	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Park Lane Homes
Case No.	CUP 25-3, DP 25-4, ENV 25-1
Assessor's Parcel No.	656-040-061
Lead Agency Name and Address:	City of Desert Hot Springs 11999 Palm Drive Desert Hot Springs, CA 92240
Project Location:	Park Lane, east of Palm Drive, Desert Hot Springs, CA 92240
Project Sponsor's Name and Address:	Park Lane Homes LLC 1149 S. Hill Street, Suite 700 Los Angeles, CA 90015
General Plan Designation(s):	MU-C Mixed Use Corridor
Zoning:	MU-C Mixed Use Corridor
Contact Person:	Patricia Villagomez Community Development Director City of Desert Hot Springs, CA 92240
Phone Number:	(760) 329-6411
Date Prepared	March 2025

Table of Contents

LIST OF EXHIBITS

LIST OF TABLES

APPENDICES

CHAPTER 1: INTRODUCTION

Project Description

Adobe Communities, a California nonprofit public benefit corporation, proposes to construct Park Lane Homes, a 7.54-acre affordable housing apartment complex and early childhood education center in the City of Desert Hot Springs. The apartment complex will include one-, two-, and three-story buildings, a community center, and a community swimming pool. Each residential building will include a recreational landscaped courtyard and a ground floor laundry facility. A total of 167 apartments will be available in either one-, two-, or three-bedroom options and there will be 222 parking spaces.

The complex will also include an early childhood education center with the capacity for 66 children and 17 employees and will provide 10 parking spaces.

Table 1-1
Project Information

Total Project Area	7.54 ac, 328,770 sf
Total Building Area	190,141 sf
Residential Units	167 units, 179,137 sf
One-bedroom (560 sf)	57 units
Two-bedroom (777 sf)	69 units
Three-bedroom (1,100 af)	41 units
Three-story building max height	40 ft
Parking spaces	222
Common Open space	46,752 sf
Early Childhood Education Center	
Building area	11,004 sf
Outdoor space	7978 sf
Parking spaces	10

Park Lane Homes will be responsible for off-site access improvements which include a half-width street improvement complete with curb, gutter, and a new sidewalk along the Project frontage on Park Lane. At each of the two driveway entrances, a cross-street stop control on the southbound approach and a southbound shared left-through-right lane will be installed. Pedestrian access to Palm Drive will be constructed between the Library and the Riverside County services center to the west.

Project Location

The parcel (APN 656-040-061) where the Park Lane Homes Project is proposed contains 13.16 acres and is located on the northeast corner of Palm Drive and Park Lane. The western 6.4-acre portion is designated as a Public/Institutional (P) land use and is developed. The Project is proposed for the vacant eastern portion which has a Mixed Use-Corridor (MU-C) land use designation. The Project site is bounded by Park Lane and Mission Springs Park along the southern edge, Riverside County Behavioral Health and Nutrition Services Center and the Desert Hot Springs Public Library on the west, Von's grocery store to the north, and Desert Springs Middle School on the east.

Utilities and Service Providers

The following agencies and companies will provide service to the project site:

1. Sanitary Sewer: Mission Springs Water District
2. Water: Mission Springs Water District
3. Electricity: Southern California Edison (SCE)
4. Gas: Southern California Gas Company
5. Telecommunications: Spectrum, Frontier, Verizon
6. Trash Disposal: Desert Valley Disposal
7. Police: Desert Hot Springs Police Department
8. Fire: Riverside County Fire Department

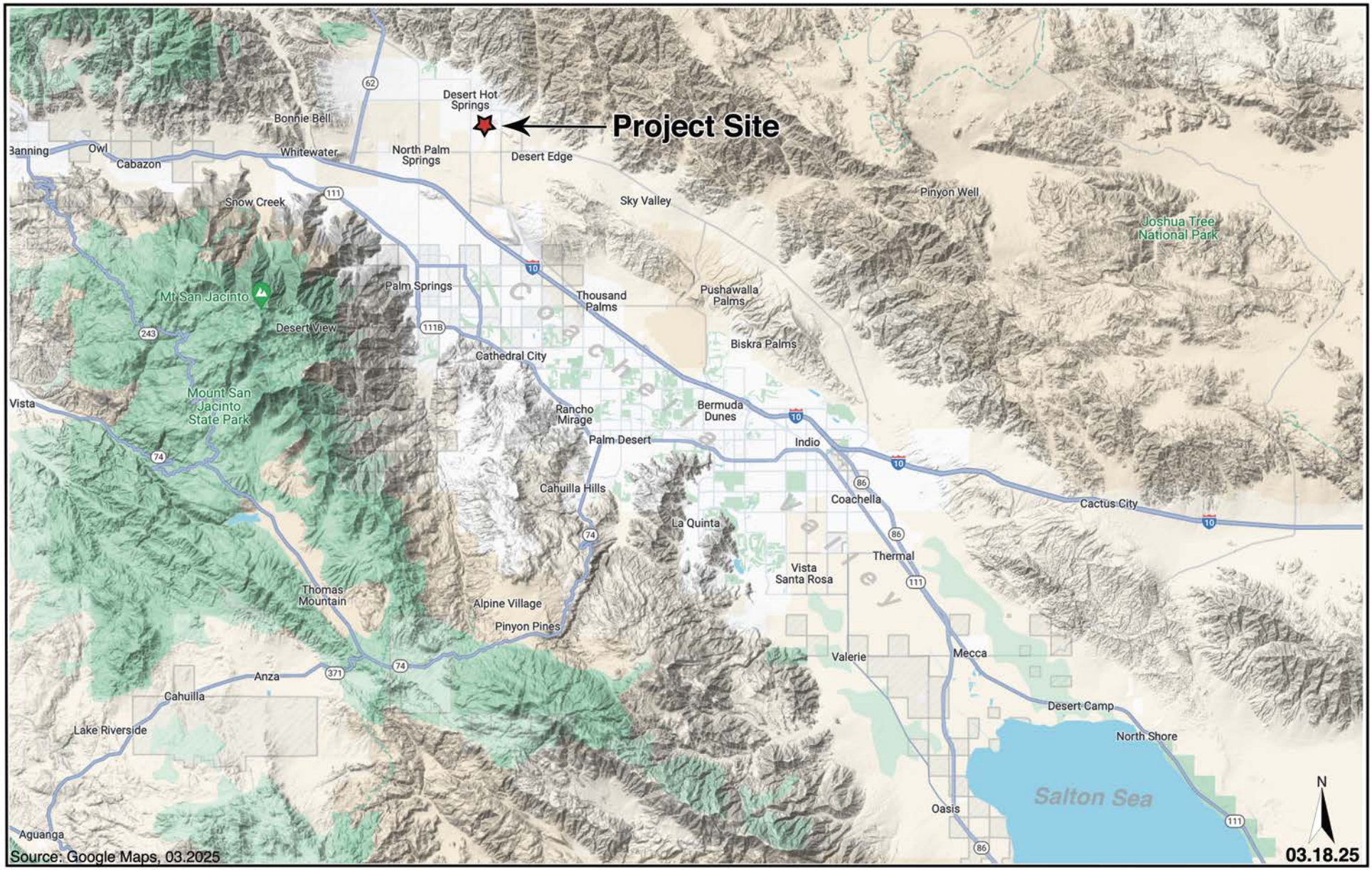
Existing facilities for these utilities occur adjacent to the Project site as the site is surrounded by existing development. Extensions from the Project site to these facilities would be constructed in existing, disturbed right-of-ways and therefore would not impact the native environment.

Surrounding Land Uses:

North: Commercial – Von's grocery store
East: Public/Institutional – Desert Hot Springs Middle School
South: Open Space – Mission Springs Park
Southeast: Public/Institutional – water treatment facility
Southwest: Commercial – hotel and spa
West: Public/Institutional – Riverside County Behavioral Health and Nutrition Services Center and the Desert Hot Springs Public Library

Other public agencies whose approval is required.

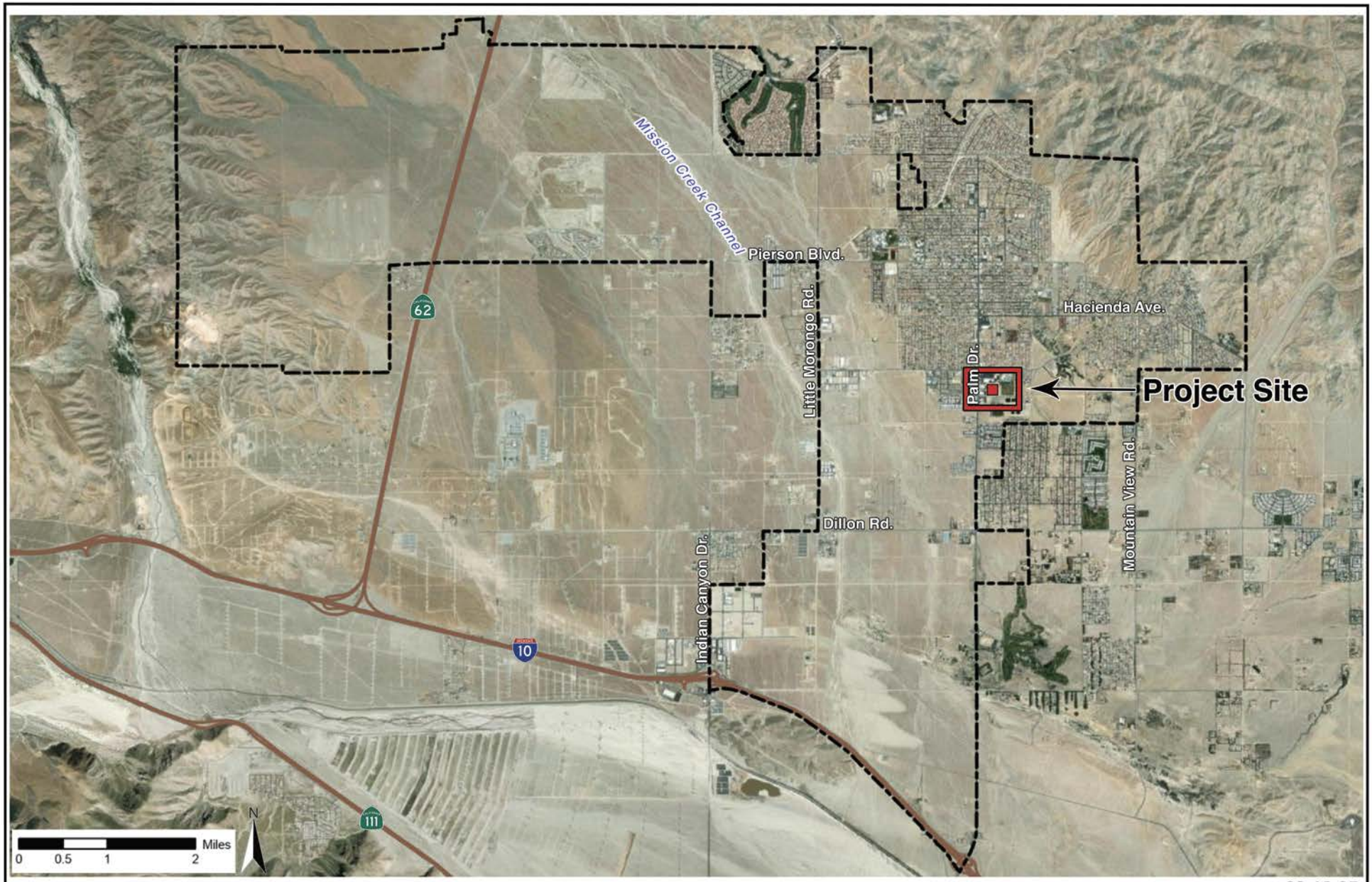
None.



TERRA NOVA®
PLANNING & RESEARCH, INC.

Regional Location Map
Park Lane Homes
Desert Hot Springs, California

Exhibit
1



Source: ESRI, 03.2025

03.18.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

City Area Map
Park Lane Homes
Desert Hot Springs, California

Exhibit
2

TERRA NOVA®
PLANNING & RESEARCH, INC.

