PIERSON COMMERCIAL
SPECIFIC PLAN

DESERT HOT SPRINGS, CALIFORNIA



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1. Introduction

The Pierson Commercial Specific Plan (the SP) provides the vision for commercial development, including a convenience store, fuel station, car wash, and a quick serve restaurant, for a 4-acre property located at the northwest corner of Pierson Boulevard and Indian Canyon Drive in the City of Desert Hot Springs. This Specific Plan contains all the components required by State law, as well as other components such as architectural design concepts, guidelines, and standards required by the City. The objectives of this SP are to:

- Develop a comprehensive land use plan guiding the uses, configuration, and intensity for the subject property.
- Guide the development of a commercial project at a major intersection in Desert Hot Springs, in an area planned for future mixed-use development.
- Establish development standards and design guidelines to ensure the Project is cohesive, attractive, and functional.

1.1 Project Introduction and Summary

The Pierson Commercial Project consists of approximately 3.99 acres of vacant land situated on the northwestern corner of Pierson Boulevard and Indian Canyon Drive in Desert Hot Springs.

The Project site is currently zoned Mixed Use – Neighborhood (MU-N), which is intended to provide "local- and neighborhood-supporting mixed-use activity centers" with commercial retail uses typically on the ground floor.

With buildout of the General Plan, the area around the Specific Plan (SP) site will be developed with mixed residential and commercial uses. Currently, the nearest residential developments to the SP site are approximately 1,500 feet southwest, 2,000 feet northwest, and 3,000 feet east. The subject site is situated at an important intersection on the developing west side of the City, given its location at the crossroads of routes connecting to Palm Springs, the communities in the high desert, and to Interstate-10.

This SP provides development standards and design guidelines that will ensure high quality site planning and architecture that will be valued by current and future area residents and as well as local and through traffic.

The Pierson SP establishes the design and development zoning standards for development in the planning area, both as described in this document and moving forward.

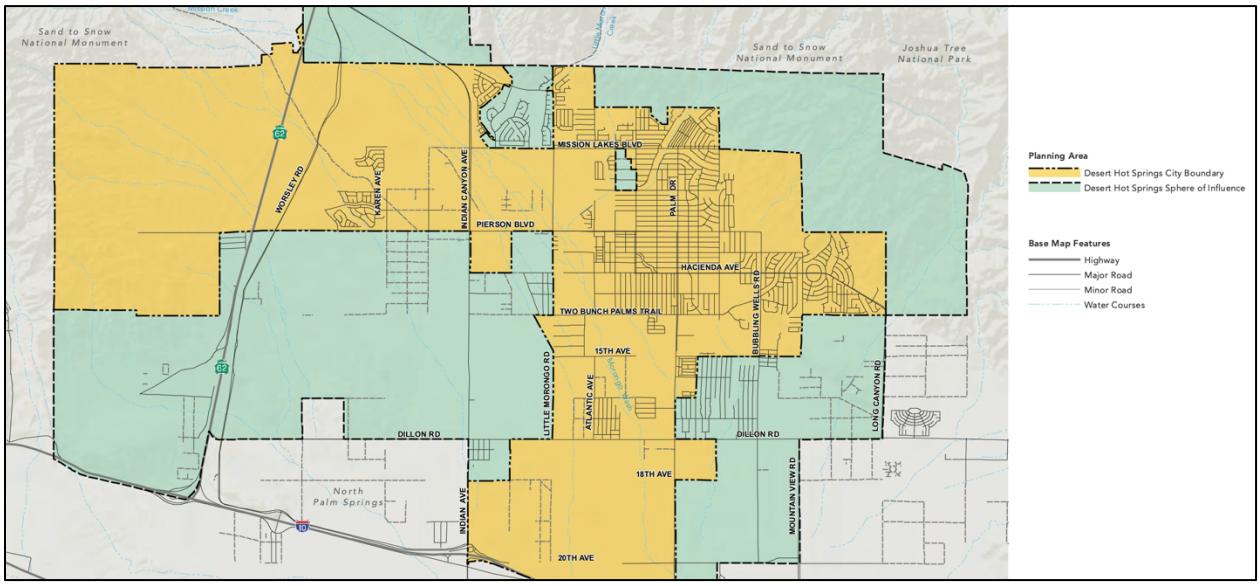
1.2 Location and Setting

The City of Desert Hot Springs is in the northwest of the Coachella Valley, in Riverside County, California. It is approximately 95 miles east of Los Angeles, 5 miles north of Palm Springs, and 5 miles southwest of Joshua Tree National Park (Exhibit 1: Regional Location Map and Exhibit 2: Vicinity Map). The Pierson Commercial Specific Plan area is located on the northwestern corner of the intersection at Pierson Boulevard and Indian Canyon Drive. Pierson Boulevard runs east-west, connecting the City of Desert Hot Springs to State Route 62/Twentynine Palms Highway. Indian Canyon Drive runs north-south, connecting to Palm Springs, Interstate-10, and State Route 62/Twentynine Palms Highway (Exhibit 3: Area Location Map).

The planning area is on the boundary of the Desert Hot Springs city limits. Lands to the north of Pierson Boulevard and east of Indian Canyon Drive are within the City Boundary. Lands south of Pierson Boulevard and west of Indian Canyon Drive are under the jurisdiction of Riverside County but remain within the Desert Hot Springs Sphere of Influence (Figure 1 – Desert Hot Springs City Boundary and SOI).

The lands surrounding the SP planning area to the north, east, and west are vacant (Exhibit 4: Project Location Map). To the south of the planning area, on the other side of Pierson Boulevard, is an abandoned gas station. As shown in Exhibit 5, the planning area and adjacent properties to the north, west, and east are designated as Mixed-Use Neighborhood in the General Plan (2020) and Zoning Map (2020). The Rancho Oasis Specific Plan area occurs to the southeast of the SP area.

Figure 1 – Desert Hot Springs City Boundary and SOI



Source: Desert Hot Springs General Plan (2019) – Figure I-2: Planning Areas

The topography of the subject property is varied, with approximately 20 feet of elevation differential across the site. The property drains northwest to southeast. The planning area consists of APN 664-080-017, which is currently vacant.



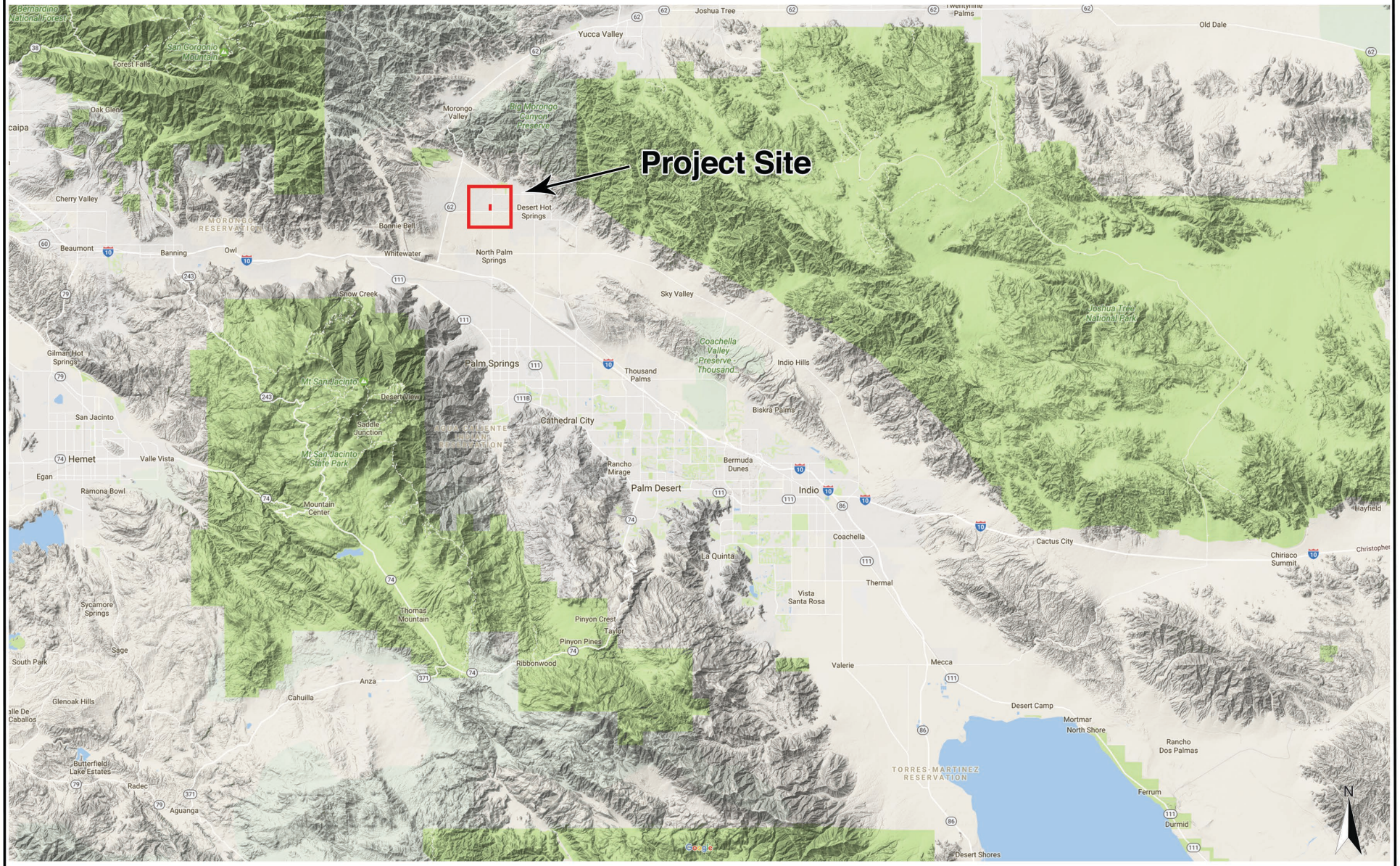
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Exhibit

