specific mitigation measures will be set forth in the forthcoming EIR.

c) **Less Than Significant.** This project is not located within an area that is susceptible to landslides, lateral spreading, liquefaction, or collapse. As mentioned above, the potential for seismically induced subsidence on-site is considered severe. However, building and seismic code requirements assure that the potential impact associated with ground subsidence is reduced to less than significant levels through conventional site preparation techniques such as over-excavation, hydroconsolidation and compaction. The proposed project includes new structures and other improvements. Therefore, the project will have a less than significant impact associated with unstable soils. Project soils appear capable of supporting the proposed improvements.

d) **No Impact.** The project site is primarily made up of fine and coarse sand deposits and does not include expansive soils. Impacts related to expansive soils are not anticipated.

e) **No Impact.** The proposed project is located in a part of the city that is served by sanitary sewer. No impact is expected.

f) **No Impact.** The proposed project is located on the valley floor where soils to depth are comprised of aeolian sand. The site is not located in proximity to either a wash outflow or to bedrock. Neither is the site of lacustrine origin. Therefore, potentially sensitive paleontological resources are not expected to occur on site and there will be no impact to such resources.

Mitigation: See forthcoming EIR
Monitoring: See forthcoming EIR

8. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Source: Rancho Mirage General Plan, 2017; SCAQMD AQMP, 2016. Coachella Valley PM_{10} SIP, 2003; California Air Resource Board, website, http://www.arb.ca.gov/cc/ccms/ccms.htm.

a-b) **Less Than Significant With Mitigation**. Demolition and construction activities associated with the project will generate short-term GHG emissions during building removal, grading, excavation, new building construction and paving. Over an estimated 24-month construction period, construction activities are expected to generate carbon dioxide equivalents (CO_2e). These greenhouse gas emissions will be temporary and end once the project is completed, and are not expected to interfere with meeting the objectives of AB 32. Greenhouse gases generated from demolition and construction, and from project operations will be quantified and where necessary mitigated in the forthcoming EIR analysis.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

9. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☒	☐	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017; Cortese List http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

a-b) **Less Than Significant**. Hazardous materials are transported through the Rancho Mirage area along Highway 111 and other local roads, as well as along the Union Pacific Railroad line and the I-10. Arterial streets are the preferred truck routes because they minimize the exposure of residential uses from the impacts that could occur from a hazardous material accident. Designated truck routes in the City include Ramon Road, Dinah Shore Drive, Gerald Ford Drive (time restricted), Bob Hope Drive (partially time-restricted), Frank Sinatra Drive east of Bob Hope Drive), Country Club Drive (east of Bob Hope Drive), Monterey Avenue and Highway 111.

A Phase I Initial Site Assessment will be conducted to identify any potentially hazardous substances onsite or in the project vicinity that could impact or be impacted by the proposed project. Existing hazardous material and related structures within the service area will be evaluated. Evidence of hazardous release from potential sources will be reported if encountered during the site reconnaissance

Demolition and new construction will involve the use of heavy equipment, which uses limited amounts of oils and fuels and other potentially flammable and toxic substances. During construction, equipment would require minor maintenance and re-fueling on location, which could lead to fuel and oil spills if not properly managed. The contractor will be required to identify a staging area for storing materials and equipment,

and will be required to implement best management practices to assure that impacts are minimized and that any minor spills are immediately and properly remediated. Avoidance, minimization and mitigation measures will be included in the forthcoming EIR to address potential project impacts.

c) **No Impact.** The project site is not located within ¼ mile of an existing or proposed school. The nearest school to the project site is the Rancho Mirage Elementary School located approximately 2 miles southwest of the project site. The proposed roadway widening will not generate hazardous materials, nor will these products be used in the project area. There will be no impact to schools.

d) **Less Than Significant With Mitigation.** The project site is not located on the campus of Eisenhower Medical Center but is separate from EMC operations. EMC is listed as a generator of potentially hazardous materials but its status in this regard is unknow. Inasmuch as it may be located on a site which is included on a list of hazardous materials sites it is possible that a significant hazard to the public or the environment could exist at the site or in the vicinity. Therefore, A Phase I Environmental Site Assessment will be prepared in conjunction with the forthcoming EIR.

e) **No Impact.** The project is not located within an airport land use plan or private airstrip. Flights approaching and departing the Palm Springs International Airport may fly over the City, but these flights would be more than three miles from the runways and at a high altitude.

f) **Less Than Significant.** The City of Rancho Mirage has a Multi-Hazard Functional Plan, originally adopted in 1994, which is continually updated. The two main evacuation routes in the City include I-10 and Highway 111, along with primary and minor arterial streets serving as secondary routes. Since earthquakes, floods, fires, or other disasters may render certain routes impassible, specific evacuation routes are not identified in the plan because they can change depending upon the type of emergency.

The proposed project will not require temporary lane closures, detours or re-routing. A Construction Traffic Control Plan will be prepared for the project and emergency/secondary access will be established and preserved during all construction activities. At build out, improved roadway capacity and additional campus access will enhance access for emergency vehicles. Therefore, there will be a less than significant impact to the adopted emergency response plan or evacuation plan.

g) **No Impact**. The subject property is not located in a wildland fire hazard area, and the proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, no impact would occur.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

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

Source: City of Rancho Mirage General Plan 2017

a) **Less Than Significant With Mitigation.** The proposed project will involve the demolition of four buildings, the construction of three new buildings and extensive grading, paving and other site development. The project may require temporary stormwater retention basins and will be expected to apply best management practices (BMP) to ensure assure that water percolating into the ground from the basin is not polluted. City Engineer and Regional Water Quality Control Board review should insure that construction and operational BMPs satisfy local, state, and federal standards. In addition, the City will require preparation of a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the National Pollutant Discharge Elimination System (NPDES) prior to the issuance of grading permits. The programmatic and, as appropriate, specific measures should be further discussed in the forthcoming EIR.

b) **Less Than Significant.** The proposed project is limited replacement and expansion of on-site facilities. The project may also incorporate a more expansion drought tolerant landscape plan to reduce water demand. New facilities will be required to comply with Title 24 provision, which should also serve to limit water demand. Domestic water for the area is supplied through the natural groundwater recharge and imported supplies of the Colorado River. Water used during construction will be minimal and temporary, while post-development water demand could be modestly greater than current demand. Therefore, while the proposed project is expected to have a less than significant impact on groundwater supplies and recharge, water demand and opportunities for conservation should be evaluated in the forthcoming EIR.

c.i) **Less Than Significant With Mitigation.** The proposed project will occur primarily within the limits of the development site; however, it will also include the construction of a half-width improvements of Vista Del Sol, which bounds the site on the east. Therefore, the potential exists for the project to result in substantial erosion or siltation on- or off-site. The forthcoming EIR should evaluate this potential and provide avoidance, minimization and/or mitigation measures that ensure that these impacts are less than significant.

c.ii) **Less Than Significant.** The project will not make a significant contribution to storm water runoff or have a significant adverse effect on local or regional flood control capabilities. The project will not have a significant adverse effect on local or regional ground water quality or quantity. With the provision of on-site stormwater retention and implementation of required Best Management Practices (BMPs), no significant or substantially increased rate or amount of surface runoff will occur that would result in flooding on- or offsite.

c.iii) **Less Than Significant**. The proposed project will not generate significant additional stormwater runoff, nor would its contribution exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. On-site stormwater retention basins are planned that will effect bio-remediation of on-site stormwater runoff. Nonetheless, the forthcoming EIR will further address issues of surface and groundwater pollution and ensure that such potential impacts are less than significant

c.iv) **No Impact.** Construction of the proposed project is not expected to impede or redirect flood flows either generated on site or in the project vicinity. On-site runoff will be retained on site, and improvements to Vista Del Sol will ensure that the City's system of surface runoff conveyance is properly constructed and maintained.

d) **Less Than Significant.** The subject property is located in a FEMA Zone X flood hazard, which designates such areas as subject to a 500-year flood threat (0.2% chance of flooding in any given year). Zone X also delineates areas of potential 100-year flooding with average depth of less than 1 foot, or with drainage area less than 1 square mile; or areas protected from a 100-year flood by levee.

e) **No Impact.** The proposed project will be required to conform to applicable water quality regulations and a Water Quality Management Plan will be required for this project. The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

11. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Source: Rancho Mirage General Plan 2017, HBFC PDP application 2019.

a) **No Impact**. The proposed project will involve the removal of four existing buildings and the construction of three new ones. The project will remain within the boundaries of the HBFC campus and will not divide an establish or potential future community.

b) **Less Than Significant Impact** . The proposed project is consistent with goals, policies, and programs of the General Plan and applicable Specific Plan, and is also consistent with the regional transportation and air quality management plans. It does not violate provisions or regulations of the City's Zoning Ordinance and is consistent with surrounding existing and planned land uses. Therefore, significant impacts to land use and planning are not expected. Nonetheless, the compatibility of the proposed project with other regulating plans, policies or program adopted to mitigate potential environmental effects will be evaluated in the forthcoming EIR.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017; Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, 1988; Soils Survey of Riverside County, California, Coachella Valley Area," U.S. Soil Conservation Survey, September, 1980.

a,b) **No Impact.** All areas within the City south of Interstate 10 are within Mineral Resource Zones (MRZ) 1 and 3. The project is located within MRZ-1. MRZ-1 is a Mineral Resource Zone where adequate information indicates that no significant mineral deposits are present or likely to be present. In addition, the project site is partially development and is surrounded by existing urban development, making it unsuitable for mineral extraction operations. The proposed project would result in no impacts to mineral resources.

Mitigation: None required

Monitoring: None required

13. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017; Eisenhower Medical Center Specific Plan Amd. 3 DEIR, Terra Nova Planning & Research, Inc. 2003.

a) **Less Than Significant With Mitigation**. The City regulates noise-generating activities through the Municipal Code and requires that noise levels be 65 dBA CNEL or less at the property line, and 45 dBA CNEL or less for interior areas. Existing land uses within the project vicinity include single-family and multi-family residences, the Eisenhower Medical Center campus to the immediate west and vacant low density residential lands to the east. Traffic noise on County Club Drive to the south is minimal and represents the primary source of noise in the project study area.