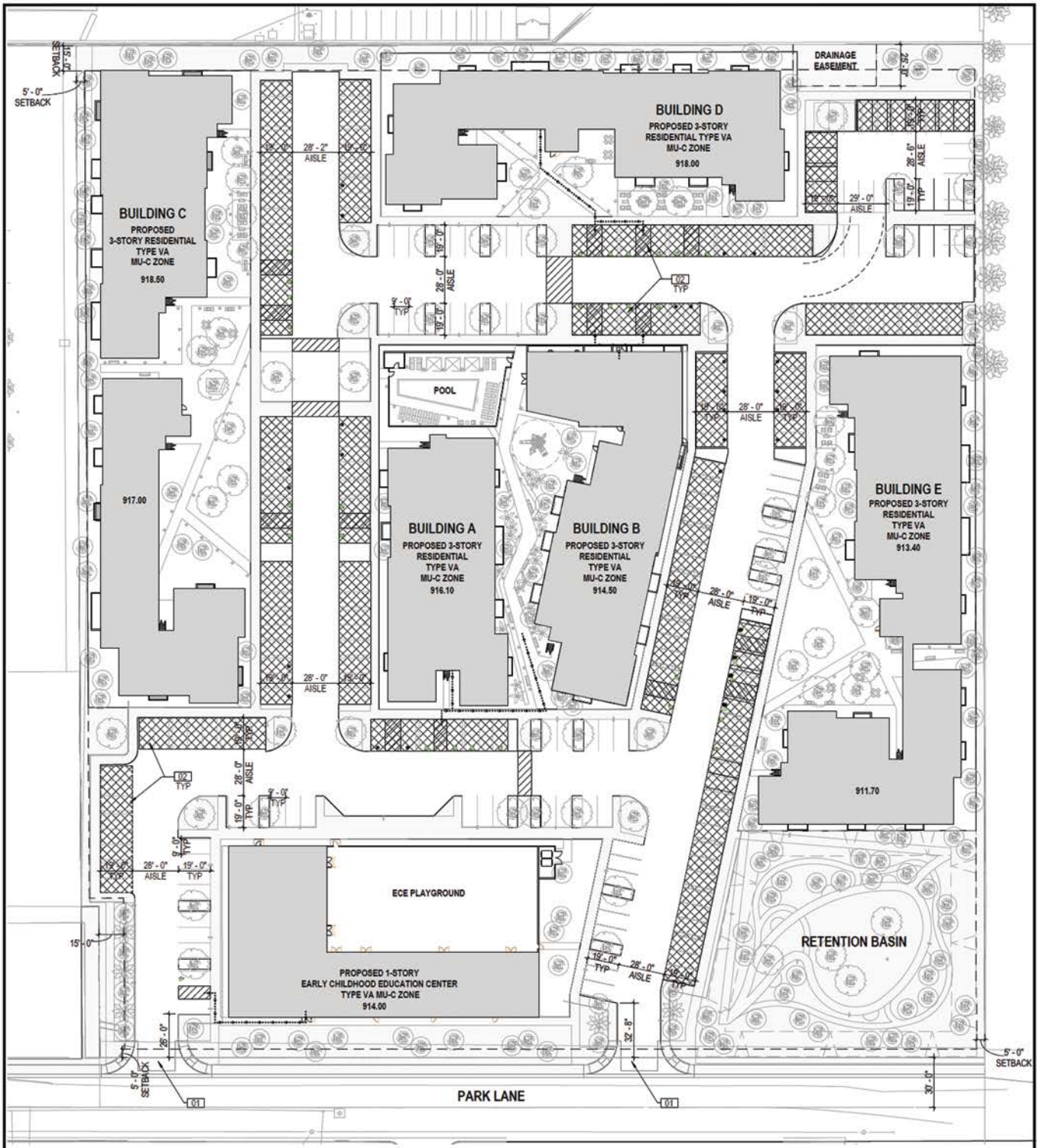
Project Vicinity Map
Park Lane Homes
Desert Hot Springs, California

Exhibit
3

TERRA NOVA®
PLANNING & RESEARCH, INC.

Project Location
Park Lane Homes
Desert Hot Springs, California

Exhibit
4



NOTES

01 DRIVEWAY ENTRANCE
02 CARPORT CANOPY

LEGEND

- GROUND FLOOR FOOTPRINT
- EXISTING BUILDING
- COVERED PARKING
- UPPER LEVEL FOOTPRINT
- ACCESSIBLE PATH OF TRAVEL

N

Source: KFA, 03.05.2025

03.18.25

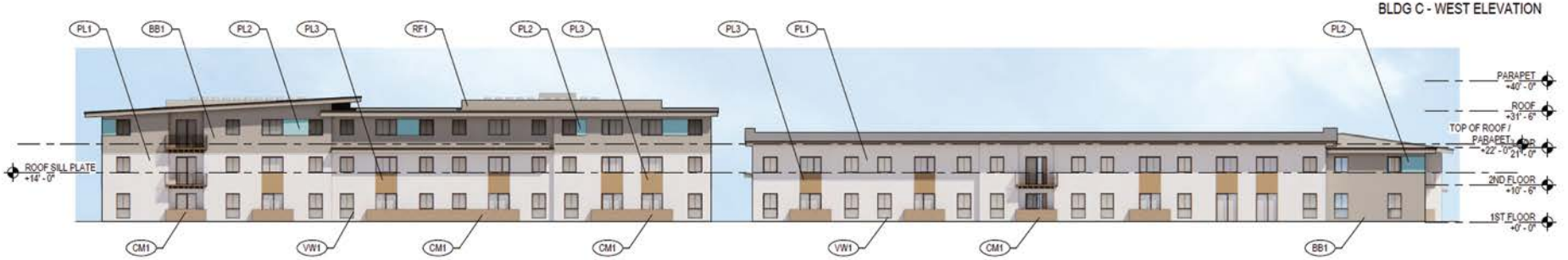
TERRA NOVA®
PLANNING & RESEARCH, INC.

Project Site Plan
Park Lane Homes
Desert Hot Springs, California

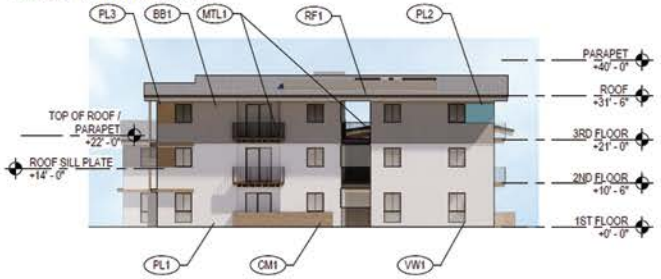
Exhibit 5

BLDG C - EAST ELEVATION

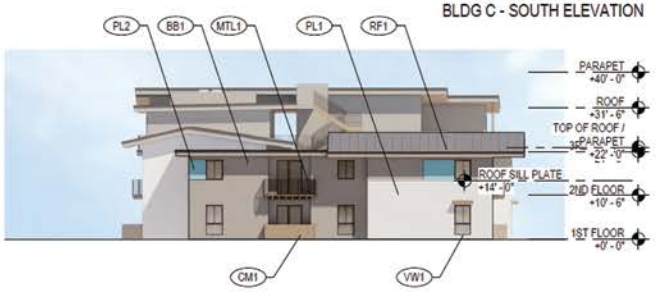
BLDG C - WEST ELEVATION



BLDG C - NORTH ELEVATION

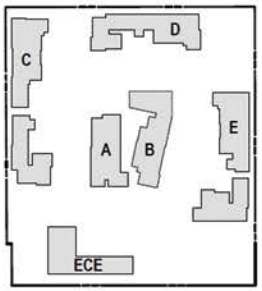


BLDG C - SOUTH ELEVATION



MATERIAL LEGEND

- PL1 — 20/30 CEMENT PLASTER, PAINTED WHITE OR SIM
- PL2 — 20/30 CEMENT PLASTER, PAINTED ROBIN EGG BLUE OR SIM
- PL3 — 20/30 CEMENT PLASTER, PAINTED BROWN OR SIM
- BB1 — BOARD AND BATTEN, PAINTED - GRAY SLATE OR SIM
- CM1 — CONRETE MASONRY LOW WALL, VALLEY TAN COLOR OR SIM
- MTL1 — METAL GUARDRAILS, COLOR MEDIUM BRONZE FINISH
- VW1 — VINYL WINDOW SYSTEM, COLOR MEDIUM BRONZE FINISH
- ST1 — ALUMINUM STOREFRONT, COLOR MEDIUM BRONZE FINISH
- RF1 — SHINGLE ROOF, COLOR SIERRA GRAY



Source: KFA, 03.05.2025

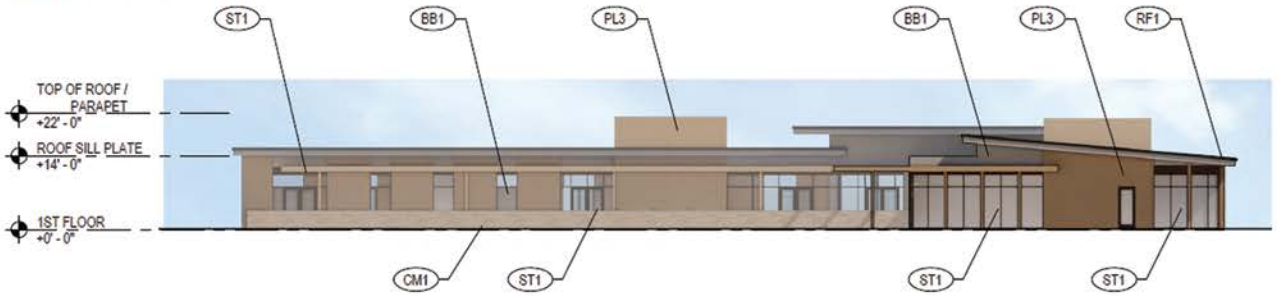
03.18.25

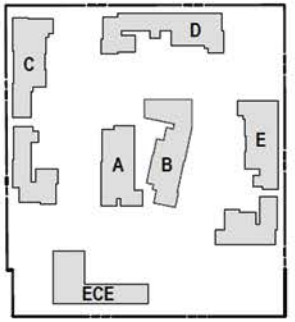
Exhibit 6

TERRA NOVA®
PLANNING & RESEARCH, INC.

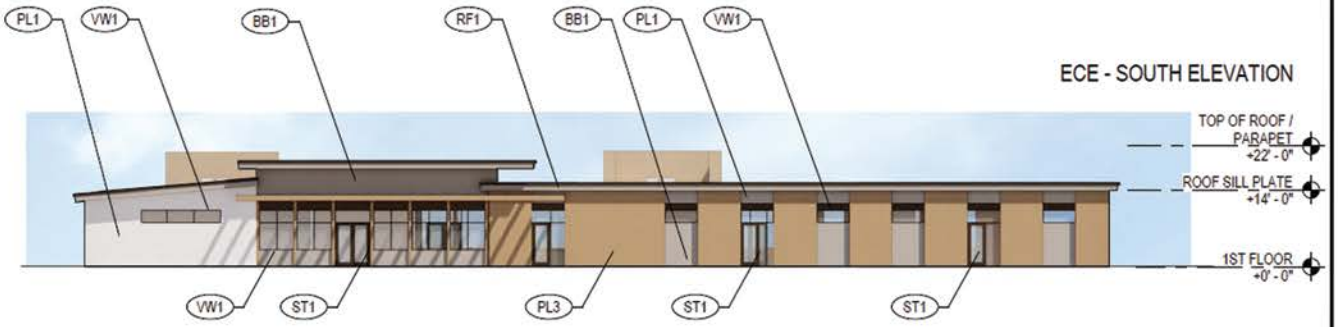
Elevations - Building C
Park Lane Homes
Desert Hot Springs, California

ECE - NORTH ELEVATION

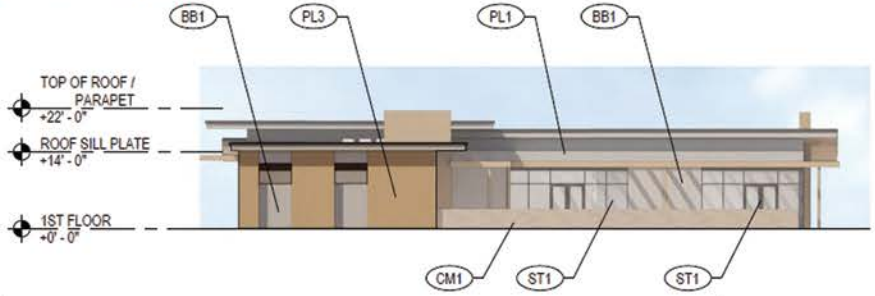




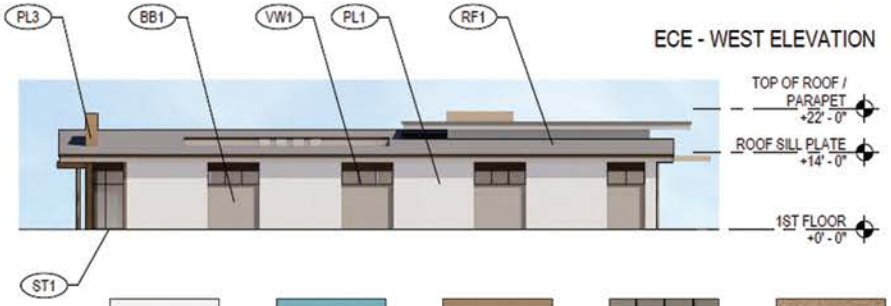
ECE - SOUTH ELEVATION



ECE - EAST ELEVATION



ECE - WEST ELEVATION



MATERIAL LEGEND

- PL1 — 20/30 CEMENT PLASTER, PAINTED WHITE OR SIM
- PL2 — 20/30 CEMENT PLASTER, PAINTED ROBIN EGG BLUE OR SIM
- PL3 — 20/30 CEMENT PLASTER, PAINTED BROWN OR SIM
- BB1 — BOARD AND BATTEN, PAINTED - GRAY SLATE OR SIM
- CM1 — CONRETE MASONRY LOW WALL, VALLEY TAN COLOR OR SIM
- MTL1 — METAL GUARDRAILS, COLOR MEDIUM BRONZE FINISH
- VW1 — VINYL WINDOW SYSTEM, COLOR MEDIUM BRONZE FINISH
- ST1 — ALUMINUM STOREFRONT, COLOR MEDIUM BRONZE FINISH
- RF1 — SHINGLE ROOF, COLOR SIERRA GRAY