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Pierson Commercial Specific Plan
Regional Location Map
Desert Hot Springs, California



Source: Google Maps, 2022

11.03.22

Exhibit

2

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Pierson Commercial Specific Plan
Vicinity Map
Desert Hot Springs, California



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Pierson Commercial Specific Plan
Project Area Map
Desert Hot Springs, California

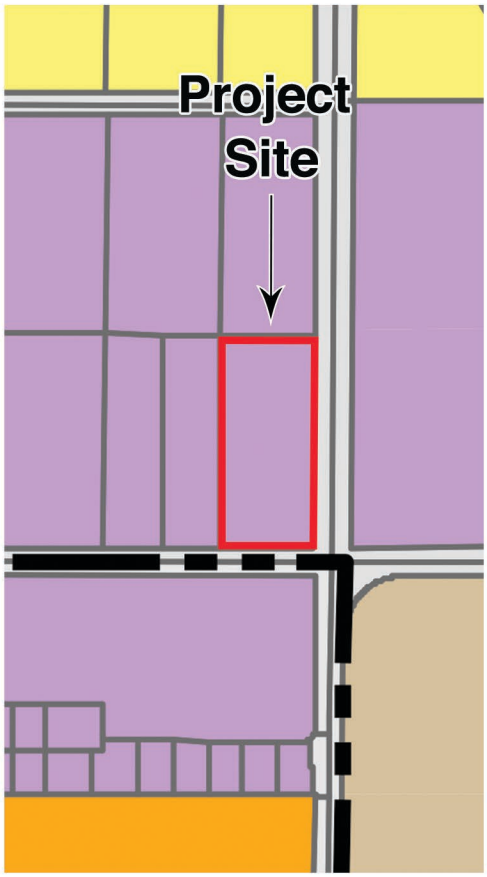
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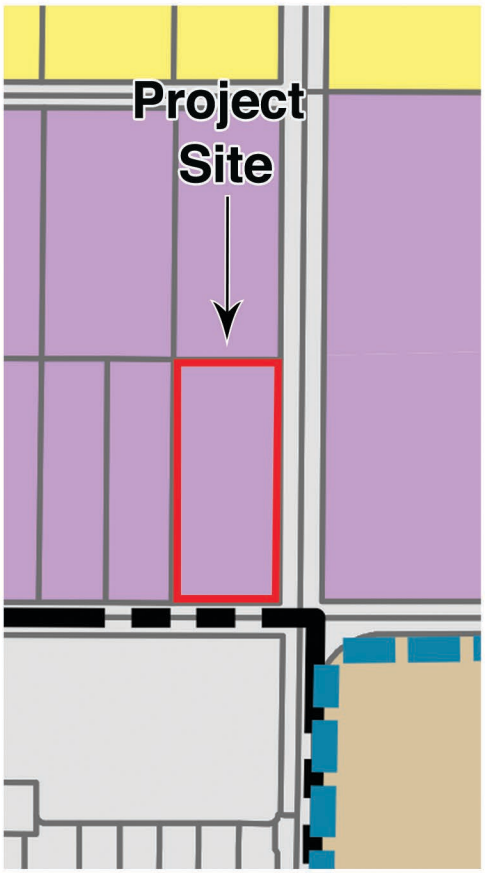
Pierson Commercial Specific Plan
Project Location Map
Desert Hot Springs, California

Exhibit
4



Land Use Designations

- R-RD: Residential Rural Desert (1 DU/5 AC)
- R-L: Residential Low (Up to 6.0 DU/AC)
- R-M: Residential Medium (Up to 20.0 DU/AC)
- R-H: Residential High (20.0 to 30.0 DU/AC)
- C: Commercial (0.30 FAR)
- V-S: Visitor-Serving
- MU-N: Mixed-Use Neighborhood (15 DU/AC)
- MU-C: Mixed-Use Corridor (20.0 to 30.0 DU/AC)
- I: Industrial: (0.60 FAR)
- OS: Open Space
- P: Public/Institutional
- SP: Specific Plan



Zoning Districts

- R-RD: Residential Rural Desert
- R-L: Residential Low
- R-M: Residential Medium
- R-H: Residential High
- C-N: Neighborhood Commercial
- C-G: General Commercial
- C-D: Downtown Commercial
- C-H: Highway Commercial
- C-BP: Business Park
- VS-C: Visitor-Serving Commercial
- VS-M: Visitor-Serving Mixed
- MU-N: Mixed-Use Neighborhood
- MU-C: Mixed-Use Corridor
- I-L: Light Industrial
- I-E: Industrial-Energy Production
- OS-C: Open Space - Conservation
- OS-R: Open Space - Recreational Park
- OS-P: Open Space - Private
- SP: Specific Plan
- P: Public/Institutional

Source: City of Desert Hot Springs, 2022

11.04.22

Exhibit

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Pierson Commercial Specific Plan
Land Use Designations and Zoning Districts
Desert Hot Springs, California

5

1.3 Authority and Scope

The authority to adopt and implement the Pierson Commercial SP is granted to the City of Desert Hot Springs by the provisions of California Government Code §65450 et seq. When a specific plan is approved, it becomes the zoning ordinance for the planning area it covers. The SP is intended to ensure high quality development consistent with the goals, objectives, and policies in the Desert Hot Springs General Plan.

Per Desert Hot Springs Municipal Code §17.128.040, the Planning Commission and City Council must hold a public hearing upon receipt of a specific plan application. Notice of the hearings shall be given pursuant to the requirements of Chapter 17.104 (Hearings and Appeals).

1.4 Project Description

The Pierson SP establishes the building and development standards for the 3.99-acre planning area. The Specific Plan proposes a commercial development comprised of a convenience store, fueling station, car wash, and quick serve restaurant. The fueling station proposes both gas and hydrogen pumps. The northwest corner of the site will be landscaped open space.

Based on the current Project design, the square footage for the proposed land uses is shown in Table 1, below (see Section 2.1, Table 2 – Allowable Uses, for more details on permitted land uses). The area and land uses shown in Table 1 may change during the phased design and development process.

Table 1 – Project Land Uses
Pierson Commercial Specific Plan

Land Use	Currently Proposed
Convenience Store (with alcohol beverage sales for off-site consumption)	7,460 SF
Quick Serve Restaurant (with drive-thru)	2,000
Commercial – Fuel Station	5,971 SF (canopy)
Commercial – Car Wash	1,790 SF

The Project will be developed through a phased approach. The southern portion of the site, consisting of a Beyond Foodmart drive-thru convenience store and car wash, as well as a Union 76 fuel station, will be developed first. The northern half of the site will provide space for a drive-thru quick serve restaurant (QSR) (Exhibit 6 – Conceptual Site Plan). The conceptual site plan demonstrates the land uses and plan currently envisioned for the site. The Project's land uses may change over time, and could vary from the current plan. Should plans change and the QSRs not be built, all future land uses will be subject to the requirements of this Specific Plan, including Table 2, Allowable Land Uses. The design guidelines included in the Specific Plan will permit flexibility for future tenants.