Noise monitoring and modeling for both construction and post-construction periods will conducted at locations surrounding the project site, including in proximity to sensitive receptors (i.e., residences and sensitive hospital uses). The noise study will analyse impacts associated with construction, including the operation of heavy construction equipment. Temporary construction activities are expected to be limited to the least noise sensitive times of day. Furthermore, construction activities will comply with Rancho Mirage Ordinances to minimize construction noise impacts on sensitive land uses adjacent to the project site. In the overall, these impacts are expected to be less than significant with appropriate mitigation.

Post-construction noise levels are expected to be within acceptable levels for all existing and future sensitive receptors. Based on the project description and operational activities, no exterior noise abatement measures are expected to be need. Nonetheless, the forthcoming noise study and EIR will further evaluate the potential noise impacts associated with operations at the subject property post-construction.

b) **Less Than Significant With Mitigation.** This project will not result in permanent ground vibration or ground noise. Short-term increases in this type of noise would be limited to the demolition and construction phases, including foundation and pad removals, and travel of heavy grading, hauling and compacting equipment. These impacts would be short-term in nature and would occur during the less sensitive daytime hours. In the overall, these impacts are expected to be less than significant with appropriate mitigation.

c) **No Impact.** The proposed project is not located within two miles of any airport, private or public. The Palm Springs International Airport is located approximately 6.4 miles to the northwest and the subject property lies outside and beyond the boundaries of the airport planning area.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

14. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017, HBFC PDP Application, October 2019.

a) **Less Than Significant**. The proposed project will result in a limited increase in the number of patient beds and extent of day-treatment facilities. In all cases, residential occupancy is short-term and generally limited to 30-day stays. No new residences will be constructed and either no or limited infrastructure extensions will be associated with the proposed project. Therefore, impacts to population growth will be less than significant.

b) **No Impact**. No housing currently exists within the project boundary and the proposed project will not displace existing housing, affordable housing, or people.

Mitigation: None required

Monitoring: None required

15. PUBLIC SERVICES –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017;

a) **Less Than Significant, No Impact**.

Fire

Fire protection and emergency services in the City are provided by the Riverside County Fire Department, under City contract. The nearest fire station in relation to the proposed project is located approximately 2 miles north northwest at 71751 Gerald Ford Drive in the City of Rancho Mirage. Emergency and secondary roadway access will be affected during the next phase of project construction. Traffic control measures (i.e. Construction Traffic Control Plan) implemented during construction of the project will assure that impacts to mobility and accessibility in the area will be less than significant. The project will ultimately increase roadway safety and capacity and decrease traffic delays. These improvements may also result in enhanced site access and response times.

Police

Police protection in the City is provided by the Riverside County Sheriff's Department, under City contract. The nearest police station in relation to the subject property is located approximately two miles to the northeast at 73705 Gerald Ford Drive in the City of Palm Desert. Traffic control measures (i.e. Construction Traffic Control Plan) implemented during construction of the project will ensure that impacts to mobility and accessibility in the area will be less than significant. Post-development, no additional demand for police protection services is expected to result from buildout of the PDP.

Schools

The Rancho Mirage Elementary School is located 1.75± miles southwest of the project site. The private Palm Valley School is located three miles northwest of the subject property. The PDP application will not result in the construction of any new homes or induce the formation of additional households in the City or within the Desert Sands Unified School District.

Parks

The City owns and maintains mini-parks, local parks, and community parks including the Cancer Survivors Park and Rancho Mirage Community Park. The project does not include new residential development that would create demand for or induce development of additional park and/or recreation facilities.

Electricity/Natural Gas

The project site is within the service boundaries of Southern California Edison (SCE) and Southern California Gas (SCG) for electricity and natural gas, respectively. Most of the subject property has been in a developed state since 1982 and is fully serviced with natural gas and electric power. There are also medium voltage electric power lines located along the west right-of-way of Vista Del Sol. The project will not require the alteration of these facilities or require the construction of new electric power or natural gas facilities. No impacts are anticipated.

Summary of Impacts

Therefore, there are no or less than significant impacts associated with public services as a result of the project.

Mitigation: None required

Monitoring: None required

16. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Sources: Rancho Mirage General Plan 2017; HBFC PDP application.

a) **No Impact**. The City of Rancho Mirage offers a wide variety of recreational opportunities including golf courses, bikeways, and parkland. The City is also located near thousands of acres of National Park and National Monument lands, and U.S. Forest Service wilderness lands, as well as state, regional and tribal parks, within which are miles of hiking, biking and equestrian trails. In the immediate project vicinity, recreational resources include the Desert Island Golf Course, Marriot Shadow Ridge Golf Club and others. The project will not increase the local population, and therefore will not increase demand on City recreational facilities. No adverse impacts to recreational facilities are expected.

b) **No Impact.** As previously described, the proposed project will not increase the local population, and therefore will not increase demand on City recreational facilities. No adverse impacts to recreational facilities are expected.

Mitigation: None required

Monitoring: None required

17. TRANSPORTATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Source: Rancho Mirage General Plan 2017; Traffic Impact Analysis for the Rancho Mirage General Plan Update (2017), Urban Crossroads, Inc. March 2017; HBFC PDP Application.

a) **Potentially Significant.** The proposed project will result in a modest intensification of land uses on the already developed property. Access to the HBFC campus is currently via John Sinn Road, with less direct access also available from three access drives off of Bob Hope Drive and into the Eisenhower Medical Center (EMC) campus. There is currently no access from the adjoining and partially improved Vista Del Sol, which bounds the subject property on the east. Primary site access is proposed to be relocated from John Sinn Road via the EMC campus to Vista Del Sol. While project traffic volumes in general and at the proposed Vista Del Sol access drive are expected to be consistent with local street capacity, a traffic impact analysis will be prepared to further analyse the potential effects of the proposed project on local circulation plans, as well as transit and other alternative modes of travel.

b) **Less Than Significant.** The proposed project is not expected to significantly conflict or be inconsistent with Section 15064.3(b) of the CEQA Guidelines. The additional vehicle miles traveled (VMTs) the project may generate will not exceed an applicable threshold of significance. The subject property is served by two transit routes with bus stops located within walking distances of 2,140 feet and 2,290 feet from the subject property. These bus stops provide enhanced employee bus access. While the project may result in an overall increase in vehicle miles traveled in the project area compared to existing conditions the potential increase is expected to be very limited and to have a less than significant transportation impact. Nonetheless, the forthcoming traffic impact analysis will further analyse the potential of the project to significantly increase VMTs in the project area.

c) **Less Than Significant.** In part, the proposed project is designed to improve site access and wayfinding for visitors and patients traveling to the HBFC campus. Current site access is circuitous and is necessarily through a portion of the EMC campus. The proposed project would take primary access for employees and patients from Vista Del Sol, which is likely to be accessed in at least the near to mid-term via a signalized intersection Country Club Drive to the south. The project will create a new intersection at the future access drive along Vista Del Sol. While project traffic is not expected to create any significant hazards, the safety and efficacy of the proposed Visa Del Sol access will be evaluated in the forthcoming EIR.

d) **Less Than Significant**. Construction activities will not significantly impact the ability of emergency service providers, including the Rancho Mirage Police and Fire Departments, to provide services to the subject property or area. A Traffic Control Plan will be prepared to maintain safe traffic flow during construction. Emergency service access will not interrupted during project construction. Post-construction, the addition of the Vista Del Sol access and associated improved intersection will enhance accessibility for emergency service providers. Overall, impacts to emergency services are expected to be beneficial.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section5020.1(k), or	☐	☐	☒	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Source: Rancho Mirage General Plan 2017; HBFC PDP Application.

Background:
The proposed project involves building demolitions, extensive site grading and new development that has the potential to impact tribal cultural resources if they occur on the project site. In addition to replacement of existing structures and other site improvements, the project would also involve currently undeveloped desert lands that have a very low potential to harbor sensitive tribal cultural resources. A limited portion of the subject property is located between the existing HBFC campus and the partially improved Vista Del Sol local roadway, with high-voltage power lines also occurring immediately west of the Visa Del Sol right-of-way. These lands are located on the open desert floor and, until development started in the early 1960, were sand fields subject to wind erosion and ongoing sand deposition. There are no natural water resources or ethnobotanical resources on these lands, nor do these lands or the project vicinity harbor lithic or other subsistence resources. Neither have such lands typically been used by Native Americans for purposes of burials or cremations.

i) **Less Than Significant.** There are no known tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section5020.1(k) at the project site or in the vicinity.

ii) **Less Than Significant.** There are no known cultural resources either on-site or in the vicinity of the subject property which are or could be deemed significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. The City has initiated consultation with the local tribes pursuant to AB 52 and is soliciting input from the California Native American Heritage Commission.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?	☐	☐	☐	☒

Source: Rancho Mirage General Plan 2017, HBFC PDP Application

a,b) **Less Than Significant.** The Coachella Valley Water District (CVWD) provides waste treatment collection and treatment services to the City, with effluent being conveyed to the District's Cook Street plant in Palm Desert. The Colorado River Basin Regional Water Quality Control Board (CRBRWQB) regulates wastewater treatment requirements for the City of Rancho Mirage. Wastewater is collected by the collector facilities and conveyed to trunk sewers owned and maintained by the CVWD. The project will result in a less than significant increase in demand for these services. Changes in waste water generation will be documented in the forthcoming EIR.

Domestic water is also provided by CVWD, which utilizes wells and elevated storage to source and provide pressure to its customer service network. Groundwater, imported water, surface water, and recycled water are the supply sources available within CVWD's service area. CVWD has existing water entitlements, rights and contracts to meet future demand as needed over time, and has committed sufficient capital resources and planned investments in various water programs and facilities to serve existing and future customers.