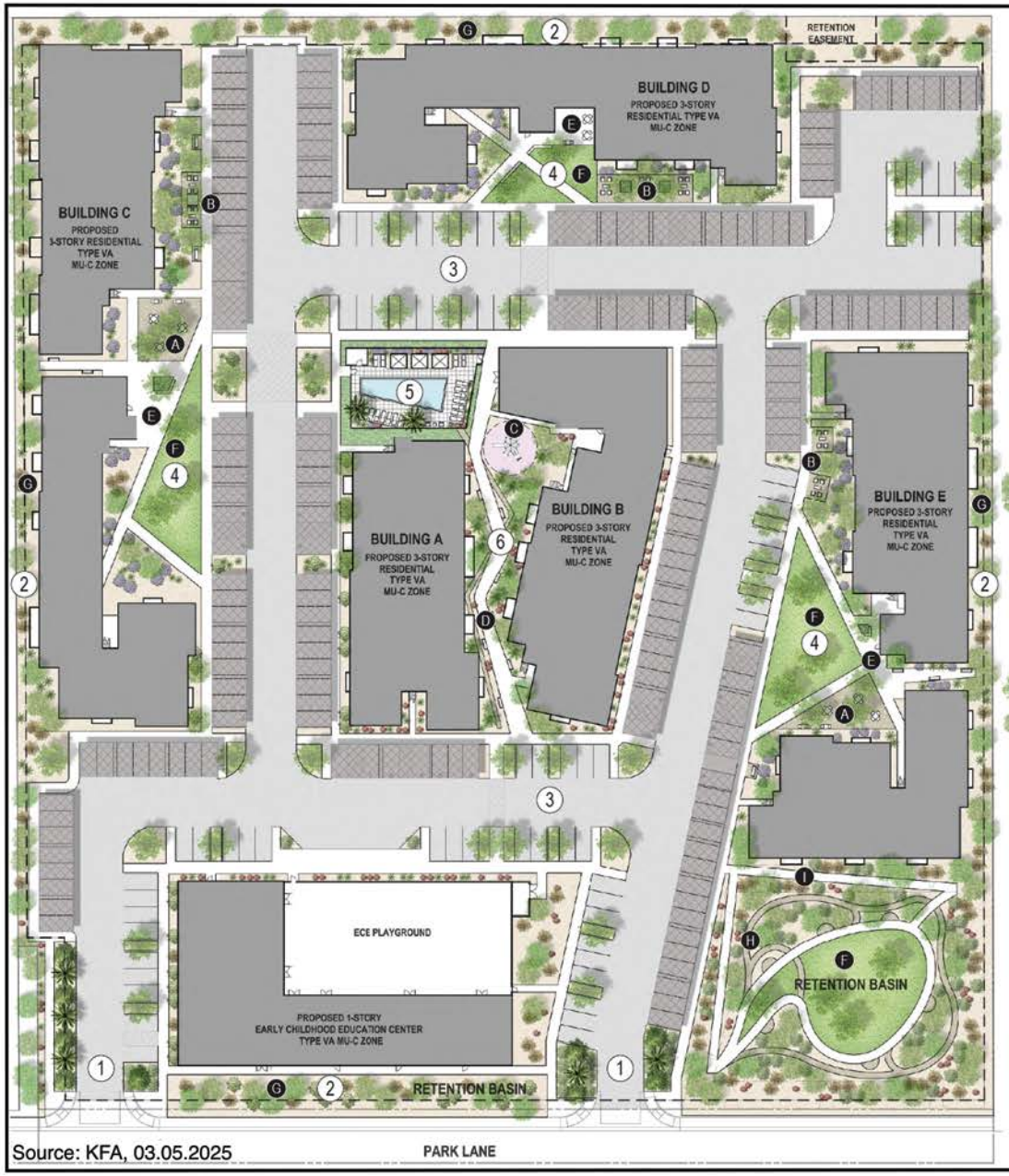
Source: KFA, 03.05.2025

03.18.25

Exhibit 7

TERRA NOVA®
PLANNING & RESEARCH, INC.

Elevations - Early Childhood Education Center
Park Lane Homes
Desert Hot Springs, California



Source: KFA, 03.05.2025

1 - PROJECT ENTRIES

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Chilopsis linearis	Desert Willow	24" Box	M	Street Tree	9
	Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	L		
	Phoenix dactylifera	Date Palm	25' BTH	M	Street Tree	5
UNDERSTORY:						
	Lantana montevidensis	Trailing Lantana	1 Gal.	M	Entry Accent	26

2 - PERIMETER LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Acacia willardiana	Palo Blanco	15 Gal.	L		
	Ebenopsis ebano	Texas Ebony	24" Box	L	Informal Drifts / Buffer Landscape	122
	Olneya tesota	Desert Ironwood	24" Box	L		
	Parkinsonia praecox 'Desert Museum'	Desert Museum Palo Verde	24" Box	L		
UNDERSTORY:						
	Dasylirion wheeleri	Desert Spoon	1 Gal.	L		
	Justica spicigera	Mexican Honeysuckle	5 Gal.	L		
	Salvia 'Allen Chickering'	Allen Chickering Sage	5 Gal.	L	Informal Drifts / Buffer Landscape	X
	Yucca rostrada	Bearded Yucca	15 Gal.	L		
	Yucca whipplei	Our Lord's Candle	15 Gal.	L		

3 - STREET LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Acacia stenophylla	Shoestring Acacia	24" Box	L		
	Dalbergia sissoo	Indian Rosewood	24" Box	L	Street Tree	35
	Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	L		
UNDERSTORY:						
	Baccharis spp.	Coyote Brush	1 Gal.	L		
	Chrysactinia mexicana	Damianita	1 Gal.	L	Informal Drifts	98
	Hesperaloe parviflora 'Desert Dusk'	Red Yucca	5 Gal.	L		

4 - RESIDENTIAL COURTYARDS

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Dalbergia sissoo	Indian Rosewood	24" Box	L		
	Parkinsonia praecox 'Desert Museum'	Desert Museum Palo Verde	24" Box	L	Informal Drifts / Shade Trees	38
	Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	L		
	Tipuana tipu	Tipu Tree	24" Box	M		
UNDERSTORY:						
	Agave attenuata	Agave	15 Gal.	L		
	Aloe 'Blue Elf'	Blue Elf Aloe	5 Gal.	L		
	Calliandra 'Sierra Star'	Fairy Duster Hybrid	5 Gal.	L		
	Chrysactinia mexicana	Damianita	5 Gal.	L	Informal Drifts / Accent Landscape	121
	Hesperaloe parviflora 'Pink Parade'	Red Yucca	5 Gal.	L		
	Justica spicigera	Mexican Honeysuckle	5 Gal.	L		
	Leucophyllum frutescens	Texas Sage	15 Gal.	L		
	Salvia 'Allen Chickering'	Allen Chickering Sage	5 Gal.	L		
	Hybrid Bermuda Grass	Turf	Sod	L/M	Active Recreation	

5 - COMMUNITY POOL AREA

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Phoenix dactylifera	Date Palm	25' BTH	M	Specimen Tree	2
UNDERSTORY:						
	Agave attenuata	Agave	15 Gal.	L		
	Aloe 'Blue Elf'	Blue Elf Aloe	5 Gal.	L		
	Dodonaea viscosa 'Emerald Ice'	Hopseed Bush	15 Gal.	M		
	Chrysactinia mexicana	Damianita	5 Gal.	L	Informal Drifts / Accent Landscape	106
	Hesperaloe parviflora 'Pink Parade'	Red Yucca	5 Gal.	L		
	Justica spicigera	Mexican Honeysuckle	5 Gal.	L		
	Leucophyllum frutescens	Texas Sage	15 Gal.	L		
	Salvia 'Allen Chickering'	Allen Chickering Sage	5 Gal.	L		

6 - ARROYO PROMENADE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	FUNCTION	EST. QUANTITY
TREES:						
	Brahea armata	Mexican Blue Palm	25' BTH	M	Informal Drifts / Focal Points	25
	Brahea edulis	Guadalupe Palm	20' BTH	M		
	Chilopsis linearis	Desert Willow	24" Box	M		
	Prosopis glandulosa 'Maverick'	Honey Mesquite	24" Box	L		
	Washingtonia filifera	California Fan Palm	20' BTH	M		
UNDERSTORY:						
	Agave attenuata	Agave	15 Gal.	L		
	Aloe 'Blue Elf'	Blue Elf Aloe	5 Gal.	L		
	Chrysactinia mexicana	Damianita	5 Gal.	L	Informal Drifts / Accent Landscape	78
	Hesperaloe parviflora 'Pink Parade'	Red Yucca	5 Gal.	L		
	Justica spicigera	Mexican Honeysuckle	5 Gal.	L		
	Leucophyllum frutescens	Texas Sage	15 Gal.	L		

- A SHADED OUTDOOR PICNIC AREA
- B SHADED OUTDOOR SEATING AREA
- C PLAYGROUND
- D SHADED GARDEN BENCH SEATING
- E BUILDING AREA COMMUNITY EVENT PLAZA
- F ACTIVE RECREATIONAL AREA
- G INFORMAL LANDSCAPE BUFFER WITH SUBTLE GRADING AND SMALL BOULDERS
- H DECOMPOSED GRANITE WALKING TRAIL
- I ADA ACCESSIBLE CONCRETE WALK WITH LESS THAN 5% SLOPE

03.18.25

Exhibit 8

TERRA NOVA®
PLANNING & RESEARCH, INC.

Landscape Plan
Park Lane Homes
Desert Hot Springs, California

Acacia stenophylla - Shoestring Acacia

Acacia willardiana - Palo Blanco

Brahea edulus - Guadalupe Palm

Parkinsonia x 'Desert Museum'

Chilopsis linearis - Desert Willow

Dalbergia sissoo - Indian Rosewood

Lysiloma watsonii - Feather Bush

Olneya tesota - Desert Ironwood

Prosopis glandulosa 'Maverick'

Phoenix dactylifera - Date Palm

Washingtonia filifera - California Fan Palm

Source: KFA, 03.05.2025

03.18.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

Landscape - Trees
Park Lane Homes
Desert Hot Springs, California

Exhibit

9

Agave attenuata - Agave

Aloe 'Blue Elf' - Blue Elf Aloe

Baccharis x 'Starn' - Starn Coyote Brush

Calliandra 'Sierra Star' - Fairy Duster Hybrid

Dalea greggii - Trailing Indigo Bush

Dasylirion wheeleri - Desert Spoon

Hesperaloe parviflora 'Desert Dusk' - Red Yucca

Justicia spicigera - Mexican Honeysuckle

Lantana montevidensis - Trailing Lantana

Leucophyllum frutescens - Texas Sage

Salvia 'Allen Chickering' - Allen Chickering Sage

Yucca rostrata - Bearded Yucca

Source: KFA, 03.05.2025

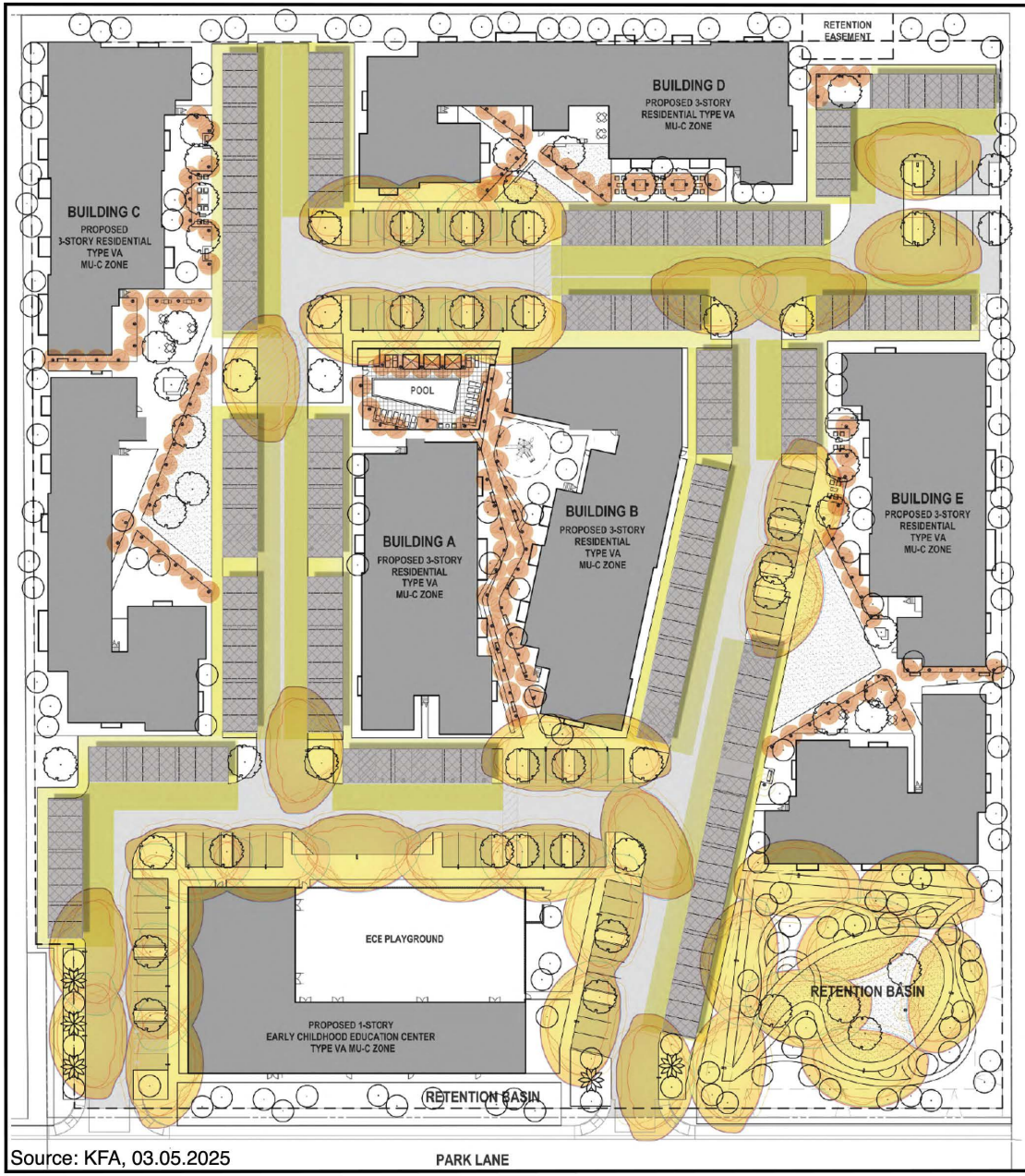
03.18.25

TERRA NOVA®
PLANNING & RESEARCH, INC.