1.5 General Plan Consistency

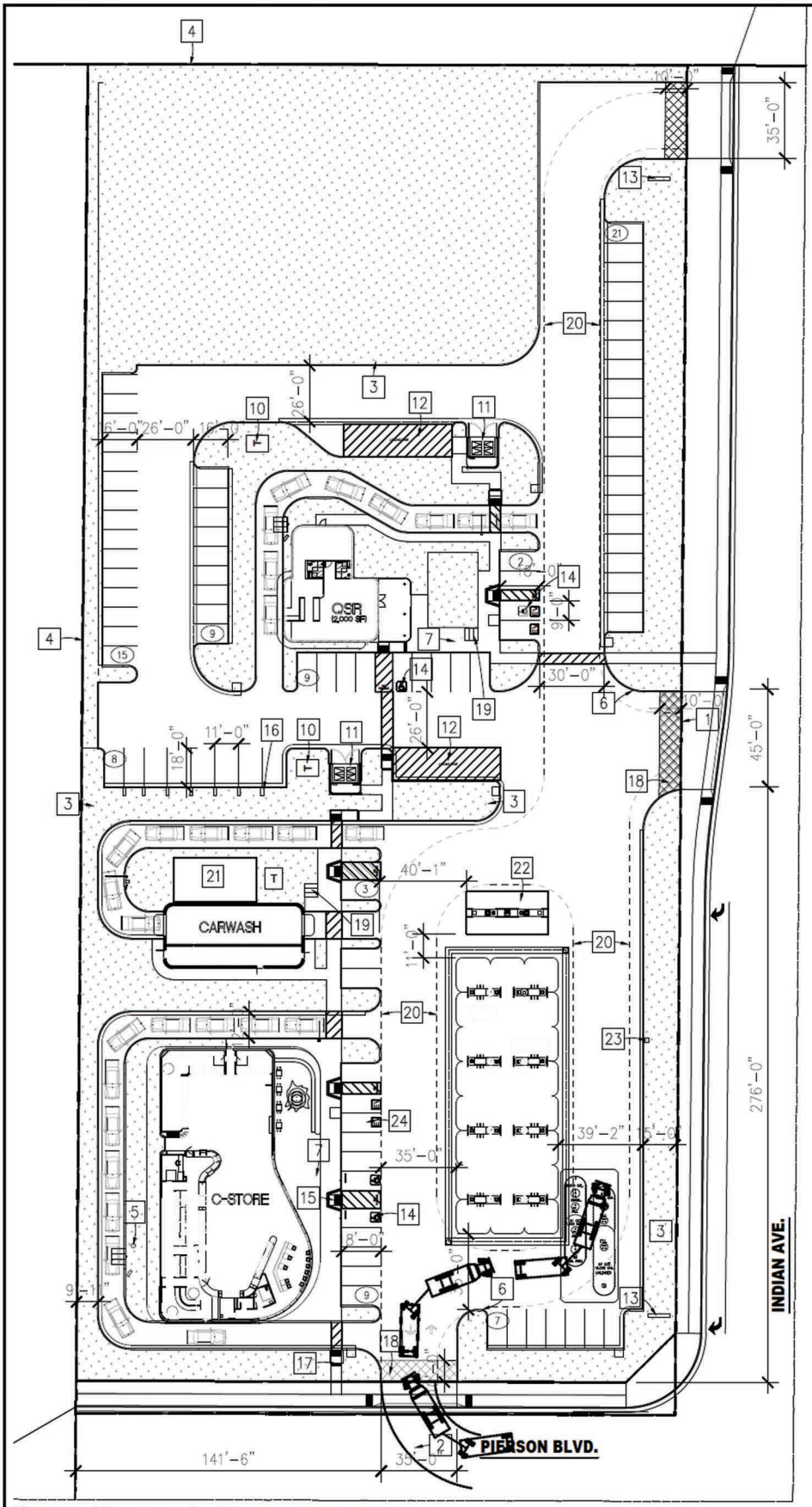
California Government Code §65450-§65453 permits the adoption and administration of Specific Plans as an implementation tool for elements contained within the local General Plan. The City of Desert Hot Springs General Plan provides guidance for long-term growth and development in the City through comprehensive plans for future development. Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the goals, policies, and general pattern of land uses contained in the General Plan. Consistency is defined as: "An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objects and policies of the General Plan and not obstruct their attainment." This statement from the Governor's Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

> *17.128.070 Findings.*
> *A specific plan may be adopted only if all of the following findings are made:*
> *A. The proposed plan is consistent with the General Plan.*

Discussion of the Pierson Specific Plan's consistency with the goals and policies of the City of Desert Hot Spring's General Plan are provided in Section 6 of this document.

1.6 CEQA Compliance

In compliance with the California Environmental Quality Act (CEQA), the City identified the preparation of this Specific Plan as a "Project" under CEQA and prepared an Initial Study/Mitigated Negative Declaration. This Mitigated Negative Declaration identified mitigation measures as needed to eliminate or reduce the Project's potential adverse effects on the environment to a less than significant level. The Initial Study was circulated to all responsible and trustee agencies, and all other interested parties, for a period of 20 days, and was adopted in conjunction with this Specific Plan.



Reference Notes

1. (E) PROPERTY LINES
2. (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
3. (N) LANDSCAPE
4. (N) 6'–0" SPLIT FACE CMU FENCE WALL
5. (N) HEALY TANK
6. (N) CONCRETE CURB
7. (N) CONCRETE SIDEWALK
8. (N) CANOPY 47'–0"x128'–0" (UNDER SEPARATED PERMIT)
9. NOT IN USED
10. (N) TRANSFORMER PAD
11. (N) TRASH/RECYCLE ENCLOSURE
12. (N) LOADING/UNLOADING (10'–0"x20'–0")
13. (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
14. (N) HCP PARKING
15. (N) HCP RAMP
16. (N) VACUUM @ 7 LOCS
17. (N) 5'–0" WIDE HCP PATH OF TRAVEL PER CODE STD.
18. (N) DECORATIVE FLOOR PATTERN
19. BIKE RACK PER CITY'S STANDARD.
20. (N) 26' WIDE FIRE LANE
21. (N) HYDROGEN FACILITY/TANKS
22. (N) HYDROGEN CANOPY & PUMPS
23. (N) AIR/WATER TOWER
24. EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.

Source: Pegasus Architects, 03.28.2023

N

03.30.23

Exhibit

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Pierson Commercial Specific Plan
Conceptual Site Plan
Desert Hot Springs, California

6

2. Development Standards

This section of the Pierson Specific Plan serves as the Planning Area's Zoning Ordinance. Standards are guidelines which are applied in the SP area are described in detail below. When the City's existing Zoning Ordinance standards and guidelines apply, a reference is made to the appropriate section of the Ordinance.

2.1 Allowable Uses

The Pierson Specific Plan area is designated as Mixed-Use Neighborhood (MU-N) in the City's General Plan (2020), and Mixed-Use Neighborhood (MU-N) on the Zoning Map (2020). Per the General Plan, the intent of MU-N areas is to provide:

> "*Local- and neighborhood-supporting mixed-use activity centers… [with] commercial retail uses [as] the primary uses allowed on the ground floor… Easy walkable access from residential neighborhoods and pedestrian orientation are key considerations in the location and site design of mixed-use developments in this zone*."

While MU-N conditionally permits convenience stores (including the sale of alcohol for off-site consumption) and quick-serve restaurants, it does not permit commercial uses such as service stations or cash washes. However, given the location of the Project in an otherwise undeveloped area, these uses will provide useful services to residents and other motor vehicle travelers passing through the prominent Pierson and Indian Canyon intersection. In the future, as the area fills in with General Plan buildout, the proposed uses will provide useful neighborhood daily amenities to local residents. Furthermore, given that drive-through restaurants are conditionally permitted in the MU-N zone, the addition of a drive-through car wash, as proposed, will not meaningfully change the character or use of the land.

Table 2, below, provides a comparison of the land uses permitted in the Specific Plan with the General Plan/Zoning Ordinance allowable land uses. If a use is not listed in the below table, the Community Development Director, upon written request and in conformance with the provisions of Section 17.14 Mixed-Use Districts of the Desert Hot Springs Zoning Ordinance, may review the proposed unlisted use and determine whether it is permitted, requires a conditional use permit, or is not permitted.

Table 2 – Allowable Uses
Pierson Commercial Specific Plan

Use	MU-N	Specific Plan (SP-MU-N)
Business, financial, and professional office		
ATMs – Drive-up	A	A
Business Support Services	P	P
Financial Institutions or Related Services (without drive-through facilities)	P	P
Office, Business and Professional (excluding Medical and Dental Office)	P	P

Table 2 – Allowable Uses
Pierson Commercial Specific Plan

Use	MU-N	Specific Plan (SP-MU-N)
Eating and drinking establishments		
Food Preparation/Catering (no on-site sales or service)	AUP	AUP
Restaurant – Full or Limited Service, Serving Alcohol	CUP	CUP
Restaurant – Full or Limited Service, No Alcohol Sales	P	P
Restaurant with Drive-through Facilities	CUP (code section 17.12.100)	P
Snack Bar	A	A
Lodging		
Low Barrier Navigation Center	P	P
Marijuana Uses		
Marijuana Hotel Facilities	CUP	CUP
Medical-related and Care Uses		
Day Care Center	CUP	CUP
Office, Medical and Dental Office	AUP	AUP
Residential Care Facilities	AUP	AUP
Public and Assembly Uses		
Cultural Institutions	P	P
Schools, Private	CUP	CUP
Trade and Vocational Schools	CUP	CUP
Tutoring and Education Centers	P	P
Recreation and Entertainment		
Arcade (Electronic Game Center)	CUP	CUP
Art Gallery	P	P
Commercial Recreation – Indoors	CUP	CUP
Entertainment, Indoor	CUP	CUP
Health/Fitness Facilities – Small	AUP	AUP
Health/Fitness Facilities – Large	CUP	CUP
Residential		
Dwelling, Multifamily	P	P
Home Occupations	A	A
Live/Work Unit	P	P
Supportive Housing	P	P
Transitional Housing	P	P
Retail Uses		
Alcohol Beverage Sales – For Off-Site Consumption	CUP	P*
Convenience Store	AUP	P*
Farmer's Market	TUP	TUP
Grocery Store	P	P
Outdoor Temporary and/or Seasonal Sales	TUP	TUP
Recreational Equipment Rentals – Indoor Only	P	P
Retail Sales – General	P	P
Fuel Station	N/A	P*
Car Wash	N/A	P*
Service Uses		
Animal Boarding/Kennels, Grooming	P	P
Veterinary Services, Large Animal	CUP	CUP
Veterinary Services, Small Animal	AUP	AUP
Instructional Services	AUP	AUP
Maintenance and Repair Services – Indoor	P	P