In order to manage water resources as assure that sufficient supplies are and will continue to be available to meet demands CVWD adopted the Water Management Plan in September 2012, an Urban Water Management Plan in 2010, and prepares annual Engineers Reports that detail water use and supply. These water management documents provide specifics on the current water conditions within the Coachella Valley as well as information on water production and supplies, groundwater recharge and replenishment activities, cooperative agreements, conservation, and water quality data. Changes in domestic water generation will be documented in the forthcoming EIR.

c) **Less Than Significant**. Wastewater is collected by the City collector facilities and conveyed to trunk sewers owned and maintained by the CVWD. The City of Rancho Mirage is served by the Palm Desert Regional Wastewater Treatment Plant, which has sufficient excess capacity to address any increased demand for wastewater conveyance and treatment. Nonetheless, the City will confer with the local service provider and changes in wastewater generation will be documented in the forthcoming EIR.

d) The City contracts with Burrtec for provision of solid waste management and disposal services. A variety of residential and commercial services are available from the service provider, including basic twice-weekly residential pick up. Burrtec also offers other services to large waste generators, including restaurants, retailers, and hotels and resorts. Solid waste generated in the City is taken to the Lamb Canyon landfill in Beaumont, or as an alternative Burrtec can transport solid waste to the Badlands Landfill in Moreno Valley.

Buildout of the proposed project will generate a limited volume of solid waste, including concrete, asphalt, and a variety of construction materials. Much of the waste materials to be generated by this project will be recyclable. Therefore, landfill capacity as a result of construction of the proposed project will not be significantly impacted since the project's impacts will be limited in volume, will be temporary and will include a high volume of recyclable materials.

e) The City is in compliance with federal, state, and local statutes regulating solid waste. Development of the proposed project will not conflict will federal, state, and local statutes regulating the disposal of solid waste. There will be no impacts.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

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

Source: Rancho Mirage General Plan 2017, HBFC PDP Application

a-d) **Less Than Significant.** The subject project is not located within or near a fire zone classified as either a state responsibility area or lands classified as a very high fire hazard severity zone. The project would be developed within the existing HBFC campus on the sparsely vegetated valley floor and would take new access from the adjoining Vista Del Sol local street. There are no currently adopted emergency response plans or emergency evacuation plans that would be affected by the proposed project. Rather, there is currently no access between either the HBFC campus or the EMC campus and Vista Del Sol. Such additional access, as proposed by the project, would enhance access to emergency medical services in the event of an emergency such as flooding or earthquake that could restrict access to these emergency facilities from Bob Hope Drive or John Sinn Road.

Neither will the proposed project exacerbate the wildfire risks of the site or the surrounding lands, nor would it create a significant exposure threat to project occupants or surrounding receptors to pollutant concentrations from a wildfire. The subject project will not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk at the site or on surrounding lands or that could result in temporary or ongoing impacts to the environment.

The development of the proposed project will not increase exposure of people or structures to significant fire or fire-related risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The effects, if any will be less than significant.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

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

a) As discussed in the responses in Sections 4 (Biological Resources) and 5 (Cultural Resources) the project is expected to have less than significant impacts with mitigation to biological and less than significant impacts to cultural resources.

b) Buildout of the project is consistent with the General Plan and will not have any additional cumulatively considerable impacts beyond buildout of the General Plan.

c) The project's potential environmental effects include those that may be determined to be significant if not properly mitigated. While impacts may be less than significant with mitigation, an EIR shall be prepared to fully assess the potential impacts associated with the proposed project.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR

REFERENCES

California Department of Conservation; Farmland Mapping & Monitoring Program. 2001.

City of Rancho Mirage General Plan, 2017

City of Rancho Mirage Zoning Ordinance, as amended

CalEEMod Emissions Model, Version 2016.3.2

Coachella Valley PM10 SIP, 2003

Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), 2007

California Air Resource Board, website, http://www.arb.ca.gov/cc/ccms/ccms.htm.

Cortese List http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

Eisenhower Medical Center Specific Plan Amd. 3 DEIR, Terra Nova Planning & Research, Inc. 2003,

Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, 1988

Natural Hazard Mapping, Analysis, and Mitigation: a Technical Background Report in Support of the Safety Element of the New Riverside County 2015 General Plan, prepared by Earth Consultants International on August 2000; Earth Consultants International, 2005.

Soils Survey of Riverside County, California, Coachella Valley Area," U.S. Soil Conservation Survey, September, 1980.

SCAQMD AQMP, 2016

Traffic Impact Analysis for the Rancho Mirage General Plan Update (2017), Urban Crossroads, Inc. March 2017

TERRA NOVA PLANNING & RESEARCH, INC.®

December 13, 2019

State Clearinghouse
State of California
1400 Tenth Street, Room 222
Sacramento, CA 95814

RE: Transmittal of Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for Hazelden Betty Ford Center Preliminary Development Plan Project, Rancho Mirage, Riverside County, California

Dear Sir/Madam:

Enclosed please find fifteen (15) copies of a Notice of Preparation and Initial Study for the above referenced Hazelden Betty Ford Center Preliminary Development Plan Project located in Rancho Mirage, Riverside County, California. The City is the CEQA Lead Agency for this project. Based on our conversation with your office, we understand that if this transmittal package arrives at the Clearinghouse by Noon on Monday, December 16, 2019 the 30-day comment period will start on that date.

Thanks in advance for any assistance you can provide in expediting the transmittal of these NOPs for agency review and the forwarding of comments in the timeliest manner possible. If the Clearinghouse receives comments, please submit them by January 16, 2020 or as soon thereafter as possible. You may FAX comments to the attention of John D. Criste, City Consultant, at FAX No. (760) 341-4455 or email to jcriste@terranovaplanning.com and/or Ben Torres at bent@RanchoMirageCA.gov within this time frame. Please also send hard copies via the mail to assure legible and reproducible originals to:

Mr. Ben Torres
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
(760) 328-2266

As always, we appreciate the Clearinghouse's assistance in these matters. If you have any questions regarding the enclosed or require additional information, please do not hesitate to contact me at (760) 341-4800.

Sincerely,

John D. Criste, AICP
City Consultant

JDC/klc

cc: Ben Torres
Associate Planner, City of Rancho Mirage
File

42-635 MELANIE PLACE, SUITE 101 PALM DESERT, CA 92211
Phone: 760-341-4800 Email: admin@terranovaplanning.com

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hazelden Betty Ford Center Preliminary Development Plan Project

Lead Agency: City of Rancho Mirage | Contact Person: Ben Torres, Associate Planner
Mailing Address: 69-825 Highway 111 | Phone: 760-328-2266
City: Rancho Mirage | Zip: 92270 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Rancho Mirage
Cross Streets: West of Vista Del Sol, North of Country Club Drive | Zip Code: 92270
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 26.22
Assessor's Parcel No.: 685-270-017& 685-280-016,017,028 | Section: 6 | Twp.: 5 South | Range: 6 East | Base: SBBM
Within 2 Miles: State Hwy #: 111, US I-10 | Waterways: Coachella Valley Stormwater Channel
Airports: Palm Springs International | Railways: Union Pacific | Schools: Palm Springs Unified

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other: ____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: PDP

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees____
☐ Commercial: Sq.ft. ____ Acres ____ Employees____
☐ Industrial: Sq.ft. ____ Acres ____ Employees____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Drug & alcohol treatment facility

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☒ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Hospital (P/H)

Project Description: *(please use a separate page if necessary)*

The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± sq. ft., which currently provide 80 beds. These buildings will be replaced by two 2-story residential buildings, each providing 46 beds for a total of 92 beds. Each will consists of 30,935± sq. ft. & have an overall height of 30± feet . The construction of a new one-story, 22,748± square foot day-treatment building is also proposed to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and 6,400 square feet of administrative space including a computer lab and lecture hall. The project also proposes limited modifications to the existing site plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	S	Regional WQCB # 7
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date December 16, 2019 Ending Date January 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research, Inc.
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact: John D. Criste
Phone: 760-341-4800

Applicant: Hazelden Betty Ford Foundation
Address: 3900 Bob Hope Drive
City/State/Zip: Rancho Mirage, CA 92270
Phone: 760-837-8815

Signature of Lead Agency Representative: John D. Criste **Date:** 12.12.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

FILED/POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-201901454
12/16/2019 09:05 AM Fee: $ 0.00
Page 1 of 2
Deputy
By:
Removed:

CITY OF RANCHO MIRAGE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HAZELDEN BETTY FORD CENTER PRELIMNINARY DEVELOMENT PLAN PROJECT

LEAD AGENCY: City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

CONTACT PERSON: Ben Torres, Associate Planner
Email: bent@ranchomirageca.gov
Phone: 760-328-2266 Ext. 253, Fax: 760-324-9851

PROJECT TITLE: Hazelden Betty Ford Center Preliminary Development Plan
Preliminary Development Plan Case No. PDP19005
Environmental Impact Report Case No. EIR19001

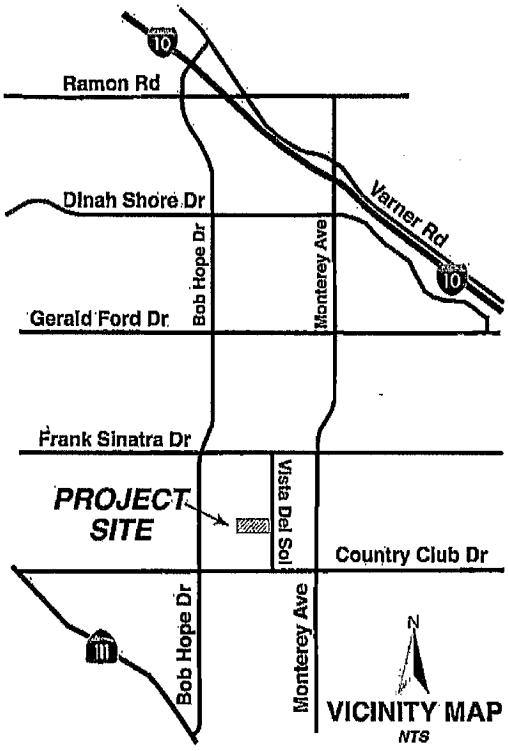
PROJECT LOCATION: Immediately west of Vista Del Sol, north of Country Club Drive and East of the Eisenhower Medical Center Campus (APN No's: 685-270-017 and 685-280-016, -017, and -028) within the City of Rancho Mirage, Riverside County.