Landscape - Understory
Park Lane Homes
Desert Hot Springs, California

Exhibit

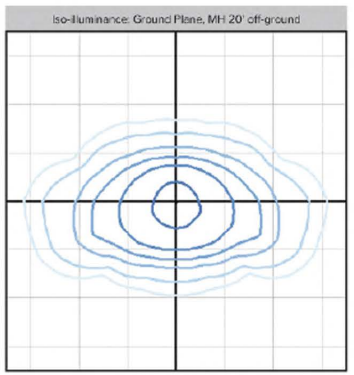
10



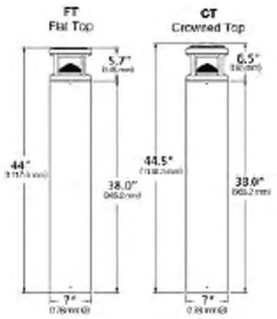
POLE LIGHT - 20' HEIGHT

P.V. PANEL DOWN LIGHTING

BOLLARD LIGHT



Foot-candles: 0.1, 0.2, 0.5, 1, 2, 5 | Grid spacing 20'



Dimensions

*Lumen Maintenance Report: CREE XLamp XP-G2

Source: KFA, 03.05.2025

03.18.25

Exhibit

11

TERRA NOVA®
PLANNING & RESEARCH, INC.

Landscape Lighting
Park Lane Homes
Desert Hot Springs, California

Environmental Factors Potentially Affected:

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

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

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Desert Hot Springs Planning Department finds

On the basis of this initial evaluation: Adjust check box as appropriate

☐ 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.

Patricia M. Villagomez

Patricia Villagomez
Principal Planner
City of Desert Hot Springs

March 25th, 2025

Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			✓	

Environmental Setting

The City of Desert Hot Springs occurs at the northwest end of the Coachella Valley at approximately 1,000 above sea level. The City is situated along an alluvial plain that stretches southward from the Little San Bernardino Mountains, and overlooks the City of Palm Springs to the south and the rest of the Coachella Valley toward the southeast. Bounded by the Sand to Snow National Monument to the northwest, Joshua Tree National Park to the north and northeast, and views of the San Jacinto Mountains and Santa Rosa Mountains to the west and south, the City lays claim to surrounding mountain vistas.

Predominant land uses in the City consist of low-density residential uses, commercial centers at key intersections, light industrial uses along the edges of the City, and a large variety of resorts and spas mainly concentrated in the northeast portion of Desert Hot Springs. Large portions of the land within the City and its sphere of influence remain undeveloped, and some of this undeveloped area lies within protected conservation areas and floodways, while much of the undeveloped area may be developed. In the City's General Plan, the concept of "Complete Neighborhoods" guides future development, where a variety of housing options are provided in proximity to quality public services such as schools, shopping

areas and recreational facilities. Nonmotorized forms of mobility are key centerpieces to the City's Land Use Element. Furthermore, preservation of open spaces by clustering development and encouraging land uses on in-fill lots help shape the City's growth patterns.[1] The City is accessed via the Interstate 10 freeway at its southern border, State Highway 62 at its west side, and several primary and second roadways carrying traffic to and from the City.

The Park Lane Homes Project is proposed for a County-owned vacant portion of 13±-acre lot centrally located within the City's developed northeast region. A variety of surrounding land uses include a public middle school on the east side of the Project, a public park south of the Project, commercial amenities such a grocery stores just north of the Project, and nearby residential neighborhoods. The County of Riverside Desert Hot Springs Public Library and County of Riverside Behavioral Health and Nutritional Services Center comprise the existing uses on the west side of the parcel. Prior to these existing uses, the parcel had remained vacant and undeveloped until about 2012 when the County public services building was constructed, and by 2022 the public library had been constructed.

Discussion of Impacts

a) Less Than Significant Impact.

The Project consists of an apartment complex comprised of eight different buildings, three of which would contain three floors with a maximum height of 40 feet. From the Project site, the lower foothills of Joshua Tree National Park to the north and northeast are between 1.5 and 2 miles away, while Mt. San Gorgonio and Mt. San Jacinto foothills are 11 miles west and 8 miles south, respectively. Views of Joshua Tree National Park will be partially impeded by viewers positioned on the south side of the Project site which include visitors of Mission Springs park and the neighboring spa resort. Views to the south would be partially blocked for people who are positioned on the north and east sides of the Project site which include the Vons grocery store and the Desert Springs Middle School. Due to distance and the mass and scale of buildings on the Project site, the upper slopes and ridges of surrounding mountains would be visible above and between the structures on the Project site. The spa resort building on the south side of Park Lane partially impedes the viewshed of the San Jacinto Mountains.

The Project's potential impacts to scenic vistas align with viewshed impediments from existing neighboring development. Scenic vistas of the of the Little San Bernardino Mountains to the north and the San Jacinto and Santa Rosa Mountains to the south would be obstructed by the Project. Since adjacent land uses consist of commercial, public facility, and open space uses where people would not spend a significant amount of time, nearby residential uses are at a far enough distance from the Project where their scenic views would not be significantly impacted, and the impacts to scenic vistas would be less than significant.

[1] Land Use Element, Policies LU-1.2, LU-1.6, LU-10.3, City of Desert Hot Springs General Plan Update 2020, May 26, 2020.

b) No Impact.

The proposed site is not located along a state scenic highway and does not contain any scenic resources, including trees, rock outcroppings or historic buildings. No impact to these resources will occur.

c) Less Than Significant Impact.

The Project is proposed for an urban section of the City, where the Mixed Use-Corridor (MU-C) zoning designations for the Project site permits higher-intensity, commercially oriented land uses. Maximum residential densities up to 30 units per acre are encouraged along with commercial retail, professional office, and civic uses.[2] At build out the Project will provide 167 apartment units acres and an early childhood education center. Residents will have access to a landscaped outdoor courtyard at each apartment building, a community center with a community pool, and a larger recreational open space within the landscaped retention basin. The early childhood center will also offer a landscaped outdoor playground for the students.

Buildings, landscaping, pathways, streets, and perimeter fencing will align with City multi-family and day care center development standards that include appropriate setbacks, drought-tolerant landscaping, and elevated design elements which will assimilate with existing development. The Project would comply with the City's Mixed-Use Corridor development standards and would not conflict with the scenic quality of nearby residential, commercial and public facility uses. Impacts to the visual character of the surrounding environment would be less than significant.

d) Less than Significant Impact.

The Project would be located in the urban, developed portion of the City where adjacent land uses contain outdoor security lighting for parking lots. As the Project is consistent with the General Plan Land Use designation for the parcel, the amount of lighting would not conflict with the surrounding land uses.

Construction-Related Impacts

Construction activities would occur during the day and there would be no need to apply nighttime security lighting on the Project site. Construction activities would not introduce new sources of light or glare.

Operations-Relate Impacts

While the Project site currently contains no light sources, the Project buildout would introduce additional sources of nighttime light from outdoor security lighting, landscape and pathway lighting, and interior home lighting seen from windows. Daytime glare may also be expected from windows. However, the Project's sources of lighting and glare would be consistent with and not exceed light and glare emissions from existing nearby development. The City's municipal code for outdoor residential lighting stipulates lighting should "maintain ambient lighting levels as low as possible so as to enhance the City's community character and charm and

[2] Chapter 17.14 Mixed-Use Districts, §17.14.010, City of Desert Hot Springs Code of Ordinances, April 4, 2024.

maintain dark skies."[3] The Project would adhere to the City's lighting design requirements, which require shielding and downward orientation of fixtures, and would not produce light and glare upward into the sky or onto adjacent properties. Project impacts from additional sources of light and glare would be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources:
City of Desert Hot Springs General Plan, May 26, 2020.

City of Desert Hot Springs Code of Ordinances, June 2024.

[3] Outdoor Lighting Standards, §17,40.170, City of Desert Hot Springs Code of Ordinances, October 15, 2019.

II. AGRICULTURAL 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion 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 conversion of forest land to non-forest use?				✓

Environmental Setting

The City of Desert Hot Springs currently contains no commercial agricultural uses and historically has not attracted such uses, unlike several other cities in the Coachella Valley. There are no lands designated for agricultural use either in the City or in the Desert Hot Springs Sphere of Influence, although the City's Zoning Ordinance permits agricultural uses in certain zones; Mixed Use-Corridor is not one of these zones. The only activity that could be categorized as agricultural is cannabis cultivation that takes place indoors with artificial lighting and a controlled environment.

Discussion of Impacts

a-e) No Impact.

Conversion of Farmland: The California Department of Conservation provides a mapping tool, the Important Farmland Finder, to identify significant or important agricultural lands throughout the state. The City of Desert Hot Springs does not contain any farmland of any category including Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site is categorized as Other Land and is surrounded by lands categorized as Urban and Built-up. The Project would not convert any farmland or result in the loss of any farmland. No impact is expected.

Williamson Act: The Project site is zoned for Mixed Use-Corridor development and is not under, nor has ever been under, a Williamson Act contract. Therefore, the proposed development would not conflict with any agricultural designation. No impact is anticipated.

Timberland Production: Neither the General Plan nor the Zoning map for the City of Desert Hot Springs includes any Forestry or Forest Production designations. The Project site is located at 900 feet above sea level in an arid desert region that does not support the growth of forests; as such, there would be no conversion of timberland zones. No impacts are expected.

Loss of Forest Land: Again, the City has no Forestry or Forest Production designations or areas. There are no forests in the City or surrounding Sphere. Therefore, the Project would not impact or cause the loss of any forest lands.

Other Changes in the Existing Environment: Buildout of the Project includes an apartment and early childhood center complex on a lot that is surrounded by existing urban and open space uses. As the City does not contain any agricultural lands, the Project would not impact any agricultural uses.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

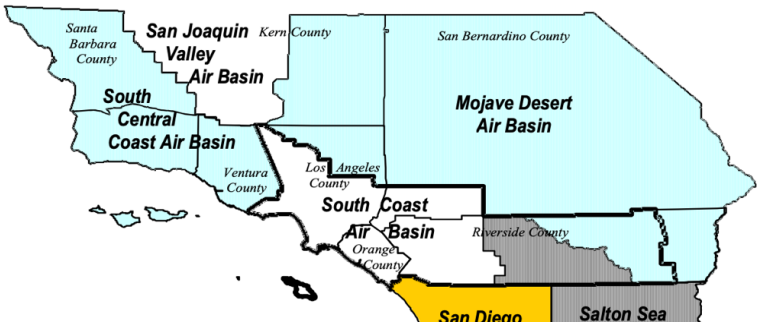
City of City of Desert Hot Springs General Plan, May 26, 2020

City of Desert Hot Springs Zoning Map, updated November 2023

California Department of Conservation Farmland Mapping and Monitoring Program accessed February 2025.

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	ntially ficant pact	ss Than gnificant with tigation	Less Than ignificant Impact	No mpact
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?			✓	

Environmental Setting



Source: South Coast Air Quality Management District, Draft Final 2022 AQMP

The state of California is divided into fifteen air basins, each defined by local topography, climate, and regional air quality issues. The City of Desert Hot Springs occurs within the Coachella Valley Planning Area, which is an air quality management district (AQMD) subregion within the topographic boundary of the Salton Sea Air Basin (SSAB). The SSAB encompasses all of Imperial County and the central portion of the state of California, there are 35 air quality regulatory agencies that establish emission thresholds and monitor air quality in the air basins. The South Coast Air Quality Management District (SCAQMD) is the regulatory agency that controls and monitors emissions within most of Riverside County, portions of San Bernardino County, Los Angeles County, and all of Orange County. The SCAQMD monitors emissions via 37 permanent monitoring stations, conducts inspections, and drafts air quality management plans to guide governments and businesses in reducing emissions. Three local monitoring stations in Palm Springs, Indio, and Mecca provide daily and annual emissions data throughout the Coachella Valley.

The Coachella Valley Planning Area is subject to the 2022 SCAQMD Air Quality Management Plan.

Ambient air quality standards (AAQS) are a set of emissions thresholds that are designed to protect human health and environmental factors. An ambient air quality standard specifies the maximum amount of a pollutant that can be present in the air during a specific period of time and not cause harmful effects on the most sensitive members of the community and natural resources. If that pollutant's concentration in the air is at or below the threshold, then the area is said to be in attainment, while non-attainment areas experience pollution levels above the AAQS thresholds.

According to the Environmental Protection Agency, the Coachella Valley Planning Area is classified as a nonattainment area for ozone (O_3) and particulate matter (PM_{10}). Ozone pollution in the Coachella Valley Planning Area can be traced primarily to the flow of photochemical smog contaminants from the South Coast Air Basin to the west. High levels of PM_{10} pollution result from the arid environment, the ubiquitous presence of sand and dust combined with agricultural activity which is concentrated in the southeastern end of the Coachella Valley. Due to the nonattainment status, The Coachella Valley Planning Area is subject to the 2003 Coachella Valley PM_{10} State Implementation Plan (CV PM_{10} SIP) in order to bring the Planning Area into compliance with the NAAQS PM_{10} threshold.

Ambient air quality standards for the SCAQMD are subject to federal guidelines known as National Ambient Air Quality Standards (NAAQS), as well as state guidelines referred to as California Ambient Air Quality Standards (CAAQS). Each set of AAQS focuses on certain criteria pollutants which together include the following list of pollutants. Table III-1 explains properties of each criteria pollutant.

Table III-1
Ambient Air Quality Criteria Pollutants and Health Impacts

Criteria Pollutant	Emissions Sources	Health Effects
Oxides of Nitrogen (NO_x)	A yellow-brown colored gas that forms when nitric oxide, emitted primarily from burning of petroleum gas, combines with atmospheric oxygen.	- Lung damage - Breathing difficulties
Reactive/Volatile Organic Compounds (ROG/VOC)	Primary pollutants that form secondary pollutants such as Ozone, or photochemical smog, when they react with ultraviolet sunlight in the atmosphere.	- Eye, nose and throat irritation - Headaches - Dizziness, fatigue - Allergic skin reaction
Ozone (O_3)	A secondary pollutant resulting from hydrocarbons and oxides of nitrogen, emitted by cars, solvents, factories and pesticides, reacting in the presence of sunlight.	- Difficulty breathing, chest pains, aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. - Shortness of breath, coughing, and lung damage with prolonged and chronic exposure.