Table 2 – Allowable Uses
Pierson Commercial Specific Plan

Use	MU-N	Specific Plan (SP-MU-N)
Personal Services, General	P	P
Personal Services, Restricted	CUP	CUP
Transportation, Communication, and Infrastructure Uses		
Car Sharing – Parking	AUP	AUP
Parking Facility – Temporary	TUP	TUP
Utility Facility – Unstaffed	CUP	CUP
Vehicle Charging Stations – Commercial	AUP	AUP
Wireless Communication Facilities – Minor	AUP	AUP
Wireless Communication Facilities – Major	CUP	CUP
Wireless Telecommunication facilities, Satellite Dish Antenna	P	P
Other Uses		
Vending Machine	A	A

"P" Use is permitted by right.
"A" Use is accessory to an established primary use.
"AUP" Use requires an Administrative Conditional Use Permit.
"CUP" Use requires a Conditional Use Permit.
"T" Use requires a Temporary Use Permit.
"N/A" Use was not listed in the Zoning Code.
*Subject to Section 17.92, Development Permits

2.2 Land Use Development Standards

The Pierson Commercial Specific Plan establishes the building and development standards for the approximately 3.99-acre Project site. The intent is to encourage a mix of retail and similar amenities that will be valued by local and through traffic, and by residents of adjacent mixed-use and residential developments in the future. As described in Section 2.1, the current zoning limits the SP from the uses proposed by the Project. The current development standards assigned to Mixed-Use Neighborhood zones still apply to the SP area. Table 3, below, shows the comparison between the City's existing MU-N standards and the proposed SP-MU-N standards.

Table 3 – Development Standards
Pierson Commercial Specific Plan

Measurement/Standard	Existing (MU-N)	Proposed (SP-MU-N)
Density		
Maximum Floor Area Ratio (FAR) – Nonresidential	1.00	1.00
Lot Dimensions		
Minimum Lot Width	100 ft	100 ft
Setbacks and Building Separations		
Maximum Front Yard Setback (from Public ROW)	10 ft	15 ft
Maximum Side Yard Setback	10 ft	10 ft
Minimum Rear Yard Setback - Standard Lot - Adjacent to Alley	 15 ft 10 ft	 15 ft 10 ft
Building Height and Stories		
Maximum Number of Stories	3	3
Maximum Building/Structure Height	45 ft	45 ft
Landscaping		
Minimum landscaped area	Zoning Code Ch. 17.56	20%

2.3 Parking Standards

Parking in the Pierson Commercial SP will be subject to the City of Desert Hot Springs Municipal Code §17.48 to §17.52 for off-street parking and loading. Table 4 summarizes the minimum number of parking and stacking spaces per land use in accordance with the City's requirements for the currently planned land uses within the Specific Plan area. Should land uses change, the revised land uses will be subject to the City's parking standards, as provided in §17.48.040 of the zoning code.

Table 4 – Parking Schedule
Pierson Commercial Specific Plan

Land Use	Spaces Required/Special Standards
Convenience store[1]	1 space per 250 SF of GFA[2]
Car wash – automated drive-through	Stacking space for 6 vehicles[3]
Fuel station[4]	1 space per pump island plus 1 space per service bay
Quick serve restaurant with drive-through[5]	1 space per 100 SF of GFA Stacking space for 6 vehicles

[1] Per City requirement for retail commercial
[2] SF of GFA = square feet of gross floor area
[3] The City only supplies requirements for self-service or full-service car washes. The proposed car wash is an automated drive through car wash. The minimum required stacking space provided here is based on the requirement for restaurant drive-throughs.
[4] Per City requirement for service stations
[5] Per City requirement for restaurants with drive-up or drive-through facilities

Pursuant to §17.48.050 of the Municipal code, the SP requires the provision of handicapped parking stalls at the rate shown in Table 5, below.

Table 5 – Handicapped Parking Requirements
Pierson Commercial Specific Plan

Total Number of Parking Spaces Provided	Number of Handicapped Parking Spaces Required
1 – 25	1 van accessible
25 – 50	2, including 1 van accessible
51 – 75	3, including 1 van accessible
76 – 100	4, including 1 van accessible
101 – 150	5, including 1 van accessible
151 – 200	6, including 1 van accessible

Source: City of Desert Hot Springs Municipal Code §17.48.050

Development standards related to parking include the provision of electric vehicle charging spaces, and bicycle parking spaces. Electric vehicle charging spaces shall be provided in the SP in accordance with the California Green Building Standards Title 24, Part 11, §5.106.5.3. The SP planning area shall include a bike rack in a convenient location visible from the inside of the convenience store, per §17.12.080 of the Municipal Code.

The SP requires adherence to the City's standards for off-street loading, for which the full list of requirements is available in §17.52 of the Municipal Code. Requirements include the provision of one loading space per commercial use with less than 25,000 square feet of gross floor area.

2.4 Circulation and Emergency Access

There are two Project access points off Indian Canyon Drive and one access point off Pierson Boulevard. Primary Project ingress and egress will occur at the entrance at the mid-point of the site on Indian Canyon Drive.

Internal circulation will be provided by private driveways, connecting all proposed buildings to the Project entry and exit points. The internal driveways are 26 feet wide and will function as fire lanes for the Project. Sidewalks will be provided for internal pedestrian circulation and will connect with the sidewalks planned for Pierson Boulevard and Indian Canyon Drive.

Improvements will be required for both Pierson Boulevard and Indian Canyon Drive. Improvements, including added width and sidewalks, will be made to the Project's half of the two roadways to bring the rights-of-way up to the standards of the Desert Hot Springs General Plan.[1] Please see Section 4, Infrastructure, for details of required street improvements.

[1] Desert Hot Springs General Plan, Mobility and Infrastructure Element, p.MI-20 and MI-21.

3. Design Guidelines

3.1 Architecture

This section provides guidelines to help steer the design of the Pierson Commercial SP to ensure that the resulting Project is high-quality and cohesive. These guidelines are not intended to be prescriptive or rigid, but rather are an expression of the vision for the Project. The aim is to foster a common understanding of the envisioned finished product while providing flexibility for Project tenants.

The design should be an attractive and eye-catching take on commercial architecture, while being sensitive to the desert context and to future neighboring mixed-use Projects. Most importantly, the design of the multiple buildings should be complementary, and when finished present a unified and cohesive style throughout the site, regardless of the land use.



3.1.1 Architectural Themes and Concepts

The Specific Plan envisions a contemporary commercial development with retro-inspired design. Architecture can be inspired by forward-looking design movements of the 20th century, such as art deco, streamline modern, and googie. Aesthetics drawn from these styles, such as dynamic geometry and playful colors, should be integrated with contemporary architecture and building materials.

These architectural themes should be combined with function and context-sensitive site design, to ensure that the Project serves the needs of the City of Desert Hot Springs now and in the future. The interpretation of these styles must carefully consider the elements that define them and interpret them in a modern way that avoids kitschy or gaudy representation.



Curved edges and accentuated geometry inspired by art deco and streamline modern.



Playful colors and eye-catching signage inspired mid-century architecture such as googie.





Integrate mixed materials and unexpected shapes for a fresh take on commercial architecture.

3.1.2 Building Heights and Massing

The Specific Plan allows for mixed-use development with building heights, scale, and massing appropriate for integrating a range of uses. While the Project proposes only commercial development, future neighboring mixed-use developments will combine residential and commercial uses. Accordingly, the architecture should ensure that massing and scale will transition smoothly between land uses. Likewise, the scale and massing should be friendly to users both on foot and in vehicles. While the SP location at a major intersection but surrounded primarily by undeveloped lands favors vehicular traffic now, the SP encourages planning for a future where the Project is a retail anchor to a mixed-use area in which pedestrians are comfortable.






The Pierson Commercial Specific Plan allows for a maximum building height of three stories or 45 feet. Buildings can use canopies and covered patios to provide shade to outdoor spaces. Modulation, curved lines, mixed materials, and glazing can be used creatively to break up large surfaces and support a pedestrian-friendly scale.

The proposed buildings should be configured in a north-south orientation such that sight lines to the surrounding desert landscape and mountain views can be maintained as much as possible.





3.1.2.1 Fuel station canopy

Architectural elements, such as the fuel station canopy, are an opportunity to present a distinctive presence to the development. The unique flared columns and fluted edges of the canopy proposed for the fuel station bring an aesthetically pleasing finish to the structure, which will figure prominently onto Pierson Boulevard and Indian Canyon Drive. These design elements can be echoed in the architecture of the other buildings on-site, in order to avoid imposing structures and flat expanses.

3.1.3 Building and Design Materials

The Pierson Commercial SP proposes a contemporary palette of mixed materials and colors. Building facades can creatively combine materials such as metal cladding, wood battens or panels, and painted stucco to complement the massing and architectural style used. Materials such as CMU masonry are suggested for fences and screens on the property. While use of the suggested materials is encouraged to promote a harmonious appearance to the Project, there is also to be flexibility in the choice of materials, colors, and finishes to accommodate the needs and corporate identities of individual tenants.



Metal cladding



Wood or wood-look battens, painted and natural finishes



Painted stucco

3.2 Landscaping

The Specific Plan envisions landscaping that is sensitive to its desert setting, using water-efficient vegetation to soften and complement the appearance of the development. Project landscaping must adhere to the requirements of §17.56 of the Municipal Code.