PROJECT DESCRIPTION: The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± square feet and currently providing a total of 80 beds. These four buildings will be replaced by two 2-story residential buildings with an overall height of 30± feet, each providing 46 beds for a total of 92 beds. Each new residential building will encompass 30,935± square feet for a total of 61,870± square feet. The project also includes the construction of a new one-story, 22,748± square foot day-treatment building to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and 6,400 square feet of administrative space including a computer lab and lecture hall. The project also proposes limited modifications to the existing site plan.

The PDP application includes the development of a new primary access onto the HBFC campus from the adjoining Vista Del Sol. Bounding the subject property on the east, this roadway extends south to a signalized intersection at Country Club Drive, and north to stop-controlled intersection at Frank Sinatra Drive. A new access drive is planned, as is appropriate signage.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that, while the renovations and new construction are limited, potentially significant impacts could result from the implementation of the Preliminary Development Plan. Therefore, an Environmental Impact Report should be prepared. This notice has been prepared to provide you the opportunity to provide input on the subject environmental analysis.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence at 8:00 a.m. on December 16, 2019 and end on January 16, 2020 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. A scoping meeting will be held on January 8, 2020 from 2 p.m. to 4 p.m. at City Hall in Rancho Mirage to provide an opportunity to learn more about this proposed Project and provide comments on the possible environmental effects the City should study in the Environmental Impact Report. Any written comments on the Notice of Preparation must be received at the above City address or email within the public review period. Copies of the Notice of Preparation and Initial Study are available for review at the above address and at the Rancho Mirage Public Library at 71-100 Highway 111, Rancho Mirage, CA 92270.


10
Ramon Rd
Dinah Shore Dr
Varner Rd
10
Bob Hope Dr
Monterey Ave
Gerald Ford Dr
Frank Sinatra Dr
PROJECT SITE
Vista Del Sol
Country Club Dr
Bob Hope Dr
111
Monterey Ave
N
VICINITY MAP
NTS

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-406935

State Clearinghouse # (if applicable):

Lead Agency: CITY OF RANCHO MIRAGE *Date:* 12/16/2019

County Agency of Filing: RIVERSIDE *Document No:* E-201901454

Project Title: HAZELDEN BETTY FORD CENTER PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP19005 AND

Project Applicant Name: CITY OF RANCHO MIRAGE *Phone Number:* (760) 341-4800

Project Applicant Address: 69-825 HIGHWAY 111, RANCHO MIRAGE, CA 92270

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ *Environmental Impact Report*	
☐ *Negative Declaration*	
☐ *Application Fee Water Diversion (State Water Resources Control Board Only)*	
☐ *Project Subject to Certified Regulatory Programs*	
☐ *County Administration Fee*	$0.00
☐ *Project that is exempt from fees (DFG No Effect Determination (Form Attached))*	
☐ *Project that is exempt from fees (Notice of Exemption)*	
Total Received	$0.00

Signature and title of person receiving payment: C. Sandoval Deputy

Notes:

ACR 533 (Est. 12/2013)

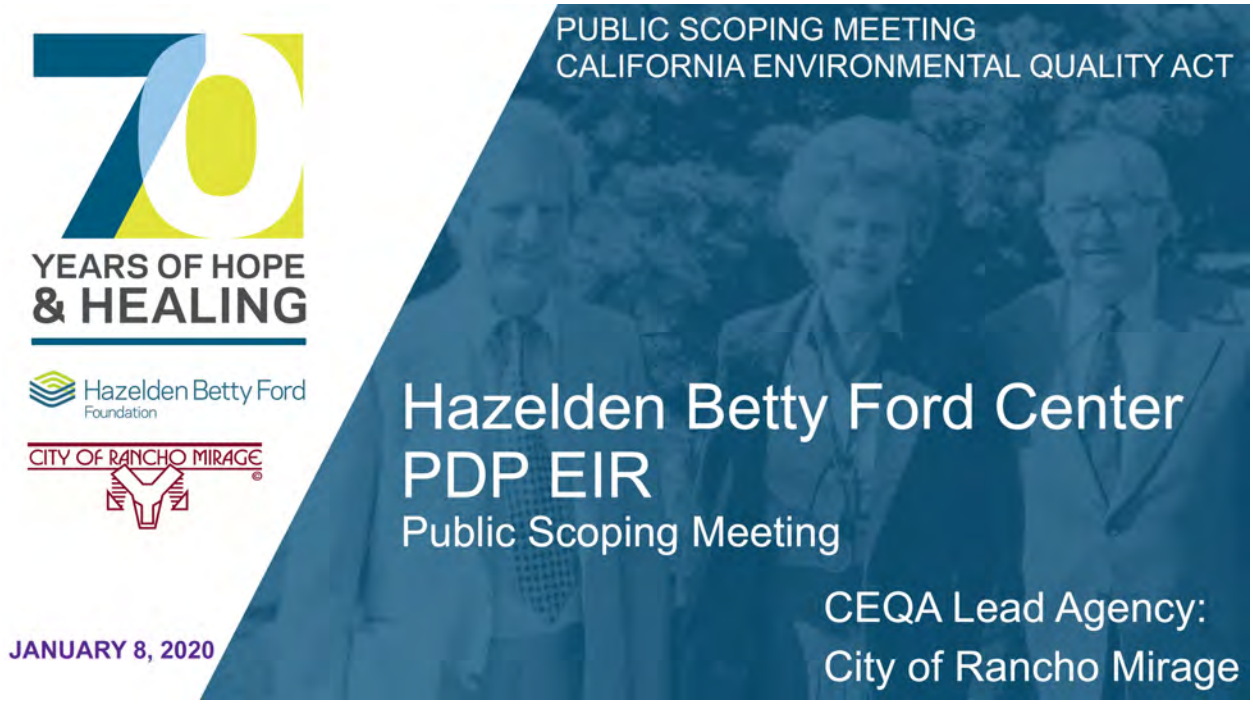
Public Scoping Meeting Summary Report

January 8, 2020

PUBLIC SCOPING MEETING SUMMARY REPORT

Hazelden Betty Ford Center Planned Development Project

The Project applicant (Hazelden Betty Ford Foundation) and Project environmental team (Terra Nova Planning and Research, Inc.) held a Community Public Scoping Meeting from 2:00 p.m. to 4:00 p.m. on January 8, 2020 at City Hall 69-825 Highway 111 in the City of Rancho Mirage, California. This meeting was held specifically to comply with California Environmental Quality Act (CEQA) requirement to conduct a public scoping meeting after release of a Notice of Preparation (NOP) to prepare an Environmental Impact Report. The NOP was released on December 16, 2020, and the 30-day public review period concluded on January 16, 2020. The meeting also served the purpose of educating and informing the public about the proposed Hazelden Betty Ford Center Preliminary Development Plan Project, addressing public questions and concerns, and collecting input on the CEQA process.



The first part of the scoping meeting included a 5-10-minute Power Point presentation followed by an open house format where the public was able to review project exhibits and discuss the environmental review process with project team members. Comment cards and note pads were also used to record comments and questions raised by attendees. One member of the public attended the public scoping meeting and voiced general support for the proposed Project. Beyond a second-hand conveyance of property owners concerns regarding future traffic on Vista Del Sol, no other specific areas of concern were identified through the formal CEQA public scoping process.

Registration, Handouts, and Exhibits
Upon arrival at the Community Public Scoping Meeting, attendees were asked to sign in and were provided comment cards to fill out either during or at the end of the meeting. Attendees were allowed to fill out as many comment cards as they wished. The public was also allowed to verbally provide comments and questions during the Q&A portion of the presentation.

No comment cards were received.

A scan of the sign-in sheet, PowerPoint slides, and exhibit images are provided at the end of this report.

Project Team Members
Project team members in attendance include the following:

Jeremey Gleim – City of Rancho Mirage, Director of Development Services
Majna Dukic – City of Rancho Mirage, Planning Manager
Ben Torres – City of Rancho Mirage, Associate Planner
Mark Mishek – Hazelden Betty Ford Foundation, President and CEO
Christopher Yadron – Hazelden Betty Ford Foundation, Vice President of the West Region and Administrator of the Betty Ford Center
Steven Kronmiller – Hazelden Betty Ford Foundation, Corporate Construction Manager
Bennie Crivellaro – Hazelden Betty Ford Foundation, Manager of Facilities Operations
John Criste – Terra Nova Planning & Research, Inc., Principal Planner
Kelly Clark – Terra Nova Planning & Research, Inc., Associate Planner

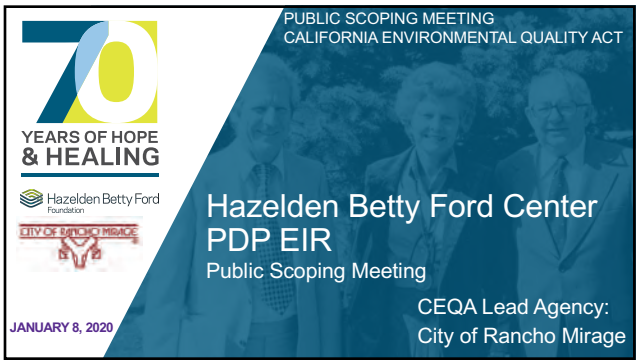
Hazelden Betty Ford Center
Preliminary Development Plan Project

Rancho Mirage

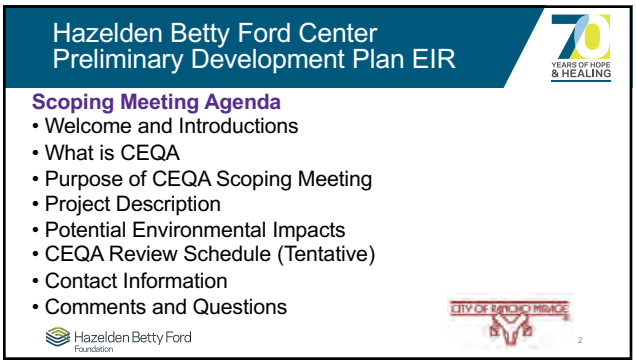
CEQA EIR Public Scoping Meeting

January 8, 2020

Name (please print)	Title/ Affiliation	Address	Phone	Email
Machin4 Gunther	G-Contr.	38-200 Vista Del Sol	760-341 8523	