Table III-1
Ambient Air Quality Criteria Pollutants and Health Impacts

Criteria Pollutant	Emissions Sources	Health Effects
Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)	Fugitive dust particles with a width of 10 microns down to 2.5 microns. Emitted from construction activity, vehicles driving on unpaved roads, industrial smokestacks, wildfires. Particles may occur as liquids or solids.	- Cause damage to the respiratory system. - Aggravate respiratory illnesses. - Symptoms: Coughing, asthma, heart attacks, premature death.
Oxides of Sulfur (SO_x)	Colorless and pungent gas emitted from coal and oil power plants, refineries, and diesel engines.	- Irritates eyes, nose, and airways. - Causes shortness of breath, tightness of chest. - Asthma patients are at high risk of developing more severe issues.
Carbon Monoxide (CO)	Colorless and odorless gas emitted from the incomplete combustion of all fossil fuels including oil, coal, and natural gas.	- Interrupts the delivery of oxygen to the brain. - Causes dizziness, headaches, and nausea.
Lead (Pb)	Emitted from metals processing facilities, combustion of leaded fuel, manufacturing of lead-acid batteries.	- Damages the nervous system, and kidneys. - Interferes with developmental and reproductive systems.
Hydrogen Sulfide (H_2S)	A rotten egg-smelling gas emitted from geothermal power plants, petroleum production, and sewage treatment plants.	- Causes headaches and skin irritation. - Damages the respiratory system.
Sources: South Coast AQMD CEQA Handbook (1993), updated March 2023; SCAQMD Final 2022 Air Quality Management Plan, Appendix 1: Health Effects (2022)		

Table III-2 below presents the maximum daily emissions thresholds for a project's construction and operational emissions per the SCAQMD CEQA Handbook.

Table III-2
South Coast AQMD Air Quality Significance Thresholds

Criteria Pollutant	Construction	Operation
Oxides of Nitrogen (NO_x)	100 lbs/day	55 lbs/day
Reactive/Volatile Organic Compounds (ROG/VOC)	75 lbs/day	55 lbs/day
Particulate Matter (PM_{10})	150 lbs/day	150 lbs/day
Fine Particulate Matter ($PM_{2.5}$)	55 lbs/day	55 lbs/day
Oxides of Sulfur (SO_x)	150 lbs/day	150 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day
Lead (Pb)	3 lbs/day	3 lbs/day
Source: South Coast AQMD CEQA Handbook (1993), updated March 2023		

Forecast modeling of construction and operational emissions for the Project were calculated using the California Emissions Estimator Model (CalEEMod) Version 2022.1, a computer program used in quantifying emissions associated with land development projects in California. The model calculates criteria pollutant emissions, including CO, PM_{10}, $PM_{2.5}$ and the ozone precursors ROG and NO_x, in addition to greenhouse gas equivalent emissions. The following Table III-3 provides a summary of the Project's land use data entered into the model. The detailed CalEEMod report for the Project is available in Appendix A.

The applicant proposes to construct residential and commercial land uses on the 7.54-acre parcel of vacant land. The residential land use encompasses approximately 4.09 acres and includes 167 units within 2- and 3-story buildings. The parking area occupies 2.08 acres, and the common landscaped open spaces occupies 0.85 acres. The early childhood education center comprises nearly 0.44 acres. For purposes of CalEEMod analysis, the community pool, community room, and the accompanying patio and landscape areas are considered to be recreational uses. The commercial land use includes the early childhood education center and its adjacent outdoor play area. Parking and street/driveway areas comprise approximately 2 acres of the Project site. Daily trips generated by the Project's residential and commercial uses are provided by the Park Lane Homes Traffic Analysis prepared by Urban Crossroads.[4] The Traffic Analysis is provided in Appendix I of this Initial Study. Table III-3 summarizes the Project's parameters used in the CalEEMod analysis.

Table III-3
Project Land Use Assumptions for CalEEMod

Residential Land Use	**Measurement Data**
Number of Units	167
Total Residential Building Area (includes community center)	179,137 sf
Residential Landscaping (Open Space)	46,752 sf
Parking Spaces	222
Daily Trips[1]	735
Recreational Land Use	**Measurement Data**
Pool	800 sf
Early Childhood Education (ECE) Center Land Use	**Measurement Data**
Building Area	11,004 sf
Outdoor Area	7,978 sf
Parking Spaces	10
Daily Trips	202
Total Project Construction Timeframe	18 months
Total Project material exported	560 cubic yards

1. Daily Residential Trips are based on the ITE Land Use Code 223.
2. Daily ECE Center Trips are based on the ITE Land Use Code 565.

[4] "Abode Park Lane Homes Traffic Analysis," prepared by Urban Crossroads, March 12, 2025.

Discussion of Impacts

a) No Impact.

A project's impacts on air quality would be significant if the project does not conform to, or if it obstructs, an applicable Air Quality Management Plan. The Coachella Valley Planning Area is subject to the 2022 SCAQMD Air Quality Management Plan (AQMP), and thus the proposed Project is also subject to this plan. SCAQMD works closely with local governments and actively cooperates with federal and state agencies to establish pollution emissions thresholds and guidelines for controlling emissions. The 2022 SCAQMD AQMP defines strategies to control and reduce air pollution emissions from stationary and mobile sources. The 2022 AQMD was prepared with cooperation between SCAQMD, the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) and is based in part on regional land use planning, population growth forecasting, and transportation modeling. In conformance with SB 375, SCAG prepares a Regional Transportation Plan/Sustainable Communities Strategy every four years to analyze regional development patterns and integrate policies and programs to reduce emissions. The most current report, Connect SoCal 2024, includes the most recent regional land use planning and forecast analyses, and projects that are consistent with these analyses are also consistent with the AQMP.

The Project site carries Mixed Use – Corridor (MU-C) land use and zoning designations, which permit high density housing between 20 and 30 units per acre integrated with commercial retail, professional office, and civic uses. The proposed apartment community with 167 apartments and an early childhood education center are consistent with the City's General Plan, and the proposed uses have been factored into SCAG's Connect SoCal 2024 report and the 2022 AQMP.

In conclusion, although the Proposed Project would result in air emissions, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its residential and commercial characteristics were included in the development of regional plans. No impact is anticipated.

b) Less Than Significant Impact.

The Project will have a significant impact if it causes a considerable net increase of any criteria pollutant for which the Coachella Valley Planning Area is in nonattainment per federal or state ambient air quality standards. Ambient air quality standards (AAQS) are a set of emissions thresholds that are designed to protect human health and environmental factors. An ambient air quality standard specifies the maximum amount of a pollutant that can be present in the air during a specific period and not cause harmful effects on the most sensitive members of the community and natural resources.

According to the Environmental Protection Agency, the Coachella Valley Planning Area is classified as a severe nonattainment area for ozone (O_3) and serious nonattainment for particulate matter (PM_{10}). Ozone pollution in the Coachella Valley

Planning Area can be traced primarily to the flow of photochemical smog contaminants from the South Coast Air Basin to the west. High levels of PM_{10} pollution result from the arid environment, the ubiquitous presence of sand and dust combined with agricultural activity which is concentrated in the southeastern end of the Coachella Valley

Currently, the Coachella Valley is designated as extreme nonattainment for the 2008 and 8-hour ozone standard, severe for the 2015 8-hour ozone standard, and serious for the 1987 PM_{10} standard.[5] In response to these designations the SCAQMD adopted a series of attainment plans beginning in 1987. The most current attainment plans are:

- Coachella Valley Attainment Plan for the 2008 8-Hour Ozone Standard, October 2024
- 2003 Coachella Valley PM_{10} State Implementation Plan

Construction Emissions:

For purposes of analysis, it is assumed that construction will occur over an 18-month period with completion in early 2027. The construction period includes all aspects of project development, including site preparation, grading, building construction, paving, and application of architectural coatings.

As shown in Table III-4, emissions generated by construction activities will not exceed SCAQMD thresholds for any criteria pollutant during construction. The data reflect average daily unmitigated emissions over the 18 month construction period, including summer and winter weather conditions. Per preliminary earthwork calculations, the analysis assumes a net export of 560 cubic yards of material. Applicable standard requirements and best management practices include, but are not limited to, the implementation of a dust control and management plan in conformance with SCQAMD Rule 403.1, proper maintenance and limited idling of heavy equipment, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113.

Given that criteria pollutant thresholds will not be exceeded, and standard best management practices will be applied during construction, impacts from construction activities will be less than significant.

Table III-4
Maximum Daily Construction-Related Emissions (pounds per day)

Construction Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum[1]	41.82	31.76	31.86	0.049	9.27	5.25
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds?	No	No	No	No	No	No

1. Standard dust control measures have been applied to the PM emissions.
2. All other emissions are maximum daily unmitigated estimates.

Source: South Coast AQMD CEQA Handbook (1993), updated March 2023.

[5] California Nonattainment/Maintenance Status for Each County by Year, EPA Greenbook, January 31, 2025.

Operational Emissions:
Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions.

According to the Traffic Report prepared for the Proposed Project (Appendix I), the proposed Project will generate approximately 735 daily trips for the residential land use and 202 daily trips for the commercial land use. Table III-5 provides a summary of projected emissions during the operation of the proposed Project. As shown below, operational emissions will not exceed daily SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts related to operational emissions are expected to be less than significant.

Table III-5
Maximum Daily Operational-Related Emissions (pounds per day)

Operational Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum[1]	8.76	2.02	37.02	0.046	4.30	1.24
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds?	No	No	No	No	No	No

1. Standard dust control measures have been applied to the PM emissions.
2. All other emissions are maximum daily unmitigated estimates.
Source: South Coast AQMD CEQA Handbook (1993), updated March 2023.

Cumulative Contribution: Non-Attainment Criteria Pollutants
If a project indirectly ushers in additional criteria pollution emissions by encouraging an increase in the number of vehicles traveling along a new roadway, for example, and thus causing a cumulative net increase in emissions, then the project may cause a significant impact. Given the dispersing nature of pollutant emissions and aggregate impacts from nearby jurisdictions, cumulative air quality is evaluated on a regional scale. As previously mentioned, the Coachella Valley Planning Area is a nonattainment zone for PM_{10} and ozone. Any development resulting in emissions of PM_{10}, ozone, or ozone precursors will, to some extent, contribute to the existing regional non-attainment.

The SCAQMD does not currently provide thresholds of significance for the cumulative emissions of multiple projects. A project's potential cumulative contributions can instead be analyzed using the criteria for project-specific impacts. Assuming an individual development generates less than significant construction and operational emissions, then the project would not generate a cumulatively considerable increase in non-attainment criteria pollutants and its impacts would be considered to be less than significant. As shown in Tables III-4 and III-5, emissions resulting from the proposed Project's construction and operational phases are expected to be below the threshold of what SCAQMD considers to be cumulatively considerable.

Standard best practices will be applied during construction, including dust control measures in accordance with SCAQMD Rule 403, as well as the use of low VOC content in architectural coatings per SCAQMD Rule 1113. Therefore, while the Project will contribute to incremental increases in emissions, the impacts on regional PM_{10} and ozone levels are not anticipated to be cumulatively considerable.

Summary:
As shown above, both construction and operation of the Proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Overall, impacts related to construction and operation will be less than significant and are not cumulatively considerable from a non-attainment standpoint.

c) Less than Significant Impact.

A Project will have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations. Sensitive receptors are defined as members of the population who are potentially more sensitive to air pollutants due to age and health condition. Sensitive receptors include schools, playgrounds, childcare centers, retirement homes, hospitals and residences. SCAQMD provides a Localized Significance Thresholds (LST) analysis to determine whether a project will pose significant air quality impacts on nearby sensitive receptors. LST thresholds are provided for distances of 25, 50, 100, 200 and 500 meters between a project site and a sensitive receptor. Per the SCAQMD, LST analysis is designed for projects up to five acres in size or projects that involve up to five acres of daily disturbance during construction. While the proposed the Project contains 7.54 acres, fewer than five acres would be disturbed on any given day during construction.[6]

The nearest sensitive receptor is the Desert Springs Middle School located immediately east of the Project site. A distance of 33 meters separates the Project's east boundary from the middle school sports field, and fewer than 20 meters occur between the Project's northeast boundary and the school's basketball courts. To determine if the proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used.

Based on the Project's size and proximity to the nearest sensitive receptor, the 5-acre site tables at a distance of 25 meters (nearest measurement option in LST table) were used for air quality analysis. Table III-6 shows on-site emission concentrations for Project construction will not exceed LST thresholds for carbon monoxide, nitrogen oxides, and particulate matter. Overall, the impacts will be less than significant.

[6] South Coast AQMD, "Fact Sheet for Applying the CalEEMod to Localized Significance Thresholds," https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf, accessed March 18, 2025.

Table III-6
Localized Significance Thresholds Emissions (pounds per day)

Pollutant	CO	NOx	PM_{10}	$PM_{2.5}$
Construction				
Maximum Emissions	41.82	31.76	9.27	5.25
SCAQMD LST Threshold	**2,292.00**	**304.00**	**14.00**	**8.00**
Exceed?	**No**	**No**	**No**	**No**
Operation[1]				
Maximum Emissions	8.76	2.02	0.06	1.24
SCAQMD LST Threshold	**2,292.00**	**304.00**	**4.00**	**2.00**
Exceed?	**No**	**No**	**No**	**No**

Source: CalEEMod model, version 2022.1
LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.
1. Operational emissions that affect sensitive receptors are limited to on-site area emissions. Energy and mobile emissions occur off-site and are excluded from the total.

Health Impacts

The SCAQMD is the local implementing and enforcing agency for the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (commonly known as AB 2588), which established a statewide program for the inventory of air toxic emissions from specifically identified individual facilities as well as requirements for risk assessment and public notification of potential health risks. The SCAQMD requires the preparation of an operational HRA for "facilities" associated with high levels of toxic air contaminants. The eight categories of identified sources of TACs include high-traffic freeways and roads, distribution centers, rail yards, ports, refineries, chrome plating facilities, perchloroethylene dry cleaners, and large gas stations. The Project neither proposes the development of any such facilities, nor is it situated in proximity to any such facility.