The use of desert appropriate vegetation, including trees and flowering accents, should visually enhance the development while providing shade and a cooling function.

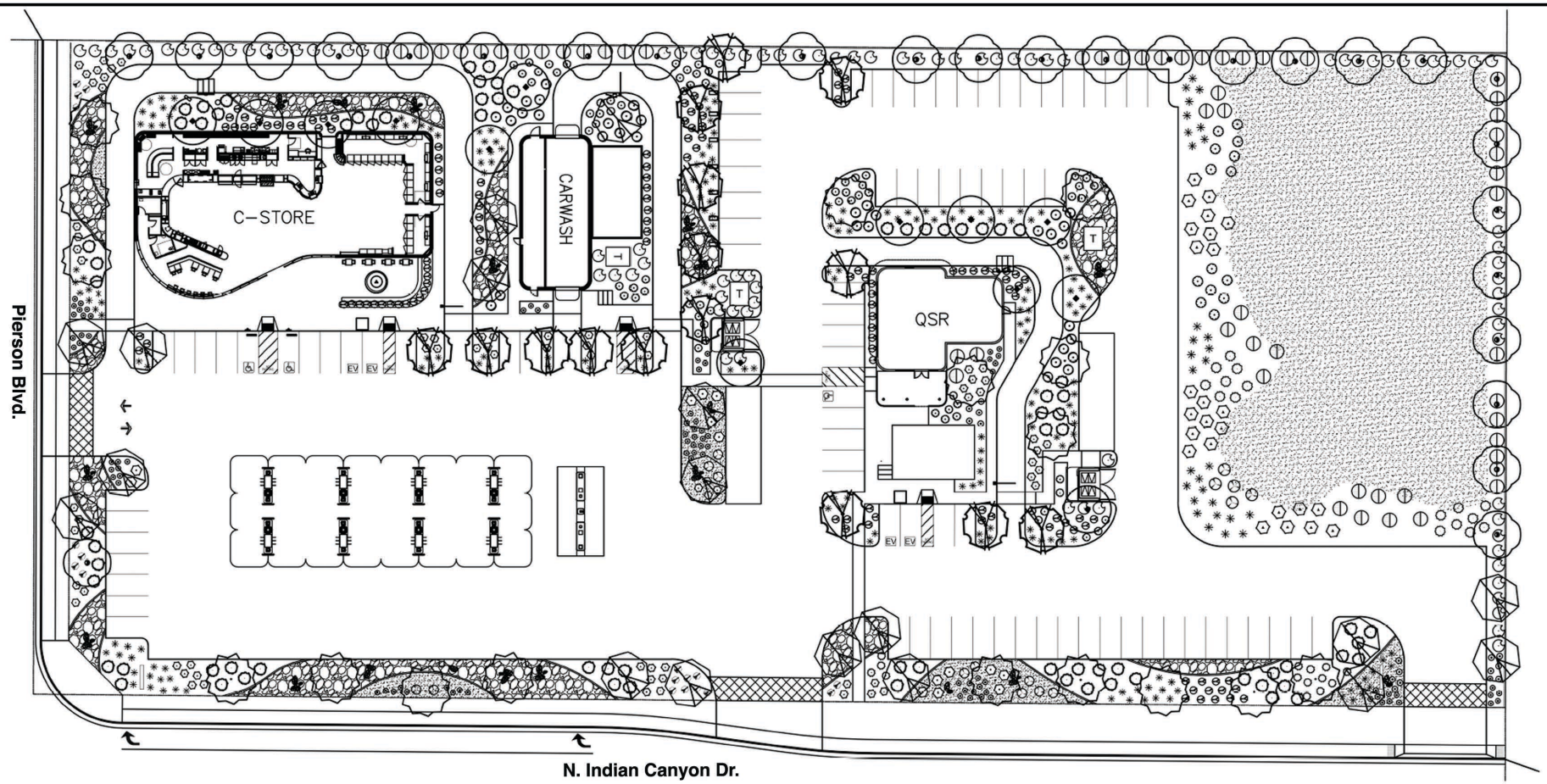
- Native plants should be used where possible, to integrate the development with its context and ensure that species are drought tolerant.
- Larger vegetation planted along Pierson Boulevard and Indian Canyon Drive can screen the development and reduce noise levels from the roadways.
- Trees and shrubs should be used to screen the development, particularly along the side and rear property lines.

As shown in the Conceptual Landscaping Plan and Plant Palette in Exhibits 7 and 8, water efficient plants and landscaping methods must be used. The Landscaping Plan envisions the use of flowering tree, shrub, and plant species to introduce pops of color into the site. Suggested species include Desert Museum Palo Verde, Compact Texas Sage, Firecracker Penstemon, and Bougainvillea. These colorful species can be planted alongside low water use greenery such as Chilean Mesquite, Emerald Blanket, and Desert Spoon. If possible, the use of turf should be avoided. Instead, the Landscaping Plan suggests the use of low brush, such as Prostrate Coyote Brush and Irene Trailing Rosemary, as well as cobble stone and decomposed granite, as groundcover. Per the development standards, at least 20% of the Project should be landscaped. The landscaped areas must be permanently maintained and will be watered by an automatic irrigation system.

Landscape lighting may be used to showcase the vegetation but must conform to the City's lighting standards per §17.40.170 of the Municipal Code. The Project's Conceptual Landscaping Plan and separate lighting plan(s) will need to be submitted for review by the Director of Community Development.







SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER FACTOR	COMMENTS
	TREES				
	Acer p. Adrian's Compact	Compact J. Maple	24" box	L	Standard Trunk
	Lagestroemia indica 'Tuscarora'	Crape Myrtle	24" box	L	Standard Trunk
	Pinus halepensis	Aleppo pine	24" box	L	Standard Trunk
	Parkinsonia x 'Desert Museum'	Palo Verde	24" box	L	Multi-Trunk
	Chitalpa tashkentensis	Chitalpa	24" box	L	Standard Trunk
	Prosopis chilensis	Chilean Mesquite	24" box	L	Standard Trunk

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER FACTOR
	SHRUBS			
	Dasylirion wheeleri	Grey Desert Spoon	5 gal	L
	Cassia artemisioides	Feathery Cassia	5 gal	L
	Carissa m. 'Emerald Blanket'	Emerald Blanket	5 gal	L
	Leucophyllum f. 'Compacta'	Dwarf Texas Ranger	5 gal	L
	Hesperaloe p. Brakelights	Brakelights Yucca	5 gal	L
	Mimulus aurantiacus	Bush Monkeyflower	5 gal	L
	Westringia f. 'Mundi'	Mundi Coastal Rosemary	5 gal	L
	Westringia f. 'Smokey'	Dwarf Coastal Rosemary	5 gal	L
	Muhlenbergia capillaris	Pink Muhly	1 gal	L
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	1 gal	L
	Salvia g. 'Navajo Bright Red'	Bright Red Autumn Sage	1 gal	L
	Penstemon eatonii	Firecracker Penstemon	1 gal	L

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER FACTOR
	GROUNDCOVER			
	Baccharis p. 'Pigeon Point'	Prostrate Coyote Brush	5 gal	L
	Rosmarinus officinalis 'Irene'	Irene Trailing Rosemary	5 gal	L
	6-8" cobbles set on grade.			
	Decomposed Granite, Palm Springs Gold.			
	2-3' max. granite boulders.			

0' 20' 40' 50' 60'

N

03.30.23

Source: Phil May Landscape Architecture, 03.28.2022

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Pierson Commercial Specific Plan
Conceptual Landscape Plan
Desert Hot Springs, California

Exhibit

7

Trees

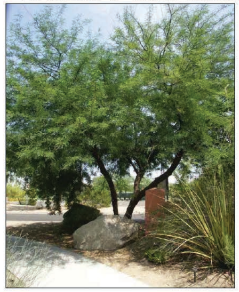

Pinus eldarica


Chitalpa tashkentensis

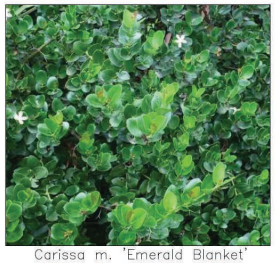

Acer p. Adrian's Compact


Parkinsonia x 'Desert Museum


Lagestroemia indica 'Tuscarora'


Prosopis chilensis

Shrubs


Carissa m. 'Emerald Blanket'


Mimulus aurantiacus


Penstemon eatonii


Westringia f. 'Mundi'


Cassia artemisioides


Hesperaloe p. Brakelights


Bougainvillea 'Raspberry Ice'


Westringia f. 'Smokey'


Dasylirion wheeleri


Muhlenbergia capillaris


Salvia g. 'Navajo Bright Red'

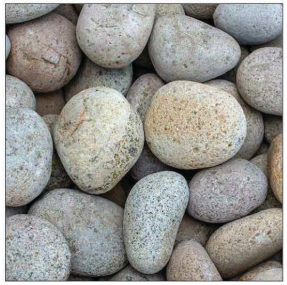

Leucophyllum f. 'Compacta'

Ground Covers


Decomposed Granite


Baccharis p. 'Pigeon Point'


Rosmarinus officinalis 'Irene'


6–8" cobbles set on grade.