PUBLIC SCOPING MEETING
CALIFORNIA ENVIRONMENTAL QUALITY ACT
YEARS OF HOPE
& HEALING
Hazelden Betty Ford Foundation
CITY OF RANCHO MIRAGE
Hazelden Betty Ford Center
PDP EIR
Public Scoping Meeting
JANUARY 8, 2020
CEQA Lead Agency:
City of Rancho Mirage

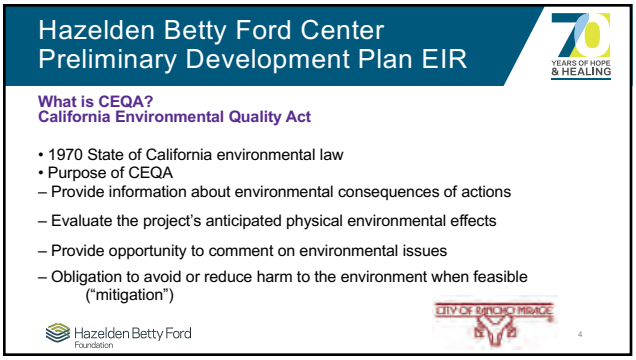
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Hazelden Betty Ford Center
Preliminary Development Plan EIR
Scoping Meeting Agenda
• Welcome and Introductions
• What is CEQA
• Purpose of CEQA Scoping Meeting
• Project Description
• Potential Environmental Impacts
• CEQA Review Schedule (Tentative)
• Contact Information
• Comments and Questions
Hazelden Betty Ford Foundation
2

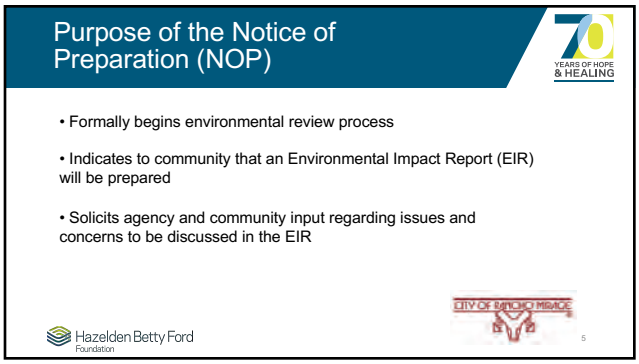
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Hazelden Betty Ford Center
Preliminary Development Plan EIR
Welcome and Introductions
• City of Rancho Mirage
– Jeremy Gleim, Development Services Director
– Majna Dukic, Planning Manager
– Ben Torres, Associate Planner
• Hazelden Betty Ford Foundation
– Chris Yadron, Regional VP
– Mark Mishek, President & CEO
– Steven Kronmiller, Corporate Construction Manager
• Terra Nova Planning & Research
– John Criste, Principal
– Kelly Clark, Associate Planner
Hazelden Betty Ford Foundation
3

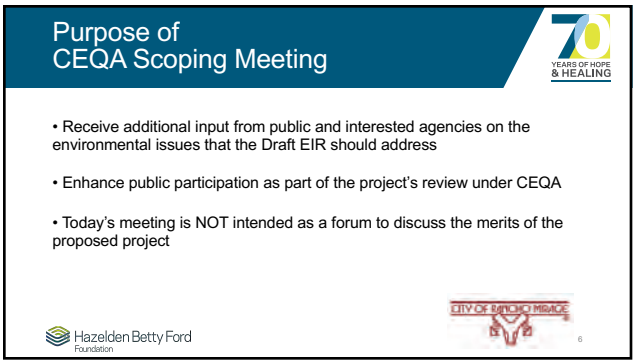
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Hazelden Betty Ford Center
Preliminary Development Plan EIR
What is CEQA?
California Environmental Quality Act
• 1970 State of California environmental law
• Purpose of CEQA
– Provide information about environmental consequences of actions
– Evaluate the project's anticipated physical environmental effects
– Provide opportunity to comment on environmental issues
– Obligation to avoid or reduce harm to the environment when feasible ("mitigation")
Hazelden Betty Ford Foundation
4

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Purpose of the Notice of Preparation (NOP)
• Formally begins environmental review process
• Indicates to community that an Environmental Impact Report (EIR) will be prepared
• Solicits agency and community input regarding issues and concerns to be discussed in the EIR
Hazelden Betty Ford Foundation
5

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Purpose of CEQA Scoping Meeting
• Receive additional input from public and interested agencies on the environmental issues that the Draft EIR should address
• Enhance public participation as part of the project's review under CEQA
• Today's meeting is NOT intended as a forum to discuss the merits of the proposed project
Hazelden Betty Ford Foundation
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What is an Environmental Impact Report (EIR)?

- An EIR is an informational document based on facts
- Studies are prepared and conclusions of significance made in accordance with CEQA Guidelines. These studies include:
  - Air Quality & Greenhouse Gas Study
  - Traffic Impact Analysis
  - Phase I Environmental Site Assessment
  - Noise Impact Study
  - Visual Impact Analysis
- Non-biased approach that neither supports nor opposes project

Hazelden Betty Ford Foundation

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Hazelden Betty Ford Center Preliminary Development Plan EIR

EIR Steps: Where Are We Today?

- ☑ Notice of Preparation
- ☑ 30-Day Notice of Preparation Comment Period
- ☑ Public Scoping Meeting
- ☑ Preparation of Draft EIR
- ☐ 45-Day Public Comment Period
- ☐ Preparation of Response to Comments & Final EIR
- ☐ 10-Day Final EIR Review
- ☐ Public Hearing Process
- ☐ Certification of Final EIR
- ☐ Adoption of Findings of Fact
- ☐ Adoption of Mitigation Monitoring & Reporting Program

Hazelden Betty Ford Foundation

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Applicant: Hazelden Betty Ford Foundation



- 1949 – Hazelden
- 1982 – Betty Ford Center
- 2014 – Hazelden Betty Ford Foundation

- Mission – "We are a force of healing and hope for individuals, families, and communities affected by addiction to alcohol and other drugs."

Hazelden Betty Ford Foundation

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Hazelden Betty Ford Foundation

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Hazelden Betty Ford Foundation

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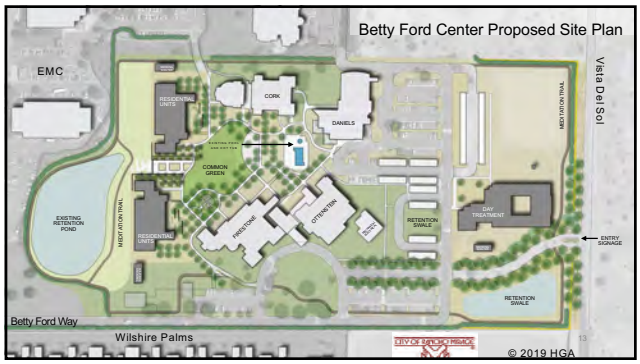
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Hazelden Betty Ford Foundation

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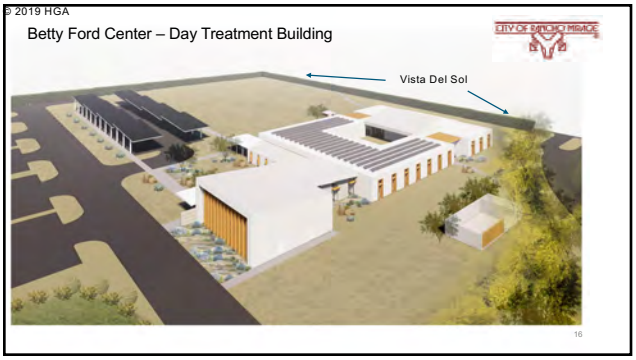
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14



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17



18

BFC PDP Project Review



- Replace four existing residential treatment units with two new ones
- Build a new day treatment pavilion
- Increase capacity by 52 patients
- Create a new entrance from Vista Del Sol
- Construction timeline: 2020-2024

Hazelden Betty Ford Foundation

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Potential Environmental Impacts

Based on potential significant environmental impacts, the EIR will be prepared to further evaluate identified issues:

- Land Use & Planning
- Transportation & Traffic
- Utilities & Service Systems
- Aesthetics
- Soils & Geologic Hazards
- Air Quality & Greenhouse Gas
- Population & Housing
- Public Services & Fiscal Impact
- Hydrology & Water Quality
- Biological & Cultural Resources
- Hazards & Hazardous Materials
- Noise Impacts

Hazelden Betty Ford Foundation

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Questions? Input?