As shown in Tables III-4 and III-5, construction and operation of the Proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, localized emissions will be less than significant.

With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.

- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with carbon monoxide, nitrogen oxides and particulate matter will be less than significant overall, and that health effects will also be less than significant.

d) Less Than Significant Impact.

If the Project results in the emissions of objectionable odors that adversely affect a substantial number of people, then the Project would have a significant impact. Land uses which are likely to generate odors, other than agricultural operations, which are exempted, include chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rail yards, and wastewater treatment plants.[7]

Short term odors associated with paving and construction activities could be generated by the Project's construction; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases and would occur for short time periods during the construction phase only.

At buildout, the residential units and ECE will generate typical odors, including cooking odors, but will not generate objectionable odors. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

"Abode Park Lane Home LOS Analysis Scope," prepared by Urban Crossroads, January 15, 2025.

CalEEMod Version 2022.1.

City of City of Desert Hot Springs General Plan, May 26, 2020.

EPA Greenbook, January 31, 2025.

South Coast AQMD Air Quality Significance Thresholds, revised March 2023.

[7] SCAQMD Guidance Document, Chapter 2: Air Quality Issues Regarding Land Use.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 Game 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, regulations or by the California Department of Fish and Game 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?			✓	

Environmental Setting

The Coachella Valley occurs within the Colorado Desert, a warmer and drier ecological subregion of the larger Sonoran Desert ecoregion. The Colorado Desert subregion is bounded by the Colorado River to the east, the Mojave Desert ecoregion to the north, and the San Bernardino, San Jacinto, and Santa Rosa Mountain ranges to the west. Much of the Colorado Desert sits between -275 feet and 3,000 feet in elevation, while the highest

elevations are found at the top of Mt. San Jacinto (10,835 feet) and Mt. San Gorgonio (11,499 feet). The City of Desert Hot Springs occurs at approximately 1,000 feet above sea level on the alluvial fan extending from the base of the San Bernardino Mountains and overlooks the lower elevation Coachella Valley cities toward the south and southeast. Adjoining the Sand to Snow National Monument and Joshua Tree National Park, the City contains significant biological resources.

Average daytime temperatures in Desert Hot Springs tend to be slightly lower than those of other Coachella Valley cities and range from 103° Fahrenheit in July to 50° in December, with the average annual rainfall at less than two inches. The environmental extremes have led to the evolution of highly specialized desert species, some of which are endemic to the region. Development throughout the Coachella Valley is guided by regulations meant to protect remaining habitats for diminishing and endangered biological resources embodied in the Coachella Valley Multiple Species Habitat Conservation Plan, as described below.

Coachella Valley Multiple Species Habitat Conservation Plan

The City and the Project site are located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), a regional plan that allows for economic development in a manner that also preserves 27 different natural communities and protects 27 native species across 1.2 million acres of the Coachella Valley. The CVMSHCP establishes specific conservation areas where habitat, ecological processes, and/or wildlife corridors are protected from development activity. Multiple conservation areas occur in and surround the City. The Project site is 0.60 miles east of the Upper Mission Creek/Big Morongo Canyon Conservation Area, 1.5 miles west of the Long Canyon Conservation Area, 1.4 miles north of Willow Hole Conservation Area. Further away from the Project site, Joshua Tree National Park and Edom Hill Conservation Areas are approximately 5 miles northeast and southeast respectively.

The following discussion of impacts is based on the September 2024 Habitat Suitability Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Report[8] (Report). Due to the presence of western burrowing owl on the Project site, a follow up plan, Western Burrowing Owl Avoidance and Relocation Plan (Owl Plan)[9] was prepared in January 2025. Both reports are provided in Appendices B and C.

For the Report, biologists conducted an exhaustive literature review to ascertain special status plant and animal species that are known to occur within a five-mile radius of the Project site. A field assessment of the Project site and the Project vicinity, a 500-foot radius around the site, was conducted on foot on August 6, 2024. All site conditions including weather, topography and soil, signs of animal activity, and resident plant species were recorded.

[8] "Habitat Suitability Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Report – Assessor Parcel Number 656-040-061," WSP USA Environment and Infrastructure, Inc., September 13, 2024.

[9] "Western Burrowing Owl Avoidance and Relocation Plan - Assessor Parcel Number 656-040-061," WSP USA Environment and Infrastructure, Inc., January 2025.

Discussion of Impacts

a) Less Than Significant Impact With Mitigation Incorporated.

The Project will pose a significant impact if it results in 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 Game or U.S. Fish and Wildlife Service.

Plants Observed

On-site vegetation is described as Sonoran mixed woody and succulent scrub, also known as Sonoran creosote bush-white bursage scrub. The most frequently occurring perennial plant species are creosote bush *(Larrea tridentata)*, white bursage (*Ambrosia dumosa*), as well as Mojave indigobush (*Psorothamnus arborescens*). Less dominant perennials include annual bursage (*Ambrosia acanthicarpa*), California croton (*Croton californicus*), desert twinbugs (*Dicoria canescens*), primrose sp (*Camissonia sp*), cheesebush (*Ambrosia salsola*), fanleaf crinkelmat (*Tiquila plicata*), four-wing saltbush (*Atriplex canescens*), desert palafox (*Palafoxia arida*), narrow-leaved johnstonella (*Johnstonella angustifolia*), rattlesnake week (*Euphorbia albomarginata*), Mexican palo verde (*Parkinsonia aculeata*), brittlebush (*Encelia farinosa*), redstem filaree (*Erodium cicutarium*), and Russian thistle (*Salsola tragus*). None of the observed plant species are considered to be special status species.

Non-native and invasive species mixed in with the native vegetation that were noted include Sahara mustard (*Brassica tournefortii*), short-pod mustard (*Hirschfeldia incana*), and common Mediterranean grass (*Schismus barbatus*).

Vertebrates Observed

During the field survey, 11 species of vertebrates were observed, three of which are special status species and the other eight are common to the region. Of the six bird species noted, three were common to the region: mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), and rock pigeon (*Columba livia*). Three of the bird species were of special status: Loggerhead shrike (*Lanius ludovicianius*), horned lark (*Eremophila alpestris*), and western burrowing owl (*Athene cunicularia*).

Mammal species observed on the Project site include desert cotton tail (*Sylvilagus audubonii*), California ground squirrel (*Otospermophilus beecheyi*), and Botta's pocket gopher (*Thomomys bottae*). Numerous small mammal burrows were seen although the animal inhabitants could not be identified. Larger carnivores were also not observed, but given the presence of small mammals, they have potential to move through the Project site.

Reptiles that were identified during the field survey were the western whiptail (*Aspidoscelis tigris*) and the side-blotched lizard (*Uta stansburiana*. Reptiles that could occur on the Project site, but were not observed include the desert iguana (*Dipsosaurus dorsalis*), zebra-tailed lizard (*Callisaurus draconoides*), desert horned lizard (Phrynosoma platyrhinos), red coachwhip (*Coluber flagellum*), glossy snake

(*Arizona elegans*), Colorado Desert shovel-nosed snake (*Chionactis occipitalis annulata*), and Colorado Desert sidewinder (*Crotalus cerastes laterorepens*).

Special Status Species

The literature review of the Project vicinity, which includes the Project site and a five-mile radius, generated a list of 38 special status species and communities that occur in the vicinity, several of which have the potential to occur on the Project site although were not observed during the site survey. The Report is provided in Appendix B and contains the full list of special status species.

Of these 38 special status species, 26 are absent from the Project site due to the lack of suitable habitat. Of the 12 remaining species, three were observed on the Project site: Loggerhead shrike (*Lanius ludovicianius*), horned lark (*Eremophila alpestris*), and western burrowing owl (*Athene cunicularia*). Although the loggerhead shrike was observed, the lack of nesting habitat suggests that the species does not reside on the Project site. The Project site contains suitable habitat for horned lark, and they were observed foraging, but not nesting. The Project site contains suitable habitat for burrowing owls, which were observed both on and adjacent to the site. Active use of burrows was also identified during the field survey, which indicates breeding and nesting activity.

Of the remaining 12 species with potential to occur on the Project site or within the vicinity, six are fully covered and conserved under the CVMSHCP while the other six are not covered. Participation in the CVMSHCP and payment of the development fee would mitigate potential impacts to these six species who are otherwise protected in conservation areas. These twelve species and the probability to occur on the Project site are described in Table IV-1.

Table IV-1
Special Status Species Potentially Occurring on the Project Site

Special Status Species	Probability to Occur on the Project Site
• Coachella Valley milk vetch (*Astragalus lentiginosus var. coachellae*)	• High: Suitable habitat present but not observed. • Fully covered by MSHCP
• Little San Bernardino Mountains linanthus (*Linanthus maculatus maculatus*)	• Very Low: Marginally suitable habitat present. • Fully covered by CVMSHCP
• Harwood's eriastrum (Eriastrum harwoodii)	• Very low: Marginally suitable habitat is present, but stabilized and disturbed. • Not covered by CVMSHCP. •
• Arizona spurge (Euphorbia arizonica)	• Very low: Marginally suitable habitat is present, but is disturbed and isolated. • Not covered by the CVMSHC
• Slender cottonheads (Nemacaulis denudate var gracilis)	• Very Low: marginally suitable habitat present • Not covered by CVMSHCP

Table IV-1
Special Status Species Potentially Occurring on the Project Site

Special Status Species	Probability to Occur on the Project Site
• Spiny-hair blazing star (Mentzelia tricusis)	• Low: Marginally suitable habitat is present • Not covered by CVMSHCP
• Coachella Valley Jerusalem cricket (*Stenopelmatus cahuilaenis*)	• Low: Suitable habitat present, but disturbed and stabilized. • Fully covered by CVMSHCP
• Palm Springs pocket mouse (*Perognathus longimembris bangsii*)	• Very low: Habitat marginally suitable but disturbed and isolated. • Fully covered by CVMSHCP
• Coachella Valley round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*)	• Very low: Habitat marginally suitable but disturbed and isolated. • Fully covered by CVMSHCP
• Loggerhead shrike (*Lanius ludovicianus*)	• **Occurs, High:** Observed foraging on site. Suitable dense, thorny or spiny tree/shrub habitat lacking for nesting. • Not covered by CVMSHCP
• Horned lark (*Eremophila alpestris*)	• **Occurs, High:** Observed foraging on site. Suitable habitat for nesting is present on site. • Not covered by CVMSHCP
• Western burrowing owl (*Athene cunicularia*)	• **Occurs, High:** Observed birds nesting on site and adjacent to site. Burrows active on site and adjacent to site. Suitable habitat present. • Fully covered by CVMSHCP

In order to reduce impacts to special status birds, a pre-construction nesting bird survey of the Project site to identify the presence of special status species would be required if construction activities are proposed to begin during the nesting season (January 15 through August 31). If any individuals are identified on the Project site, they would need to be protected from construction activity, and the qualified biologist would allow activities to resume after the birds have fledged. Mitigation Measure BIO-1 below provides details for conducting the pre-construction survey.

Horned Lark

A small flock of horned larks were observed foraging on the Project site during the field survey. Their nests consist of small depressions in bare ground near clumps of grass, or rocks. While the habitat was noted to be suitable for nesting, nesting was not observed during the field survey. The horned lark is designated as a Bird of Conservation Concern (BCC) by the USFWS and is protected under the Migratory Bird Treaty Act (MBTA), and disturbances during nesting would be considered significant per CEQA and are prohibited per MBTA and the California Fish and Game Code. To avoid potential impacts, a nesting bird survey will be required if ground disturbance construction activities are scheduled during nesting season, January 15 through August 31. See Mitigation Measure BIO-1 below for details. The implementation of this measure would reduce impacts to horned larks to less than significant levels.

Western Burrowing Owl

During the field survey, ten individual burrowing owls, which included at least two adult pairs and juveniles, were observed actively occupying different burrows both on the Project site and adjacent to the Project site. This occupation suggests that the burrowing owls are residents and are likely going to remain after nesting season.

Western burrowing owls are protected under the MBTA and by the US Fish and Wildlife Service as a Bird of Conservation Concern (BCC). Additionally, as of October 10, 2024, the California Fish and Game Commission designated the western burrowing owl as a candidate species for listing. While the candidacy is under review by the CDFW, the species receives full California Endangered Species Act (CESA) protections which prohibit the "taking" of individuals. Although the species is fully covered by the CVMSHCP, taking of this species is not permitted.

The Project applicant is required to provide the Coachella Valley Conservation Commission (CVCC) with the findings of the biological resources assessment report (BRAR) and describe the status of the burrowing owls on the Project site. The BRAR author is required to notify the California Department of Fish and Wildlife (CDFW) of all special status species observations on the Project site. In addition, to avoid impacts to the resident burrowing owls, the Project is required to follow the requirements of CDFW in its Staff Report of 2012, including prescribed actions of the Western Burrowing Owl Avoidance and Relocation Plan (Plan) prepared for the Project. Because the impacts to burrowing owl would be significant without mitigation, Mitigation Measure BIO-2 is provided below.. Project site disturbance activities should be scheduled outside of burrowing owl nesting season, which is February 1 through August 31. A copy of the Plan is provided in Appendix C. With implementation of mitigation, impacts to burrowing owls will be reduced to less than significant levels.

Summary

The construction of the Project would result in the permanent loss of seven acres of creosote scrub habitat and associated biological resources. The CVMSHCP provides a permitting process to mitigate impacts to biological resources and reduce those impacts to less than significant levels. Of the three special status that occur on the Project site, only one is covered by the CVMSHCP, the western burrowing owl. However, all three species require additional mitigation measures to ensure the reduction of impacts to less than significant levels.

With implementation of the BIO-1 and BIO-2 mitigation measures to protect potentially occurring nesting birds and burrowing owls, impacts to potentially occurring candidate, sensitive, or special status species would be reduced to less than significant levels.

b, c) No Impact.