Source: Phil May Landscape Architecture, 09.26.2022

11.04.22

Exhibit

8

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Pierson Commercial Specific Plan
Plant Palette
Desert Hot Springs, California

3.3 Signage

The materials used for signage should be consistent with the overall materials and design themes used throughout the Project, while allowing flexibility to display tenant branding. Signage should be located and positioned in a manner that supports identification and wayfinding while ensuring that visual clutter is avoided. Integrating creativity and corporate branding into signage is permitted as long as it complies with the regulations below. All signage will be subject to approval by the Community Development Director and will be applied for under separate permit(s).





All signage in the Project is required to comply with the Desert Hot Springs building code and Americans with Disabilities Act (ADA). Signage must comply with Chapters 17.44 to 17.45 of the City of Desert Hot Springs Zoning Code. As an exception, the SP will permit the maximum height for business identification signs to extend above the eave line, but only when integrated into the building's design.

3.3.1 Monument Signage

The Specific Plan envisions monument signs on the northeast and southeast corners of the site to promote the Project and/or identify the tenants. The design of these signs should highlight the overall visual identity of the Project, while serving an identification purpose for passing traffic on Pierson Boulevard and Indian Canyon Drive.

The monument signs will be subject to the regulations listed in §17.44.01 of the Municipal Code.







3.3.2 Fuel Station Signage

Per the California Business and Professions Code, the fuel station proposed for the Project is required to have a pricing sign. The purpose of the pricing sign is to clearly indicate the accurate price for all available fuel types offered.

The fuel station signage must comply with the California Business and Professions Code, Division 5, Article 12, Price Sign Advertising, §13530 to 13540. According to §13531(a):



(1) Every person offering for sale or selling any motor vehicle fuel to the public from any place of business shall display on the premises an advertising medium that complies with the requirements of this article and that advertises the total prices of the three major grades of motor vehicle fuel offered for sale.

(2) The advertising medium shall be clearly visible from the street or highway adjacent to the premises. When the place of business is situated at an intersection, the advertising medium shall be clearly visible from each street of the intersection.

Per §13536 of the California Business and Professions Code, all letters and figures on the fuel station signage must use a heavy and easily legible type face and sufficiently contrasting colors so that the pricing and all other information is clearly visible.

Other design specifications for the fuel station sign should comply with the City's development standards for signage as described in further detail in Section 3.3.

3.4 Walls and Fences

The Project will be bound by an 6-foot perimeter wall on the northern and western property lines, screening the back of the commercial buildings from view from future neighboring developments. Materials such as CMU and painted stucco are recommended for walls and enclosures.

The Pierson Commercial SP should be developed as a unified Project. Walls dividing the site should be prohibited, unless being used to screen trash enclosures, service areas, loading docks, and other similar back of house facilities.

Other than the proposed 6-foot perimeter wall, any fences, walls, or hedges proposed for the Project must conform to §17.40.110 of the Municipal Code.



3.5 Lighting

In accordance with the City's lighting standards, outdoor ambient lighting should be minimized in order to preserve dark skies and the community's character. Lighting should be used on the Project site to illuminate driveways, pathways, and parking areas for safety and security purposes. Light fixtures should complement the Project architecture. The Project's lighting will be submitted under a separate permit and will be required to comply with §17.40.170 of the Municipal Code.

Per the City's requirements, lighting must be fully or partially shielded in order to prevent glare and light spread beyond the site boundaries. In accordance with the City's Mixed-Use development standards, per Chapter 17.14, lighting shall be incorporated along sidewalks and pedestrian walkways.





3.6 Trash Enclosures

Garbage, recycling, and other service areas should be contained and screened from view by an on-site trash enclosure. The Project proposes a trash enclosure screened by a 6-foot-tall wall and a 10.5-foot canopy for the convenience store. Additional building-specific trash enclosures will be required for development on the northern portion of the site. In accordance with the Municipal Code, §17.56, trash enclosures must be integrated and compatible with the Project's overall architectural design and finishes.

4. Infrastructure

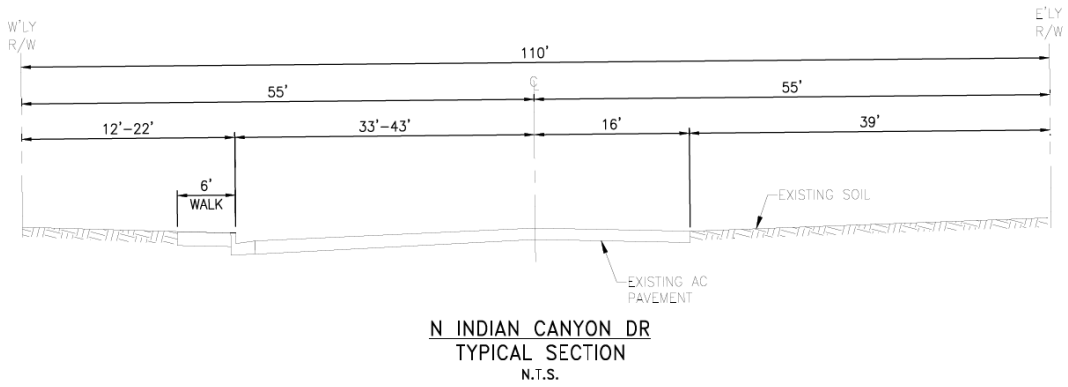
The Pierson Commercial Specific Plan occurs at the intersection of two arterials connecting Desert Hot Springs with neighboring cities and the Interstate-10. However, much of the area around the Project site remains undeveloped. As a result, there is a mix of existing infrastructure available to serve the Project and infrastructure that will require improvements. A detailed description of all existing and proposed infrastructure for the Project is provided below.

4.1 Roadways and Driveways

There are two Project access points off Indian Canyon Drive and one access point off Pierson Boulevard proposed for the Project. Primary Project ingress and egress will occur at the entrance at the mid-point of the site on Indian Canyon Drive. Improvements will be required for both Pierson Boulevard and Indian Canyon Drive.

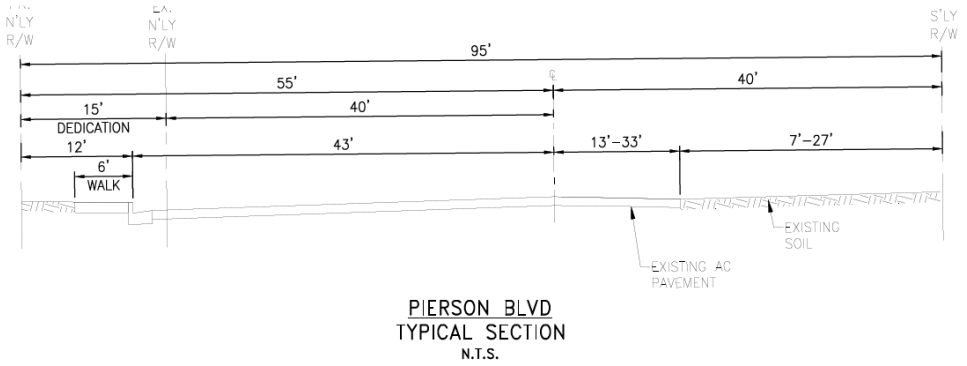
As shown in Figures 2 and 3 below, improvements will be made to the Project's half of the two roadways to bring the rights-of-way (ROW) up the standards proposed in the Desert Hot Springs General Plan (2020).[2] These improvements shall include the addition of one lane for vehicular traffic and 6-foot-wide sidewalks on the Project side of both ROWs.

Figure 2 – Indian Canyon Drive Typical Section



[2] Desert Hot Springs General Plan, Mobility and Infrastructure Element, p.MI-20 and MI-21.