Comments can be provided verbally or in writing and will be considered and addressed, as appropriate, in the forthcoming Draft EIR. You can also send your comments by the end of the 30-day comment period (January 16, 2020) to:

Ben Torres, Associate Planner
Planning Division
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270
Phone: (760) 328-2266
Email: bent@RanchoMirageCA.gov

Hazelden Betty Ford Foundation

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Thank You For Attending This Scoping Meeting



Hazelden Betty Ford Foundation

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EXHIBITS
(page 1 of 2)



HGA | Betty Ford Center

EXISTING SITE PLAN



HGA | Betty Ford Center

PROPOSED SITE PLAN

EXHIBITS
(page 2 of 2)



HGA | Betty Ford Center

RESIDENTIAL UNIT - EXTERIOR VIEW



HGA | Betty Ford Center

CAMPUS ENTRY VIEW

Responses To Notice of Preparation

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL: January 7, 2020

bent@ranchomirageca.gov
Ben Torres, Associate Planner
City of Rancho Mirage, Planning Department
69-825 Highway 111
Rancho Mirage, CA 92270

Notice of Preparation of an Environmental Impact Report for the Proposed Hazelden Betty Ford Center Preliminary Development Plan

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the EIR upon its completion and public release. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files[1]. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air

[1] Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance[2] on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of South Coast AQMD'S *CEQA Air Quality Handbook* South Coast AQMD's CEQA web pages available here:

[2] In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: https://www.arb.ca.gov/ch/landuse.htm.

http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies

- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. For more information on permits, please visit South Coast AQMD's webpage at: http://www.aqmd.gov/home/permits. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD's Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available at South Coast AQMD's webpage at: http://www.aqmd.gov.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project's air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

LS
RVC191217-04
Control Number

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

January 9, 2020
Sent via email

Mr. Ben Torres
Associate Planner
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

Subject: Notice of Preparation of a Draft Environmental Impact Report
Hazelden Betty Ford Center Preliminary Development Plan Project
State Clearinghouse No. 2019120372

Dear Mr. Torres:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of Rancho Mirage (City) for the Hazelden Betty Ford Center Preliminary Development Plan Project (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public

1 CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

The Project proposes changes to the Hazelden Betty Ford (HBF) campus, including: the removal of four residential buildings and replacement with two 2-story residential buildings; the construction of a new one-story building on vacant, undeveloped land; and limited modifications to the existing site plan, including the construction of a new access drive (and signage) from Vista Del Sol. The Project is located immediately west of Vista Del Sol, north of Country Club Drive, and east of the Eisenhower Medical Center Campus, in the City of Rancho Mirage, Riverside County, California; within Assessor Parcel Numbers (APN) 685-270-017 and 685-280-017, -016, and -028.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. The comments and recommendations are also offered to enable the CDFW to adequately review and comment on the proposed Project with respect to the Project's consistency with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). CDFW recommends that the forthcoming DEIR address the following:

Assessment of Biological Resources

Section 15125(c) of the CEQA Guidelines states that knowledge of the regional setting of a project is critical to the assessment of environmental impacts and that special emphasis should be placed on environmental resources that are rare or unique to the region. To enable CDFW staff to adequately review and comment on the project, the DEIR should include a complete assessment of the flora and fauna within and adjacent to the Project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats.

CDFW recommends that the DEIR specifically include:

1. An assessment of the various habitat types located within the project footprint, and a map that identifies the location of each habitat type. CDFW recommends that floristic, alliance- and/or association based mapping and assessment be completed following *The Manual of California Vegetation*, second edition (Sawyer et al. 2009). Adjoining habitat areas should also be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

2. A general biological inventory of the fish, amphibian, reptile, bird, and mammal species that are present or have the potential to be present within each habitat type onsite and within adjacent areas that could be affected by the project. CDFW's California Natural Diversity Database (CNDDB) in Sacramento should be contacted at (916) 322-2493 or CNDDB@wildlife.ca.gov to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code, in the vicinity of the proposed Project.

   Please note that CDFW's CNDDB is not exhaustive in terms of the data it houses, nor is it an absence database. CDFW recommends that it be used as a starting point in gathering information about the *potential presence* of species within the general area of the project site.

3. A complete, *recent* inventory of rare, threatened, endangered, and other sensitive species located within the Project footprint and within offsite areas with the potential to be affected, including California Species of Special Concern (CSSC) and California Fully Protected Species (Fish and Game Code § 3511). Species to be addressed should include all those which meet the CEQA definition (CEQA Guidelines § 15380). The inventory should address seasonal variations in use of the Project area and should not be limited to resident species. Focused species-specific surveys, completed by a qualified biologist and conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service, where necessary. Note that CDFW generally considers biological field assessments for wildlife to be valid for a one-year period, and assessments for rare plants may be considered valid for a period of up to three years. 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.

4. A thorough, recent, floristic-based assessment of special status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see

https://www.wildlife.ca.gov/Conservation/Plants).

5. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region (CEQA Guidelines § 15125[c]).

6. A full accounting of all mitigation/conservation lands within and adjacent to the Project.

Analysis of Direct, Indirect, and Cumulative Impacts to Biological Resources

The DEIR should provide a thorough discussion of the direct, indirect, and cumulative impacts expected to adversely affect biological resources as a result of the Project. To ensure that Project impacts to biological resources are fully analyzed, the following information should be included in the DEIR:

1. A discussion of potential impacts from lighting, noise, human activity (e.g., recreation), defensible space, and wildlife-human interactions created by zoning of development projects or other project activities adjacent to natural areas, exotic and/or invasive species, and drainage.

2. A discussion of potential indirect Project impacts on biological resources, including resources in areas adjacent to the project footprint, such as nearby public lands, open space, and any designated and/or proposed reserve or mitigation lands (e.g., preserved lands associated with a Natural Community Conservation Plan, or other conserved lands).

3. A cumulative effects analysis developed as described under CEQA Guidelines section 15130. Please include all potential direct and indirect Project related impacts to sensitive species and other sensitive habitats, open lands, open space, and adjacent natural habitats in the cumulative effects analysis.

Alternatives Analysis

The DEIR must describe and analyze a range of reasonable alternatives to the Project that are potentially feasible, would "feasibly attain most of the basic objectives of the Project," and would avoid or substantially lessen any of the Project's significant effects (CEQA Guidelines § 15126.6[a]). The alternatives analysis must also evaluate a "no project" alternative (CEQA Guidelines § 15126.6[e]).

Mitigation Measures for Project Impacts to Biological Resources

The DEIR must identify mitigation measures and alternatives that are appropriate and adequate to avoid or minimize potential impacts, to the extent feasible. The City should

assess all direct, indirect, and cumulative impacts that are expected to occur as a result of the implementation of the Project and its long-term operation and maintenance. When proposing measures to avoid, minimize, or mitigate impacts, CDFW recommends consideration of the following:

1. *Sensitive Plant Communities*: CDFW considers sensitive plant communities to be imperiled habitats having both local and regional significance. Plant communities, alliances, and associations with a statewide ranking of S-1, S-2, S-3, and S-4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by querying the CNDDB and are included in *The Manual of California Vegetation* (Sawyer et al. 2009). The DEIR should include measures to fully avoid and otherwise protect sensitive plant communities from project-related direct and indirect impacts.

2. *California Species of Special Concern* (CSSC): CSSC status applies to animals generally not listed under the federal Endangered Species Act or the CESA, but which nonetheless are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. CSSCs should be considered during the environmental review process.

3. *Mitigation*: CDFW considers adverse project-related impacts to sensitive species and habitats to be significant to both local and regional ecosystems, and the DEIR should include mitigation measures for adverse project-related impacts to these resources. Mitigation measures should emphasize avoidance and reduction of project impacts.

   If sensitive species and/or their habitat may be impacted from the Project, CDFW recommends the inclusion of specific mitigation in the DEIR. CEQA Guidelines section 15126.4, subdivision (a)(1)(8) states that formulation of feasible mitigation measures should not be deferred until some future date. The Court of Appeal in *San Joaquin Raptor Rescue Center* v. *County* of *Merced* (2007) 149 Cal.App.4th 645 struck down mitigation measures which required formulating management plans developed in consultation with State and Federal wildlife agencies after Project approval. Courts have also repeatedly not supported conclusions that impacts are mitigable when essential studies, and therefore impact assessments, are incomplete *(Sundstrom* v. *County* of *Mendocino* (1988) 202 Cal. App. 3d. 296; *Gentry* v. *City* of *Murrieta (1995)* 36 Cal. App. 4th 1359; *Endangered Habitat League, Inc.* v. *County* of *Orange* (2005) 131 Cal. App. 4th 777).

   CDFW recommends that the DEIR specify mitigation that is roughly proportional to the level of impacts, in accordance with the provisions of CEQA (CEQA Guidelines, §§ 15126.4(a)(4)(B), 15064, 15065, and 16355). The mitigation should provide long-term conservation value for the suite of species and habitat being impacted by the Project. Furthermore, in order for mitigation measures to be effective, they must be

specific, enforceable, and feasible actions that will improve environmental conditions.

4. *Nesting Birds and Migratory Bird Treaty Act:* The NOP (page 4) states that the Project site "probably provides some foraging and nesting habitat for local and migrant bird species," but infers that potential impacts are fully mitigated by the City's participation in the CVMSHCP. Please note that the CVMSHCP does not provide for the take of nesting birds and birds of prey and it is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: Fish and Game Code section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

   CDFW recommends that the DEIR include the results of avian surveys, and that the City condition the Project to implement specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur. Project-specific avoidance and minimization measures may include, but not be limited to: project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate. The DEIR should also include specific avoidance and minimization measures that will be implemented should a nest be located within the project site. If pre-construction surveys are proposed in the DEIR, the CDFW recommends that they be required no more than three (3) days prior to vegetation clearing or ground disturbance activities, as instances of nesting could be missed if surveys are conducted sooner.

5. *Moving out of Harm's Way:* To avoid direct mortality, CDFW recommends that the lead agency condition the DEIR to require that a CDFW-approved qualified biologist be retained to be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way special status species or other wildlife of low or limited mobility that would otherwise be injured or killed from project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety (i.e., CDFW does not recommend relocation to other areas). Furthermore, it should be noted that the temporary relocation of onsite wildlife does not constitute effective mitigation for the purposes

of offsetting project impacts associated with habitat loss.

6. *Translocation of Species*: CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species as studies have shown that these efforts are experimental in nature and largely unsuccessful.

California Endangered Species Act

CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of State-listed CESA species, either through construction or over the life of the project; unless this Project is proposed to be a covered activity under the CVMSHCP. CESA ITPs are issued to conserve, protect, enhance, and restore State-listed CESA species and their habitats.

CDFW encourages early consultation, as significant modification to the proposed Project and avoidance, minimization, and mitigation measures may be necessary to obtain a CESA ITP. The California Fish and Game Code requires that CDFW comply with CEQA for issuance of a CESA ITP. CDFW therefore recommends that the DEIR addresses all Project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of CESA.

Coachella Valley Multiple Species Habitat Conservation Plan

Within the Inland Deserts Region, CDFW issued Natural Community Conservation Plan Approval and Take Authorization for the CVMSHCP per Section 2800, *et seq.*, of the California Fish and Game Code on September 9, 2008. The CVMSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the CVMSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the CVMSHCP as a result of this Project is necessary to address CEQA requirements. To obtain additional information regarding the CVMSHCP please go to: http://www.cvmshcp.org/.