There are no riparian habitats, protected wetlands, marshes, vernal pools, or other sensitive communities that are protected by US fish and Wildlife Service or the California Department of Fish and Wildlife occurring on the Project site. There would be no impact to any such natural community by this Project.

d) Less Than Significant Impact With Mitigation Incorporated.

The Project site is in an urban area and surrounded by developed lots. There are no known wildlife corridors or biological linkages either on or adjacent to the Project site. However, due to the presence of western burrowing owls on the site and the close proximity to the park to the south, the potential for migratory birds to occur on the Project site is not precluded. To reduce potential impacts to migrating species, the Project would be required to conduct take avoidance surveys, which are explained below as BIO-1 and BIO-2. Adherence to survey protocols would reduce potential impacts to nesting birds and burrowing owls to less than significant levels.

e, f) Less Than Significant Impact.

The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Likewise, the Project would not conflict with an adopted habitat conservation plan, natural community conservation plan, or any other approved local, regional, or state habitat conservation plan.

The City of Desert Hot Springs is a signatory to the CVMSHCP and therefore the Project is subject to the payment of a Development Mitigation Fee, which would mitigate potential Project impacts to CVMSHCP-covered species. The Project site is within CVMSHCP modeled habitats for four special status fauna species, although none of these species was observed on the Project site: desert tortoise (*Gopherus agassizii*), Le Conte's thrasher (*Toxostoma lecontei*), Coachella Valley round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*), Palm Springs pocket mouse (*Perognathus longimembris bangsii*. Three CVMSHCP Conservation Areas occur near the Project site: the Upper Mission Creek/Big Morongo Canyon Conservation Area is 0.60 miles to the west; the Long Canyon Conservation Area is 1.5 miles to the east; the Willow Hole Conservation Area is 1.4 miles to the south, which contributes the occurrence of the Project site within CVMSHCP modeled habitats. No known CVMSHCP designated wildlife corridors or biological linkages occur on the Project site.

Adherence to the mitigation measures and payment of the mandated development fee would ensure that the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

Mitigation Measures:

BIO-1 Bird nesting season for resident birds in Southern California occurs between January 15 and August 31. To avoid impacts to resident and migratory nesting birds, all vegetation clearing, ground disturbance, and construction activity should be scheduled between September 16 and January 31 if possible. If construction occurs during the nesting season, a certified avian biologist must conduct a pre-construction nesting bird survey (NBS) immediately prior to scheduled construction activity. If active nests be identified, the biologist will demarcate a no-work buffer zone(s) around the active nest(s) and check the nest site(s) weekly until the young birds fledge and the

nest(s) become inactive. The buffer zone size would be based on the nesting species, its sensitivity to disturbance, nesting stage and the expected intensity and duration of disturbance. No ground or vegetation disturbance shall occur within the nest site buffer zone(s) until the qualified biologist determines that the young have successfully fledged, and the nest is inactive. Per CDFW recommendations, a buffer of 500 feet shall be set for listed species and birds of prey, and a buffer of 100 to 300 feet shall be set for unlisted songbirds.

BIO-2 The western burrowing owl are protected under the MBTA, by the US Fish and Wildlife Service as a Bird of Conservation Concern (BCC) and designated as a candidate species by the CFGC. All burrowing owls must be either avoided or relocated prior to any ground disturbance or plant removal. The Project is required to adhere to the protocols and schedule described in the "Western Burrowing Owl Avoidance and Relocation Plan for Park Lane Homes Assessor's Parcel Number 656-040-061 (Plan)" written by WSP USA Environment and Infrastructure, Inc., and appended to this Initial Study as Appendix C. The Plan provides details to ensure that construction activities would not significantly impact the resident burrowing owl. Such activities include, but are not limited to the following actions:

- Scheduling ground disturbance and site preparation outside of nesting season.
- Conducting pre-construction site surveys with biologists approved by the Coachella Valley Conservation Commission.
- Mapping the locations of the burrows; documenting all signs of existing burrowing owls on the Project site.
- Locating suitable burrows off-site.
- Installation of artificial burrows off-site as needed.
- No disturbance buffer zones around burrows on-site

The Plan adheres to the CDFG 2012 Staff Report on Burrowing Owl Mitigation.

Mitigation Monitoring:

BIO-A The Project applicant shall complete a preconstruction nesting bird survey for MBTA and CDFW covered birds and the relocation of western burrowing owl. The City shall receive a copy of the survey(s) and reports prior to issuing any permit allowing ground disturbance on the Project site. Results of the preconstruction surveys are to be kept on file at City Hall.

Responsible Parties: Project applicant, project biologist, Planning Department, City Engineer

Sources:

"Habitat Suitability Assessment and Coachella Valley Multiple Species Habitat Conservation Plan Consistency Report: Palm and Park Project Assessor's Parcel Number 656-040-061," WSP USA Environment & Infrastructure, Inc., September 13, 2024

"Western Burrowing Owl Avoidance and Relocation Plan for Park Lane Homes Assessor's Parcel Number 656-040-061 (Plan)," WSP USA Environment and Infrastructure, Inc., January 2025.

California Code, Fish and Game Code 3503 and 3503.5, last updated January 1, 2023.

V. CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 formal cemeteries?				✓

Environmental Setting

Under CEQA, the term, "cultural resources," encompasses a broad range of artifacts spanning prehistoric and historic eras that are comprised of traces or remains of humans and human cultures who lived in California. Sites may contain archaeological artifacts, belonging to indigenous cultures and non-indigenous cultures. Archaeological resources may include items such as tools, carvings, structures, and sites, that are associated with scientifically recognized important prehistoric or historic events or cultures and that contain important scientific research value. Cultural resources also include "historic" resources, which are associated with the more recent built environment such as old houses, structures, roads, walls, etc. In addition, cultural resources include traditional cultural places, objects, records and manuscripts. "Tribal resources" refer to a specific class of cultural resources that are significant to California Native American Tribes. These resources are discussed further in the Tribal Cultural Resources Section XVIII.[10]

Per CEQA, cultural resources that are significant are labeled as "historical" resources and warrant a certain level of protection from a project's impacts. An historical resource may be prehistoric or historic in age and may be archaeological and/or significant to a California Native American Tribe.

The lead agency may consider resources to be historically significant if they meet criteria for listing in the California Register of Historical Resources, which contains all resources listed in the National Register of Historic Resources. Section 15064.5 of the CEQA Guidelines defines a historical resource as the following[11]:

[10] "Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020.

[11] "Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5

1) A resource that is listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources is historically significant.

2) A resource is considered to be historically significant if is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code.

3) Any object, building, structure, site, place, record, or manuscript which a lead agency determines to be historically significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be a significant historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

4) Finally, a lead agency may determine that a resource is historically significant even if it has not been previously listed in or determined to be eligible for listing in the California Register of Historical Resources and is not already included in a local register of historical resources, or previously identified in a historical resources survey.

The following discussion of the Project area and impacts is based on the "Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," prepared by CRM TECH (referred to as "Cultural Resources Report"). Appendix D contains a complete copy of the Report. Researchers conducted an historical and archaeological records search, historical background research, an intensive-level site survey, and contacted local Native American representatives.

The City of Desert Hot Springs is located at the northwestern end of the Coachella Valley, a low-lying desert region at the west extent of the Colorado Desert and surrounded by mountain ranges. Temperature extremes from 32º to 120º Fahrenheit, wide elevation ranges from -230 up to 11,000 feet, and annual rainfall under 5 inches characterize the region. The City and the surrounding Coachella Valley have been the central home of the Desert Cahuilla People.

Prehistoric Setting

The Cahuilla People have inhabited the Coachella Valley and surrounding mountains for thousands of years. Earliest evidence of prehistoric human activities dates from the Paleoindian Era (10,000 to 8,000 years ago) and consists of "very simple stone tools, 'cleared circles, rock rings, [and] some geoglyph types.'" The Early Archaic Period (8,000 to 4,000 years ago), and Late Archaic Period (4,000 to 1.500 years ago) are identified by "groundstone artifacts." The Late Prehistoric Era (1,500 to 250 years ago) provides the most amount of early human civilization. Ceramics are frequently recorded from this era.

Cahuilla life in the Coachella Valley during the Holocene Epoch, a geologic timeframe beginning at the end of the last ice age about 11,700 years ago, was influenced by the intermittent presence of Ancient Lake Cahuilla toward the eastern portion of the Coachella Valley followed by the lake's desiccation and absence. Periodically, the lake would fill the

Salton Basin when the Colorado River would temporarily turn northward from its usual course to the Gulf of California. Lakeshore mineral deposits along the lower Santa Rosa foothills up to 42 feet above sea level suggest the high stand of the most recent inundation approximately 500 years ago. Artifacts from Cahuilla presence around the ancient lakeshore include "brown and buff ware ceramics, groundstone and projectile point types, ornaments, and cremation remains."[12]

Ethnohistoric Setting

The name "Cahuilla" translates to "the master," "the powerful one," or "the one who rules."[13] Traditional Cahuilla territory shares a border with that of the Serrano in present-day Joshua Tree National Park to the north and stretches from the Colorado River to the east over to the San Jacinto Mountains and the San Gorgonio Pass to the west, and includes the Santa Rosa Mountains to the south. Three distinct ecological conditions, the low desert of the Coachella Valley, the higher desert of the San Gorgonio Pass area, and the higher elevation mountains, separated the Cahuilla nation into three geographically distinct groups: Desert Cahuilla, Western (or, Pass) Cahuilla, and Mountain Cahuilla. While actual population data is difficult to establish, the Cahuilla may have numbered between 3,600 to 10,000 living in many villages throughout the Coachella Valley, Pass area, and the mountain ranges. Today, nine bands of Cahuilla are officially recognized across these three groups.

Cahuilla family groups associated with one of two moieties, the Tuktum (Wildcat) or the Istam (Coyote) and were organized along patrilineal lines. Cahuilla are a Takic-speaking people who traditionally relied on hunting and gathering. Local wildlife and plants provided food, medicine, and materials needed for clothing, cooking, shelter, and hunting. Acorns, mesquite beans, cacti, pinyon nuts, yucca, agave, and fan palms were commonly used.

The Spanish Mission System began in California in 1776, however, due to the remoteness of their territories in the mountains and deserts, many of the Cahuilla remained out of reach of the Mission System until 1819 when an outpost, or Asistencia, of the San Gabriel Mission was built in the Redlands area. Thus began the forced transition of many Cahuilla from their traditional homelands and lifestyles to the lifestyle and labor of the Spanish Missions. The late 1800s saw the arrival of the railroad and non-Native agriculturalists who were given traditional Cahuilla lands by the federal government to convert into farmland.

Historic Setting

The earliest European explorers arrived in the Coachella Valley in 1823 seeking a route to Yuma, Arizona. The hot and arid desert climate precluded most non-Native people from exploring the low desert until more established trails, and eventually the Southern Pacific Railroad (1876), were constructed. During the 1870s, the railroads brought farmers and other land prospectors to the West to claim land under the Homestead Act of 1862 and the Desert

[12] "Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," CRM TECH, November 7, 2024.

[13] "History and Heritage," Augustine Band of Cahuilla Indians, https://augustinetribe-nsn.gov/cahuilla-people/#:~:text=The%20Cahuilla%20can%20be%20generally,and%20practiced%20the%20same%20traditions, accessed February 12, 2025.

Land Act of 1877. The availability of land and the presence of plentiful groundwater launched agriculture as the dominant economic engine of eastern Riverside County and Imperial County.

Records Search

In lieu of a records search for this Report, the CRM TECH archaeologist constructed a complete coverage of existing records within the Project site and for properties occurring within a one-mile radius of the Project site. This research revealed that the Project site had not been previously surveyed for cultural resources and thus no cultural resources have been recorded within or adjacent to the Project boundary. Within the one-mile radius of the Project site, approximately 40% of the land had been surveyed prior to August 2024 and three historical/archaeological sites were recorded. Two of the three sites were located one-half mile northeast of the Project site near the Two Bunch Palms natural spring and were of Native American origin. One site occurred 450 feet west of the Project site and was of more recent historic period. None of the sites occur within the Project boundary or its immediate vicinity and thus no further consideration is required. The three resources are described in Table V-1.

Table V-1
Previously Recorded Cultural Resources Within One-Mile Radius of Project Site

Resource Number	Date Recorded	Resources Description
33-001246/CA-RIV-1246	1977	• Midden and habitation debris with lithic debitage, ceramic sherds, groundstone artifacts, fire-affected rocks, burned faunal fragments, and possible hearths/roasting pits
33-008409	1988	• Historical segment of Palm Drive
33-016938/CA-RIV-8105	2008	• Habitation debris with lithic debitage, ceramic sherds, groundstone fragments, fire-affected rocks, and faunal fragrments

Source: "Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," prepared by CRM TECH, November 7, 2024.

Historical Background Search

Sources for the historical background research for the Project site and the Project vicinity included published literature describing local and regional history, Nationwide Environmental Title Research (NETR) aerial/satellite photographs of the project vicinity dated 1972-2024, historical maps of the Desert Hot Springs area, and historical maps such as the U.S. General Land Office (GLO) land survey plat maps of 1856, and USGS topographic maps dated 1940-1979.

The Project site and immediate vicinity remained unaltered by human activities until the forerunner of Park Lane, a dirt road, appeared between 1972 and 1977. On the surrounding properties development began in the 1980s through 1990s beginning with the Desert Hot Springs Town Center shopping center to the north. On the west half of the Project parcel, the Riverside County service facility was constructed between 2010 and 2012, and the Desert Hot Springs Library was constructed between 2020 and 2021. The east half of the Project

parcel was cleared and leveled in 2021, and no other activities have since occurred on the Project site. Based on the historical research, the evidence suggests that the Project site was never settled and has remained unused.