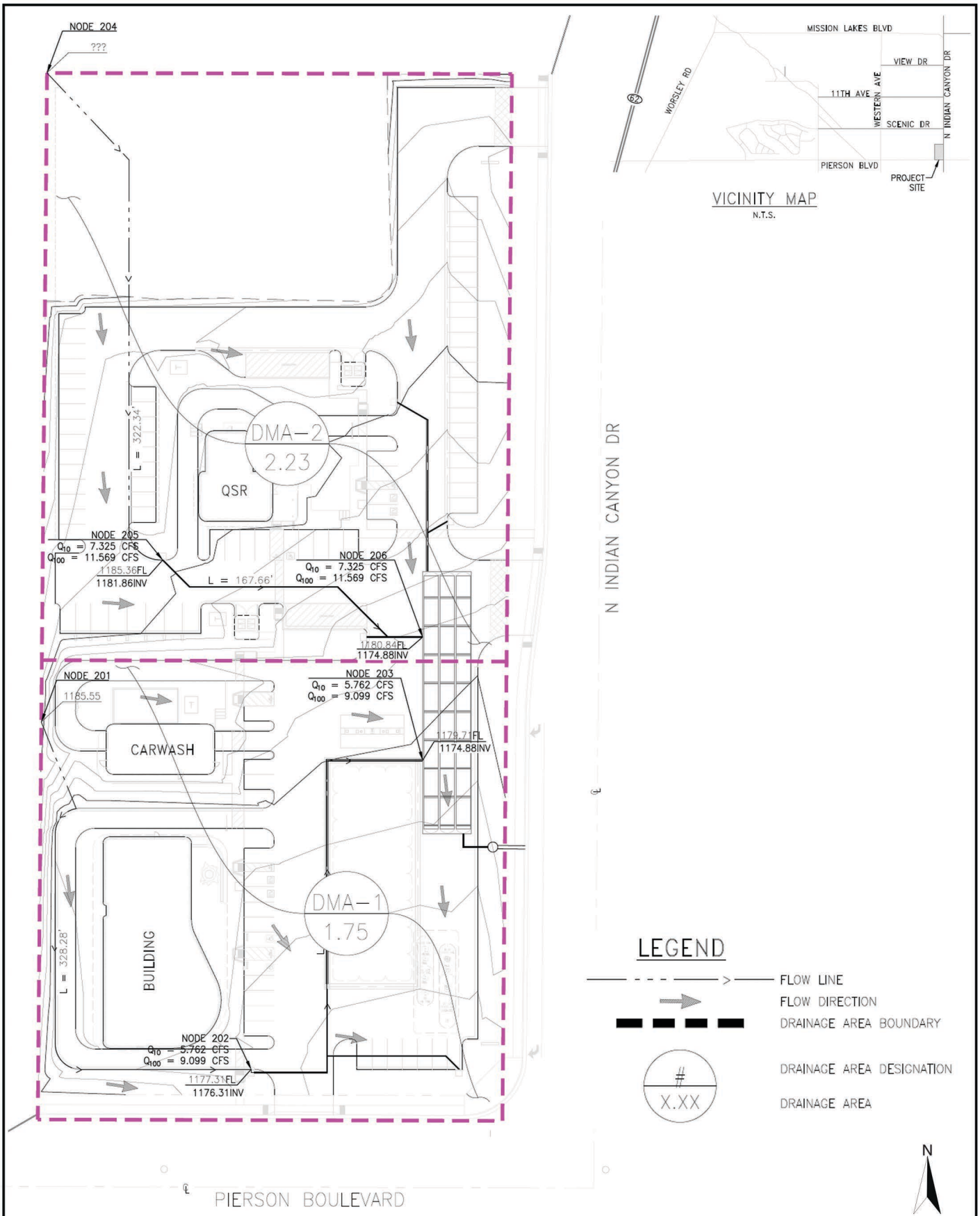
Figure 3 – Pierson Boulevard Typical Section



4.2 Drainage and Flood Control

A Preliminary Hydrology and Hydraulics Study was prepared for the Project in April 2022. According to the Study, the Project proposes to retain flow in a 19,340 cubic feet (CF) underground detention basin that will be located on site. Outflow from the basin will drain towards Indian Canyon Drive and eventually to the Mission Creek Channel. The proposed drainage design follows the requirements of the County of Riverside Flood Control Standards to retain all runoff from the 100-year 24-hour storm event.[3]

[3] Preliminary Hydrology and Hydraulics Study for the Desert Hot Springs Commercial Development prepared for Pegasus Architects by Blue Engineering & Consulting, Inc. (April 2022).



Source: Blue Engineering and Consulting, Inc. 02.10.2023

03.21.23
Exhibit

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Pierson Commercial Specific Plan
Preliminary Hydrology Map
Desert Hot Springs, California

9

4.3 Public Utilities

The infrastructure that will serve the Project, as described below, should provide a coordinated system of public services to adequately serve the Specific Plan once it is fully built out. Future infrastructure and utility plans shall identify standards relative to land use for the planning area.

4.3.1 Sewer

The development is located within the jurisdiction for Mission Spring sewer service. The Project will connect to the existing sewer line in the Pierson Boulevard right-of-way (ROW). Wastewater will be conveyed to and treated at the Alan L. Horton Wastewater Treatment Plant.

4.3.2 Water

The Project is located within the service area of Mission Springs Water for domestic water. The Project will connect to existing water distribution mains in the Pierson Boulevard and Indian Canyon Drive rights-of-way.

Three fire hydrants are proposed to be added to the subject site. An existing fire hydrant is located on Pierson Boulevard is proposed to be removed.[4]

Automatic irrigation will be located on the property and will be provided for all landscape areas.

4.3.3 Other Utilities

The site will receive electricity from Southern California Edison via the existing power line on Pierson Boulevard. Southern California Gas Company will provide natural gas to the site. Desert Valley Disposal will provide solid waste services through a franchise agreement with the City of Desert Hot Springs. Frontier Communications will provide telecommunications services.

[4] Conceptual Utilities Plan for the Desert Hot Springs Commercial Development, prepared by Blue Engineering and Consulting, Inc. (September 2022)

5. Administration and Implementation

5.1 Application Review Process

This Specific Plan is designed to provide guidance to developers and builders, City staff, and decision makers in realizing the objectives of the Project. The Pierson Specific Plan acts as the overall concept plan for the Project.

The scope of the Project includes applications for a Development Permit for the fueling station with drive-thru convenience store and the carwash. Project signage and alcohol sales permits will be applied for under separate permits. Per City standards (§17.40.170), an application for Project lighting must be submitted to the Building Department, and a permit must be received prior to installation of any outdoor fixtures.

The proposed quick serve restaurant will be developed as a second phase, based on market conditions. As such, it will be under separate permit(s) as well. Applications for these permits or other land uses not currently included in the site plan but permitted or conditionally permitted according to Table 2 shall submit proposals for review and approval to ensure consistency with the Specific Plan.

According to the Desert Hot Springs Municipal Code §17.128.030, the Plan shall include text and diagrams which adhere to the provisions of Government Code Sections 65451 and 65452:

65451 – Text and diagrams included in plan:

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

65452 – Necessary and desirable subjects:

The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

5.2 Specific Plan Amendments

Specific Plan Amendments required to clarify standards or guidelines, make interpretations of permitted uses, or otherwise required which do no change development standards in this Specific Plan may be made by the Community Development Director.

Any amendment which changes uses, density, maximum square footage or development standards within the Specific Plan shall require review by the Planning Commission and City Council.

5.3 Financing

Project costs will be financed via private investor funds.

6. General Plan Consistency

LAND USE AND COMMUNITY DESIGN ELEMENT

GOAL LU-1: A BALANCED COMMUNITY WITH A MIX OF LAND USES THAT SUPPORTS THRIVING BUSINESSES, COMPLETE AND HEALTHY NEIGHBORHOODS, AND A SUSTAINABLE DESERT ENVIRONMENT.

> Policy LU-1.1: Balanced Growth.
> Support development and growth that balance residential, commercial, industrial, and open space uses in a manner that meet the needs of the community without overburdening community resources and infrastructure.
>
> Policy LU-1.7: Infrastructure.
> Ensure that infrastructure is integrated into the community concurrently with new development projects.
>
> Policy LU-1.10: Land Uses with Potential Public Health and Safety Impacts.
> Limit— or disperse to the greatest extent possible—the overconcentration or disproportionate burden of businesses that may contribute to adverse public health and safety conditions, such as but not limited to tobacco and alcohol sales uses, unhealthy fast-food outlets and convenience stores, and check cashing and/or payday loans.

Consistency:
The proposed Project will bring retail and car service amenities to an area designated for mixed-use development. The proposed convenience store, car wash, fuel station, and quick serve restaurant are to be situated in an area that currently has limited residential development and no commercial development, and thus will not be creating an over-concentration of these uses. The proposed development will implement infrastructure improvements to Pierson Boulevard and Indian Canyon Drive.

GOAL LU-3: VIBRANT AND ECONOMICALLLY SUCCESFUL COMMERCIAL CENTERS THAT RESPOND TO CHANGING ECONOMIC CONDITIONS AND THAT ARE WELL DISTRIBUTED CITYWIDE.

> Policy LU-3.6: Commercial Intensification.
> Encourage the intensification of commercial uses on underutilized and vacant commercial properties within Downtown and along the Pierson Boulevard and Palm Drive corridors.
>
> Policy LU-3.11: Efficiency in Providing City Services and Infrastructure.
> Accommodate a diversity of uses that create a tax base which allows the City to maintain efficient operations in the delivery of services and maintenance of public infrastructure, including community centers, parks, roads, storm drainage, and other infrastructure.

GOAL LU-7: STRATEGICALLY LOCATED AND DYNAMIC MIXED-USE ENVIRONMENTS THAT OFFER NEIGHBORHOOD-SERVING AMENITIES, NEW AND EMERGING HOUSING TYPES, AND ENGAGING PUBLIC SPACES.

Policy LU-7.1: Mixed-Use Commercial Component.
Encourage that new mixed-use development projects include a substantial viable, commercial component. Consider innovative incentives and startup funds to help improve long-term longevity of commercial uses.

Consistency:
The proposed Project will introduce commercial development to a section of Pierson Boulevard that is predominantly occupied by vacant properties. The Project would bring a commercial occupant to an area planned for mixed-use development, tax revenue from which will contribute to the City's ability to deliver services and maintain infrastructure.

Policy LU-7.5: Connections.
Require pedestrian connections between varying land uses and buildings to encourage safe access.

GOAL LU-12: CITYWIDE DESIGN AND DEVELOPMENT THAT ENHANCES THE COMMUNITY'S DISTINCTIVE CHARACTER AND PRESERVES THE NATURAL AND SCENIC RESOURCES.