The proposed Project occurs within the CVMSHCP area and the City is signatory to the Implementing Agreement of the CVMSHCP. In order to be considered a covered

activity, Permittees must demonstrate that proposed actions are consistent with the CVMSHCP and its associated Implementing Agreement. CDFW recommends that the DEIR describe how the Project is consistent with the provisions and policies of the CVMSHCP.

ADDITIONAL COMMENTS AND RECOMMENDATIONS

To ameliorate the water demands of this Project, CDFW recommends incorporation of water-wise concepts in project landscape design plans. In particular, CDFW recommends xeriscaping with locally native California species, and installing water-efficient and targeted irrigation systems (such as drip irrigation). Local water agencies/districts, and resource conservation districts in your area may be able to provide information on plant nurseries that carry locally native species, and some facilities display drought-tolerant locally native species demonstration gardens. Information on drought-tolerant landscaping and water-efficient irrigation systems is available on California's Save our Water website: http://saveourwater.com/how-to-save-water/around-the-yard

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). Information can be submitted online or via completion of the CNDDB field survey form at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR for the Hazelden Betty Ford Center Preliminary Development Plan Project (SCH No. 2019120372) and recommends that the City of Rancho Mirage address the CDFW's comments and concerns in the forthcoming DEIR. If you should have any questions pertaining to the comments provided in this letter, please contact Joanna Gibson, Senior Environmental Scientist, Specialist, at (909) 987-7449 or at Joanna.gibson@wildlife.ca.gov.

Sincerely,

Scott Wilson
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento

REFERENCES

Sawyer, J. O., T. Keeler-Wolf, and J. M. Evens. 2009. A manual of California Vegetation, 2nd ed. California Native Plant Society Press, Sacramento, California. http://vegetation.cnps.org/

COACHELLA VALLEY WATER DISTRICT
Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

CLERK OF THE BOARD
Sylvia Bermudez

ASSISTANT GENERAL MANAGER
Robert Cheng

ASSISTANT GENERAL MANAGER
Dan Charlton

February 27, 2020

Ben Torres
Planning Commission
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

Dear Mr. Torres:

Subject: Hazelden Betty Ford Center Preliminary Development Plan,
West of Vista Del Sol, North of Country Club Drive, East of Eisenhower
Medical Center Campus, APN 685-270-017, 685-280-016, 017, and -028

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Rancho Mirage (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of Coachella Valley Water District (CVWD) for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant

Carrie Oliphant
Director of Engineering

cc: Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Hazelden Betty Ford Foundation
15251 Pleasant Valley Road
Center City, MN 55012

RM: ms\Eng\Dev Srvs\2020\Feb\DRL PZ 2020-10832 Hazelden BFord.doc
File: 0163.1, 0421.1, 0721.1, 1150.08
Geo. 050606-3
PZ 20-10832



SunLine TRANSIT AGENCY

A Public Agency

RECEIVED
DEVELOPMENT SERVICES DEPT
20 JAN 15 PM 3:26

MEMBERS: Desert Hot Springs, Palm Springs, Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, Coachella, Riverside County

January 8, 2020

Ben Torres, Associate Planner
City of Rancho Mirage
Planning Department
69-825 Highway 111
Rancho Mirage, CA 92270

RE: Hazelden Betty Ford Center Preliminary Development Plan

Dear Mr. Ben Torres:

This letter responds to your request for comments regarding the proposed Hazelden Betty Ford Center Preliminary Development Plan located west of Vista Del Sol within the City of Rancho Mirage. The SunLine Transit Agency (SunLine) staff has reviewed the project and offers the following comments.

SunLine currently provides service in close proximity to the project site, with the closest bus stop # 956 located approximately .4 mile at Country Club and Vista Dunes. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.

- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.

- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.

- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.

32-505 Harry Oliver Trail, Thousand Palms, California 92276 Phone 760-343-3456 Fax 760-343-1986 www.sunline.org

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.

- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provided access to those using transit services.

- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.

- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.

- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1442.

Sincerely,

Todd McDaniel
Interim Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov

Governor's Office of Planning & Research

DEC 20 2019

STATE CLEARINGHOUSE

December 17, 2019

Ben Torres
Rancho Mirage, City of
69-825 Highway 111
Rancho Mirage, CA 92270

RE: SCH# 2019120372, Hazelden Betty Ford Center Preliminary Development Plan Project, Riverside County

Dear Mr. Torres:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
   - **a.** A brief description of the project.
   - **b.** The lead agency contact information.
   - **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
   - **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
   - **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
   - **a.** Alternatives to the project**.**
   - **b.** Recommended mitigation measures**.**
   - **c.** Significant effects**.** (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
   - **a.** Type of environmental review necessary.
   - **b.** Significance of the tribal cultural resources.
   - **c.** Significance of the project's impacts on tribal cultural resources.
   - **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
   - **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
   - **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
    a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
    b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
        i. Planning and construction to avoid the resources and protect the cultural and natural context.
        ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
        i. Protecting the cultural character and integrity of the resource.
        ii. Protecting the traditional use of the resource.
        iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
    a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
    b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
    a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
    b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
    c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Staff Services Analyst

cc: State Clearinghouse

DESERT SANDS UNIFIED SCHOOL DISTRICT

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 777-4200 • FAX: (760) 771-8505

BOARD OF EDUCATION: Ana M. Conover, Donald B. Griffith, Wendy Jonathan, Linda Porras, Gary Tomak
SUPERINTENDENT: Scott L. Bailey

January 17, 2020

Sent Via Email Only
bent@ranchomirageca.gov

City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HAZELDEN BETTY FORD CENTER – PRELIMINARY DEVELOPMENT PLAN PROJECT

Mr. Torres:

This is in response to your request for comments on the above referenced project and its effect on public schools.

The Initial Study prepared for the project indicates there will be no impact to the District and states the following on page 34 of the report, *"The PDP application will not result in the construction of any new homes or induce the formation of additional households in the City or within the Desert Sands Unified School District."*

The District would like to note that the report indicates that there will be new and/or additional square feet of buildings and additional beds as a result of the proposed project. Therefore, the project will impact the District and be subject to school mitigation fees.

All actions toward residential and commercial development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state, and federal budgets that have an impact on the financing of new schools.

As you are aware, a school mitigation fee is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions.

Sincerely,

PATRICK CISNEROS
Director, Facilities Services

Encl.
cc: File

TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax 760.863.2449

RECEIVED
DEVELOPMENT SERVICES DEPT
20 JAN 23 PM 2:06

January 2, 2020

Ben Torres, Associate Planner
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

Re: Hazelden Betty Ford Center Preliminary Development Plan
Preliminary Development Plan Case No. PDP19005
Environmental Impact Report Case No. EIR19001

Dear Mr. Torres,

This letter is in regard to consultation in compliance with the California Environmental Quality Act (CEQA) for the Hazelden Betty Ford Center (HBFC). This project proposes changes to the current HBFC, which includes the removal of four (4) residential buildings with the replacement of two (2) 2-story residential buildings with an overall height of approximately 30 feet. The project also includes the construction of a new one-story day-treatment building to be located on a currently vacant and undeveloped portion of the campus. The project also proposes limited modifications to the existing site plan.

However, because the project has the potential to impact unknown resources, especially in the underdeveloped portion of the project area, the THPO will request that a Tribal monitor accompany any archaeologist during the survey of the property. Additionally, the THPO will require the completed cultural report when it is completed. After review of these documents, the THPO may provide further recommendations. The Tribe and THPO look forward to working with the City of Rancho Mirage on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Sarah Bliss
Cultural Resources Manager, Twenty-Nine Palms Band of Mission Indians

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Anthony Madrigal, Jr., Director of Tribal Development & Business Development
Committee Administrator
Shawn Muir, Tribal Programs Director

Subject: RE: Vista del Sol Access (corrected)
Date: Wednesday, December 18, 2019 at 7:36:13 AM Pacific Standard Time
From: Ben Torres <bent@RanchoMirageCA.gov>
To: peter tynberg <pltynberg@gmail.com>
CC: Jeremy Gleim, AICP <jeremyg@RanchoMirageCA.gov>

Good Morning Dr. Tynberg,
Thank you for your comments regarding traffic and the proposed Visa Del Sol access. The Notice of Preparation is the first step in the Environmental Impact Report (EIR) process were we obtain comments related to the possible environmental effects that should be studied in the upcoming EIR. Like Jeremy previously mentioned last week, we currently do not have a position on the proposed Vista Del Sol access. A Traffic Impact Analysis will be prepared as part of the upcoming Environmental Impact Report.

Thank you,

Ben Torres
Associate Planner
Phone: 760-328-2266 Ext. 253
E-mail: bent@RanchoMirageCA.gov
69-825 Highway 111, Rancho Mirage, California, 92270
www.RanchoMirageCa.gov

-----Original Message-----
From: peter tynberg <pltynberg@gmail.com>
Sent: Wednesday, December 18, 2019 5:12 AM
To: Ben Torres <bent@RanchoMirageCA.gov>
Cc: Jeremy Gleim, AICP <jeremyg@RanchoMirageCA.gov>
Subject: Re: Vista del Sol Access (corrected)

CAUTION: This email originated from outside The City of Rancho Mirage. DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

> On Dec 17, 2019, at 7:14 PM, peter tynberg <pltynberg@gmail.com> wrote:
>
> Mr. Torres,
> I purchased our 5 acres in 1978 when it was 3 three residential units per acre. Four years later R.M. decided to down-zone the half section to one residential unit per acre. In the summer of 1994 (when most owners of property were away), EMC was able to get the City of Rancho Mirage to approve a three story overlay for their 20m acres on Vista del Sol (over objections from property owners, and the R.M. city's own Planning Department). This was because the City Council was willing to please EMC, no matter what was proper.
> I have a letter from 2004 stating this position from your Planning Department.
>
> EMC at the 2004 hearing to update the EMC General Plan stated that they wanted campus access from Vista del Sol. The Betty Ford access is just the first step. After downzoning our property to one residential unit per acre, the city has an obligation to protect the property from inappropriate traffic and protect the upscale one acre area (which they created in 1984).
>
> I suggest that any access from Vista del sol to any EMc location (except an emergency access) is inappropriate.
> Peter Tynberg, M.D.