Policy LU-12.2: Appropriate Architectural Design.
Encourage development that integrates desert-appropriate architecture, utilizing appropriate massing, scale, colors, and roofing.

Policy LU-12.3: Site-Sensitive Planning.
Encourage the use of site-sensitive planning in new development, varying setbacks with adequate minimums, and varying designs, elevations and facade articulations.

Policy LU-12.7: Corridor and Entry Design.
Require developments along major corridors and near entries to the City to use distinctive architectural, landscaping, and site design treatments.

Consistency:
The Specific Plan will ensure that the proposed development is appropriate for the character and conditions of the site and vicinity. It will add sidewalks to Project side of Pierson Boulevard and Indian Canyon Drive, connected to an internal sidewalk system. The development standards and design guidelines in the SP comply with the zoning code. The architecture will be high quality and distinctive, serving as an asset to the Pierson Boulevard and Indian Canyon Drive corridors while being sensitive to the desert setting.

MOBILITY AND INFRASTRUCTURE ELEMENT

GOAL MI-2: STREETS THAT ARE DESIGNED AND MANAGED TO ENABLE SAFE ACCESS FOR ALL USERS: PEDESTRIAN, EQUESTRIANS, BICYCLISTS, MOTORISTS, AND TRANSIT RIDERS OF ALL AGES AND ABILITIES.

Policy MI-2.4: Accessibility.
Identify and evaluate the system for potential improvements to accommodate seniors and disabled persons and to comply with ADA requirements.

Policy MI-2.6: Rights-of-Ways.
Use available public rights-of-ways to provide wider sidewalks, bicycle lanes, trail facilities, and transit amenities.

Consistency:
The SP requires compliance with the City's ADA requirements. It includes sufficient handicap parking spots, including a van-accessible spot, and provides a ramp for access to the internal sidewalk system. Project improvements to half the ROW will include the addition of sidewalks to Pierson boulevard and Indian Canyon Drive.

GOAL MI-11: PROVIDE FOR A SUSTAINABLE PHYSICAL INFRASTRUCTURE TO SUPPORT A DESIRABLE QUALITY OF LIFE.

Policy MI-11.9: Flood Prevention.
Support flood prevention infrastructure on and around Mission Creek and Morongo Wash areas and other areas of the City prone to flooding.

Policy MI-11.10: Water Quality.
Protect the quality and supply of the City's water sources.

Consistency:
The Preliminary Hydrology Study, and forthcoming final Hydrology Study, prepared for the Project ensures that adequate drainage is provided on-site to retain the 24-hour, 100-year storm. The WQMP prepared for the Project will ensure that the Project will not have significant adverse effects on the City's water quality.

ECONOMIC DEVELOPMENT ELEMENT

GOAL ED-1: A ROBUST EMPLOYMENT BASE, INDUSTRIAL DIVERSITY, AND RANGE OF GOODS AND SERVICES TO MAINTAIN ECONOMIC STABILITY.

Policy ED-1.2: Retail development.
Support retail development that meets the community's needs in appropriate locations, to prevent the leakage of local expenditures to neighboring communities.

Consistency:
The Project will bring retail development to an underserved area of the City. The retail will continue to serve residents as the area becomes more developed through General Plan buildout.

OPEN SPACE AND NATURAL RESOURCES ELEMENT

GOAL OS-2: AIR QUALITY THAT IS HEALTHY FOR RESIDENTS AND THE ENVIRONMENT.

> Policy OS-2.6: Alternative Fuels.
> Prioritize alternative fuel vehicles for City use. Incorporate alternative fuel charging stations into public and private development projects.

Consistency:
The proposed fueling station will include hydrogen pumps in addition to the gasoline pumps. Additionally, per State requirements, the Project includes 8 spots for future electric vehicle charging stations.

GOAL OS-3: A SUSTAINABLE, RELIABLE, AND CLEAN WATER SUPPLY.

> Policy OS-3.1: Water Conservation.
> Require water conservation measures in new development, equivalent to CalGreen Tier One or similar standards.
>
> Policy OS-3.3: Runoff Pollution.
> Encourage use of creative and environmentally sustainable ways of reducing groundwater and urban runoff pollution, including the National Pollutant Discharge Elimination System (NPDES) requirements of the Regional Water Quality Control Board.
>
> Policy OS-3.6: Landscaping.
> Require climate appropriate landscaping for new development, and limit turf to be used as accent only.
>
> Policy OS-3.10: Site Drainage.
> Require that new development incorporate features into site drainage plans that reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storm events. Such features may include additional landscape areas, parking lots with bio-infiltration systems, permeable paving designs, and stormwater detention basins.

GOAL OS-4: INCREASED ENERGY EFFICIENCY AND CONSERVATION.

Policy OS-4.4: Solar Energy Systems.
Encourage the use of solar energy systems or any other technologies that similarly reduce the use of power from the grid in residential and commercial uses.

GOAL OS-7: PROTECTED VIEWSHEDS, SCENIC CORRIDORS AND NEIGHBORHOOD AESTHETICS.

Policy OS 7.3: Drought-Tolerant Landscaping.
Review landscape plans and require that climate-appropriate landscaping be used throughout the City in public and private landscape plans.

Consistency:
The landscaping for the proposed Project complies with the City's requirements for the efficient use of water in landscaping and irrigation. Plants selected for the site are drought-tolerant and the landscaping does not propose any turf. The Hydrology Study and WQMP will ensure that the Project has adequate water retention capability as to minimize stormwater runoff.

The Project proposed integration of solar panels on the roof of the fuel station canopy.

SAFETY AND NOISE ELEMENT

GOAL SN-1: HIGH LEVEL OF FIRE PROTECTION SERVICES FOR THE COMMUNITY, INCLUDING ADEQUATELY ADDRESSING WILDFIRES.

Policy SN-1.4: Development Proposal Review.
Require development proposals to be transmitted to the Police Department and the Fire Marshal for review. Any input shall be incorporated into project design or conditions of approval, as appropriate.

Policy SN-1.5: Vehicle Access.
Require that emergency, police, fire, and paramedic vehicle access be provided with all new developments to the satisfaction of the Fire Marshal and Police Chief.

Policy SN-1.19: Fire Safe Regulations.
New development will adhere to the latest Board of Forestry and Fire Protection Fire Safe Regulations.

Policy SN-1.20: Building and Fire Codes.
New development will adhere to all requirements in the California Building Code and California Fire Code.

Consistency:
The proposed Project will be required to comply with the Board of Forestry and Fire Protection Fire Safe Regulations as well as the requirements of the California Building and Fire Codes. The development proposal includes 26' fire lanes and will be subject to review from the Fire Marshall and Police Chief to ensure that sufficient access and safety measures are provided.

GOAL SN-3: LOWER RISK OF EXPOSURE OF LIFE, PROPERTY, AND THE ENVIRONMENT TO HAZARDOUS AND TOXIC MATERIALS AND WASTE.

Policy SN-3.2: Use and Storage of Hazardous Materials.
Require the general location and siting of facilities which involve the use and/or storage of hazardous, highly flammable, or explosive materials to be designed in a manner that assures the highest level of safety in strict conformance with fire codes and all other applicable codes and regulations.

Policy SN-3.3: Hazardous Waste Siting.
Discourage the siting of facilities that utilize hazardous materials or generate hazardous wastes within one-quarter mile of any private or public school or use that supports sensitive receptors. Mitigation shall be incorporated into any project that may expose sensitive receptors to hazardous materials or waste to avoid or minimize health impacts.

Policy SN-3.8: Permitting.
Ensure proper permitting of hazardous materials storage, use and disposal with the Riverside County Fire Department and appropriate County, State, and Federal agencies.

Consistency:
The Project proposes a fuel station with gasoline pumps, and, under a separate permit, underground storage tanks. The fuel station and storage tanks will be required to comply with all applicable local and state codes and other regulations pertaining to hazardous materials. The development will also be required to obtain proper permitting for the storage of hazardous materials. The Project is not located within one-quarter mile of any schools or other sensitive receptors that could be impacted.

GOAL SN-7: ASSURE RESILIENCY AGAINST FLOODING HAZARDS, AND PROVIDE THE TOOLS NEEDED TO RESPOND TO FLOOD EVENTS.

Policy SN-7.7: Hydrological Studies.
Require new development proposals to provide hydrological studies prepared by a State-certified civil engineer for any project that would change existing site runoff. Such studies shall assess the impact of any change in runoff that could result in increased erosion and sedimentation potential or flooding of downstream properties.

Consistency:
As previously stated, the Project prepared a preliminary hydrological study to ensure that the Project will adequately retain stormwater runoff on-site. The final Hydrology Study will ensure that runoff from a 24-hour 100-year storm can be retained on-site and therefore the Project would not contribute to erosion, sedimentation, or flooding of downstream properties.

GOAL SN-8: A NOISE ENVIRONMENT THAT PROVIDES PEAVE AND QUIET THAT COMPLETMENTS THE CITY'S SPA RESORT CHARACTER.

Policy SN-8.5: Compatible Land Uses.
Designate land uses that are compatible with higher noise levels adjacent to major arterial roads and highways, the Interstate10 corridor, or designated industrial lands.

Consistency:
The Project will be subject to the City's noise regulations. It is situated at an intersection of two arterial roadways, and thus will not conflict with any existing incompatible land uses.