>
>
>> On Dec 17, 2019, at 8:26 AM, Ben Torres <bent@RanchoMirageCA.gov> wrote:
>>
>> Good Morning Dr. Tynberg,General Plan stated they wanted access from vista del SolPlease see the attached Notice of Preparation and Initial Study for the proposed Betty Ford project. We will be having a scoping meeting on January 8, 2020 from 2 pm to 4 pm at City Hall for interested individuals to learn about the project and to provide comments on possible environmental effects that should be studied in the upcoming Environmental Impact Report. You can also send written comments to me, as specified in the Notice of Preparation until January 16, 2020.
>>
>> Let me know if you have any questions.
>>
>> Thank you,
>>
>>
>>
>> Ben Torres
>> Associate Planner
>> Phone: 760-328-2266 Ext. 253
>> E-mail: bent@RanchoMirageCA.gov
>> 69-825 Highway 111, Rancho Mirage, California, 92270
>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.RanchoMirageCa.gov&c=E,1,cVELq2HaLeEYnQG9QmNGY4aDtK2zK7BEb7NcEE3jiGGPHsnYMdSC-rj7aW3Vzq2bEGGXseAMcf3axXIBjr_GzkdMDYAjUNUA2lOsmmdk&typo=1
>>
>>
>> -----Original Message-----
>> From: Jeremy Gleim, AICP <jeremyg@RanchoMirageCA.gov>
>> Sent: Friday, December 13, 2019 8:50 AM
>> To: peter tynberg <pltynberg@gmail.com>
>> Cc: Ben Torres <bent@RanchoMirageCA.gov>
>> Subject: RE: Vista del Sol Access
>>
>> Hi Dr. Tynberg,
>>
>> The Planning Division does not have a position on the proposed access from Vista del Sol. An Environmental Impact Report will be prepared for the project, part of which will include a Traffic Impact Analysis ("TIA"). Staff will review the TIA, once submitted, and make determinations based on the data.
>>
>> Kind regards,
>>
>>
>>
>> Jeremy Gleim, AICP
>> Development Services Director
>> Phone: 760-328-2266 Ext. 262
>> E-mail: jeremyg@RanchoMirageCA.gov
>> 69-825 Highway 111, Rancho Mirage, California, 92270 https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.RanchoMirageCa.gov&c=E,1,m_8ovioqqiGZnTBPhs92oHFWMU1InjvVDrVXKiBPaAuTWKiby--u8voZ04uX_bSwJJPUISoXyyjU3igq8-SrbY028Klrw4mAm723iRRl10mHYgE4jUtsOg,,&typo=1
>>
>>
>> -----Original Message-----
>> From: peter tynberg <pltynberg@gmail.com>

>> Sent: Friday, December 13, 2019 7:49 AM
>> To: Jeremy Gleim, AICP <jeremyg@RanchoMirageCA.gov>
>> Subject: Vista del Sol Access
>>
>> CAUTION: This email originated from outside The City of Rancho Mirage. DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.
>>
>> Mr. Gleim,
>> What is the Planning Department's position on the Betty Ford Center having their main access from Vista del Sol?
>> Peter Tynberg, M.D.
>>
>> <HBFC EIR NOP 12.12.19 FINAL.pdf><HBFC Draft IS 12.12.19 Final RedSize.pdf>
>

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Gavin Newsom
Governor

Kate Gordon
Director

RECEIVED SERVICES DE
PM 3:31

Notice of Preparation

December 17, 2019

To: Reviewing Agencies

Re: Hazelden Betty Ford Center Preliminary Development Plan Project
SCH# 2019120372

Attached for your review and comment is the Notice of Preparation (NOP) for the Hazelden Betty Ford Center Preliminary Development Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ben Torres
Rancho Mirage, City of
69-825 Highway 111
Rancho Mirage, CA 92270

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov . Please refer to the SCH number noted above in all correspondence concerning this project on our website: https://ceqanet.opr.ca.gov/2019120372/2.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019120372

Project Title: Hazelden Betty Ford Center Preliminary Development Plan Project

Lead Agency: City of Rancho Mirage — Contact Person: Ben Torres, Associate Planner
Mailing Address: 69-825 Highway 111 — Phone: 760-328-2266
City: Rancho Mirage — Zip: 92270 — County: Riverside

Project Location: County: Riverside — City/Nearest Community: Rancho Mirage
Cross Streets: West of Vista Del Sol, North of Country Club Drive — Zip Code: 92270
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 26.22
Assessor's Parcel No.: 685-270-017& 685-280-016,017,028 Section: 6 Twp.: 5 South Range: 6 East Base: SBBM
Within 2 Miles: State Hwy #: 111, US I-10 Waterways: Coachella Valley Stormwater Channel
Airports: Palm Springs International Railways: Union Pacific Schools: Palm Springs Unified

Document Type:

CEQA: ☒ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ____ ☐ Draft EIS ☐ Other: ____
☐ Mit Neg Dec Other: ____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: PDP

Governor's Office of Planning & Research
DEC 16 2019
STATE CLEARINGHOUSE

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Drug & alcohol treatment facility

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Hospital (P/H)

Project Description: *(please use a separate page if necessary)*

The proposed changes to the HBFC campus include the removal of four residential buildings totaling 51,694± sq. ft., which currently provide 80 beds. These buildings will be replaced by two 2-story residential buildings, each providing 46 beds for a total of 92 beds. Each will consists of 30,935± sq. ft. & have an overall height of 30± feet . The construction of a new one-story, 22,748± square foot day-treatment building is also proposed to be located on a currently vacant and undeveloped portion of the campus which will house 44 day treatment patients, associated support space, and 6,400 square feet of administrative space including a computer lab and lecture hall. The project also proposes limited modifications to the existing site plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

NOP Distribution List

County: Riverside CR **SCH#** 2019120372

Resources Agency

- [■] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Denise Peterson
- [ ] **California Coastal Commission**
  Allyson Hitt
- [ ] **Colorado River Board**
  Elsa Contreras
- [■] **Dept. of Conservation**
  Crina Chan
- [▨] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [▨] **Office of Historic Preservation**
  Ron Parsons
- [■] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve Goldbeck
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Wildlife

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Curt Babcock
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Craig Weightman
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [ ] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [■] **Fish & Wildlife Region 6**
  Tiffany Ellis
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Calvert
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  William Paznokas
  Marine Region

Other Departments

- [ ] **California Department of Education**
  Lesley Taylor
- [ ] **OES (Office of Emergency Services)**
  Monique Wilber
- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Cathy Buck
  Environmental Services Section
- [ ] **Housing & Comm. Dev.**
  CEQA Coordinator
  Housing Policy Division

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Erik Vink
- [ ] **Delta Stewardship Council**
  Anthony Navasero
- [ ] **California Energy Commission**
  Eric Knight
- [■] **Native American Heritage Comm.**
  Debbie Treadway
- [▨] **Public Utilities Commission**
  Supervisor
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [▨] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Cal State Transportation Agency CalSTA

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans – Planning HQ LD-IGR**
  Christian Bushong
- [▨] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Susan Zanchi
- [ ] **Caltrans, District 4**
  Patricia Maurice
- [ ] **Caltrans, District 5**
  Larry Newland
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Dianna Watson
- [■] **Caltrans, District 8**
  Mark Roberts
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

Cal EPA

Air Resources Board

- [ ] **Airport & Freight**
  Jack Wursten
  - [ ] **Transportation Projects**
    Nesamani Kalandiyur
  - [ ] **Industrial/Energy Projects**
    Mike Tollstrup
- [ ] **California Department of Resources, Recycling & Recovery**
  Kevin Taylor/Jeff Esquivel
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Cindy Forbes – Asst Deputy
  Division of Drinking Water
- [ ] **State Water Resources Control Board**
  Div. Drinking Water #_____
- [▨] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [■] **Dept. of Toxic Substances Control Reg. #**_____
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [▨] **Other** OSHPD
- [▨] Coachella Valley Conservancy

Last Updated 5/22/18

Responses to AB52

Consultation Requests

TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

December 17, 2019

Ben Torres, Associate Planner
City of Rancho Mirage
69-825 Highway 111
Rancho Mirage, CA 92270

RE: Environmental Impact Report Case No. EIR 19001 and Preliminary Development Plan Case No. PD19005 for the Hazelden Betty Ford PDP Project on a 26.22± acre project site located in Rancho Mirage, Riverside County, California

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for EIR 190001, located in the City of Rancho Mirage. This project proposes various changes to the existing Hazelden Betty Ford Center (HBFC) campus, a drug and alcohol treatment provider, the demolition of four residential buildings with the installation of a new residential building, a day treatment building, new primary access, and ancillary modifications to the site. The Twenty-Nine Palms Band of Mission Indians Tribal Historic Preservation Office (THPO) is not aware of any additional archaeological resources within the project area. However, it is in an underdeveloped area that has an increased potential for encountering cultural resources. The THPO requests to review any cultural reports related to this project. After a review of the requested documents, the THPO may provide additional recommendations.

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Sarah Bliss
Cultural Resources Manager, Twenty-Nine Palms Band of Mission Indians

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Anthony Madrigal, Jr., Director of Tribal Development & Business Development
Committee Administrator
Shawn Muir, Tribal Programs Director

Subject: AB 52 - Hazelden Betty Ford PDP Project
Date: Wednesday, December 18, 2019 at 2:58:09 PM Pacific Standard Time
From: Travis Armstrong
To: Ben Torres
Attachments: image001.jpg

CAUTION: This email originated from outside The City of Rancho Mirage. **DO NOT CLICK links** or open **attachments** unless you recognize the sender and know the content is safe.

Hello,

Thank you for your letter regarding the project.

We have no additional comments to provide at this time and defer to the Agua Caliente Band of Cahuilla for this project.

Thank you for reaching out to our office.

Sincerely,

Travis Armstrong
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
951-755-5259
Email: thpo@morongo-nsn.gov



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