Native American Consultation

A written request to the State of California Native American Heritage Commission (NAHC) for a Sacred Lands File records search was submitted. The NAHC provided a list of 28 contacts representing 14 local tribes to contact for further evaluation of the presence of potential cultural resources. In addition, CRM TECH contacted the Agua Caliente Band of Cahuilla Indians (ACBCI) to request supplemental information regarding potential tribal cultural resources on the Project site an in the vicinity. ACBCI was invited to participate in the archaeological fieldwork. In response, Luz Salazar, Cultural Resources Analyst at the Agua Caliente Tribal Historical Preservation Office, confirmed that the vicinity of the Project site occurs within the tribe's Traditional Use Area and that Tribal Cultural Resources are adjacent to the Project area. Therefore, the ACBCI requested to review all cultural resources documentation pertaining to the Project, as well as archaeological monitoring of all ground-disturbing activities on the Project site.

Field Survey

An intensive-level field survey of the Project site was conducted. The Project archaeologist walked a series of parallel east-west transects spaced 15 meters (50 feet) apart and examined the entire ground surface of the Project site for evidence of human activities dated 50 years and older. Negative results of the field survey indicate that no prehistoric or historic resources were present on the surface of the Project site. Only scattered modern refuse was observed.

Discussion of Impacts

a, b) Less Than Significant Impact with Mitigation Incorporated.

The Cultural Resources Report states that the records search, the historical background research and the field survey found that neither historical nor archaeological resources of any type were previously recorded or recently identified on the Project site. The Project site and immediate vicinity had remained vacant, undeveloped, and unaltered by any human activities until the dirt road, which would eventually become Park Lane, appeared in aerial imagery between 1972 and 1977. The property north of the Project site was first developed in the early 1980s as a shopping center, and the west half of the Project parcel became the site of a County facility and the City's public library between 2010 and 2021, respectively. Per the Cultural Resources Report, no potential historical resources were observed on the Project site.

Based on the findings of the historical background research, the intensive-level field survey, and the Native American consultation, a preliminary conclusion may be made that the Project would not cause a substantial adverse change in the significance of any archaeological or historic resources. However, should buried cultural artifacts be discovered during ground disturbance activities, the impact on these resources could be significant. In order to reduce these impacts, Mitigation

Measure CUL-1 is provided below, which requires that all work at the Project site be monitored by a qualified archaeologist and a Tribal monitor. . Should the artifact be found to be significant under CEQA, an archaeological treatment plan and further data recovery may be required. Impacts would be less than significant with the implementation of this mitigation measure.

c) No Impact.

No human remains or cemeteries were identified as occurring on the Project site. Should any human remains be found during the construction phase, California Health and Safety Code § 7050.5 requires that all excavation activity must stop, and the County Coroner must inspect the site. If the remains are identified as those of a Native American individual by the Coroner, the NAHC is informed and required to contact the Most Likely Descendant. The descendant will recommend the appropriate next step. This state law requirement would ensure that the Project would not impact any potentially occurring human remains.

Mitigation Measures:

CUL-1 All earth moving activities shall be monitored by a qualified archaeologist and a Tribal monitor of the ACBCI. The archaeologist shall be empowered to stop or redirect work activities, and shall quickly determine the significance of any find on the site. Any resource recovered on the site shall be professionally curated, and placed in a repository of ACBCI's choosing.

Monitoring: None required.

CUL-A The Project archaeologist will provide a report of findings to the City within 30 days of the completion of monitoring activity.
Responsible Parties: Project archaeologist, Planning Division

Sources:

"Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," CRM TECH, November 7, 2024.

"Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020.

"Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5.

"The Cahuilla People," Augustine Band of Cahuilla Indians, 2018, accessed March 28, 2024.

VI. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			✓	

Environmental Setting

Southern California Edison: In the City of Desert Hot Springs, electricity is provided by Southern California Edison (SCE). SCE distributes electricity to 15,000,000 people throughout central, coastal and southern California (excluding the City of Los Angeles). The 50,000-square-mile service area includes over 180 incorporated cities and a majority of the unincorporated communities within 15 counties. Table VI-1 compares the mix of electric power sources that supplied SCE's 2022 delivery of electricity to that of California's total power mix.

Table VI-1
2022 Electric Power Mix Delivered to SCE Customers

Energy Source	SCE	State Power Mix
Eligible Renewables[1]	33.2%	35.8%
Biomass & Biowaste	0.1%	2.1%
Geothermal	5.7%	4.7%
Eligible Hydroelectric[2]	0.5%	1.1%
Solar	17.%	17.0%
Wind	9.8%	10.8%
Coal	0.0%	2.1%
Large Hydroelectric	3.4%	9.2%
Natural Gas	24.7%	36.4%
Nuclear	8.3%	9.2%
Other	0.1%	0.1%
Unspecified Power[3]	30.3%	7.1%
TOTAL	100%	100%

[1] Eligible renewable percentage does not refer to the RPS compliance.
[2] Large hydroelectric plants generate more than 30MW. Small hydro plants generate under 30MW and qualify as "renewable energy" under the RPS.
[3] Unspecified power is electricity purchased through open market transactions and cannot be traced to a specific source of electricity.
Source: SCE 2022 Power Content Label

In 2022, electricity distributed throughout San Bernardino County was primarily sourced from natural gas power plants (8187 GWh), renewables (3,566 GWh), large hydroelectric plants (551 GWh), and coal (273 GWh).[14]

Southern California Gas: Natural gas is provided to the City by Southern California Gas and is used for home heating, water heating, laundry dryers and gas stoves. More than 90% of the natural gas consumed in California is sourced from Texas and New Mexico, and the SoCalGas transmission network consists of storage facilities and pipelines. Southern California Gas is committed to reducing greenhouse gas emissions by supporting the development of renewable natural gas (RNG) resources. Unused methane that is released from landfills, composted food waste, dairies, and wastewater treatment plants can be captured and transported along existing SoCalGas gas pipelines.

California State Standards: To reduce energy consumption and pollution emissions, the State of California has enacted several laws and building codes to guide the construction and operations of commercial and residential development. The California Code of Regulations (CCR) Title 24, Part 6, "California's Energy Efficiency Standards for Residential and Nonresidential Buildings," (Energy Code, or Title 24) was established in 1978 and is updated regularly. In 2007, Title 24, Part 11, also known as the Green Building Standards Code (CALGreen) was added to the CCR. Together the Energy Code and CALGreen address all stages of building construction from the planning process to the end use and set standards for reducing energy and water use, for materials recovery and conservation, and reducing construction and operational impacts on the local environment.

The Renewable Portfolio Standard required electricity providers to derive 33% of their electricity from renewable sources by 2020. Senate Bill 100 furthered this target by requiring 60% of electricity to be derived from renewable sources by 2030 and 100% by 2045.

Senate Bill 375 established new planning processes to facilitate coordination between land use planning, regional transportation plans and funding priority with the goal of reducing regional vehicle miles traveled (VMT) and thus reducing transportation energy use and greenhouse gas emissions.

Desert Hot Springs Climate Action Plan

In 2013 the City adopted a Climate Action Plan (CAP) to guide the implementation of programs aimed at reducing greenhouse gas emissions citywide. At the time, the CAP forecasted that by 2020, the City would need to reduce emissions by 48,769 metric tons of carbon dioxide equivalent ($MTCO_2e$) in order to meet the then State AB 32 GHG reduction target. Emissions reductions would stem from sectors including but not limited to greater energy efficiency achievements, reduction of solid waste, installation of renewable energy systems, and the growth of alternative transportation systems. The City's CAP has not been updated since its initial adoption.

[14] Total Generation by Type and County 2022, California Energy Commission, August 10, 2023.

Discussion of Impacts

a) Less Than Significant Impact.

The Project entails the development of a residential neighborhood with 167 multi-family units, a community pool, common outdoor open spaces, an early childhood education center, and parking for 232 cars. Energy would be used during the 18-month construction phase and the build out operational phase.

Construction Phase

During construction, the Project would use energy during site preparation, grading, building construction, paving, and architectural coating. To operate construction equipment and worker transportation, the primary sources of energy would consist of petroleum fuels including gasoline and diesel fuels. Electricity would be used to operate a temporary construction office, lighting, climate control, and electric power equipment. Table VI-2 provides fuel consumption estimates for the construction phasing timeline of the Project. Construction equipment schedules, equipment power ratings, and load factors were programmed into CalEEMod. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hour per gallon (hp-hr-gal.), per the California Air Resource Board's (CARB's) Carl Moyer Program Guidelines (2017).[15] CalEEMod assumes all construction equipment is diesel powered. Total fuel consumption for construction activities is estimated to be 44,038 gallons of diesel fuel.

Table VI-2
Project Construction Equipment Fuel Consumption Estimates

Phase	Duration (Days)	Equipment	HP Rating	Qty	Usage Hours	Load Factor	HP-hrs/day	Fuel Consumption
Site Preparation	20	Rubber Tired Dozers	367	3	8	0.4	3,523	3,809
		Tractors/Loaders/Backhoes	84	4	8	0.37	995	1,075
Grading	50	Graders	148	1	8	0.41	485	1,312
		Excavators	36	1	8	0.38	109	296
		Tractors/Loaders/Backhoes	84	3	8	0.37	746	2,016
		Rubber Tired Dozers	367	1	8	0.4	1,174	3,174
Building Construction	270	Forklifts	82	3	8	0.2	394	5,744
		Generator Sets	14	1	8	0.74	83	1,210
		Cranes	367	1	7	0.29	745	10,873
		Welders	46	1	8	0.45	166	2,417
		Tractors/Loaders/Backhoes	84	3	7	0.37	653	9,526
Paving	35	Pavers	81	2	8	0.42	544	1,029
		Paving Equipment	89	2	8	0.36	513	971
		Rollers	36	2	8	0.38	219	414
Architectural Coating	30	Air Compressors	37	1	6	0.48	107	173
TOTAL Construction Equipment Fuel Demand (Gallons Diesel Fuel)								**44,038**
Fuel consumption = [(Usage Hours x Qty.) x Load Factor] x HP Rating/18.5 x Number of Days								

[15] "Fuel Consumption Rate Factors, Table D-21," Carl Moyer Program Guidelines, Volume I: Program Overview, California Environmental Protection Agency Air Resources Board, June 20, 2017, https://ww2.arb.ca.gov/sites/default/files/classic/msprog/moyer/guidelines/2017/2017_cmpgl.pdf.

The estimated amount of fuel consumed by construction worker trips is provided below in Table VI-3. Construction phase duration, trip type, number of worker trips per day and average trip lengths are provided by the CalEEMod report. The U.S. Department of Energy Alternative Fuels Data Center provides the average vehicle fuel economy estimates.[16] For this analysis, it is assumed that the majority of worker trips would be by car (24.4 mpg), hauling trips would be by Class 8 trucks (6.45 mpg, diesel), and vendor trips would be by delivery trucks (7.7 mpg, diesel). The total amount of fuel that will potentially be consumed by construction workers, vendors, and haulers traveling to the Project site is 37,661 gallons of gasoline.

Table VI-3
Construction Worker Fuel Consumption Estimates

Phase	Duration (Days)	Trip Type	Worker Trips/ Day	Trip Length (Miles)	VMT	Avg. Fuel Economy (mpg)	Fuel Consumption (gallons)
Site Preparation	20	Worker	18	18.5	4,662	24.4	273
		Vendor	1	10.2	204	7.7	26
Grading	50	Worker	15	18.5	13,875	24.4	569
		Vendor	1	10.2	510	7.7	66
		Hauling	1	20	1,000	6.4	156
Building Construction	270	Worker	125	18.5	624,375	24.4	25,589
		Vendor	21	10.2	57,834	7.7	7,511
Paving	35	Worker	54	18.5	9,712	24.4	398
		Vendor	20	10.2	19,278	7.7	2,504
Architectural Coating	30	Worker	25	18.5	13,875	24.4	569
TOTAL Construction Worker Vehicle Fuel Demand (Gallons of Fuel)							**37,661**

In total, the Project is estimated to use 81,158 gallons of fuel during the construction phase. The construction phase is temporary, the fuel demand represents a "single-event" and does not pose an on-going demand. Compliance with CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation will help to reduce impacts on energy consumption by the Project's construction activities. The Regulation aims to reduce idling, retire older less fuel-efficient equipment, encourage greater use of renewable diesel, and standardize additional fuel reduction tactics.

Operational Phase

Energy consumption during the operational phase would stem from the use of appliances, electronics, lighting, HVAC systems, and exterior systems such as pool pumps, lighting and irrigation. The multi-family units would be constructed in compliance with the 2022 California Building Energy Efficiency Standards which include mandatory guidelines per the California Energy Commission Code, Title 24, Part 6. The California Green Building Code, Title 24, Part 11, defines voluntary energy efficiency standards. Requirements include the installation of photovoltaic solar for all new multi-family homes, double-paned windows, light-colored building materials,

[16] "Average Fuel Economy by Major Vehicle Category," Alternative Fuels Data Center, U.S. Department of Energy, updated January 2024, https://afdc.energy.gov/data/10310?page=2.

and the use of the most effective wall and ceiling insulation, the highest-rated air conditioning systems, and many other standards. The State's Energy Code also includes water efficiency standards. Title 20 of the California Energy Code, Appliance Efficiency Regulations, defines minimum efficiency levels for household appliance, electronics, and plumbing equipment. The Project would be subject to these regulations.

According to the City's General Plan EIR, by 2040, the City's population is expected reach 156,933 people, which would be accompanied by increased annual demand for energy resources. Tables VI-4 and VI-5, compare the proposed Project's estimated annual electricity and natural gas demand to the City's forecasted 2040 demand.

Table VI-4
Project Operational Annual Electricity Consumption

Land Use	Electricity Use (kWh/yr)
Residential Use	945,080
Early Childhood Education Center	71,615
Parking Area Use	79,675
Project Total Annual Demand	**1,096,370**
City's 2040 Total Annual Demand	575,687,510
Percent of City's 2040 Annual Demand	**0.2%**

Sources:
1. CalEEMod 2022.1 (Full report is available in Appendix A).
2. City of Desert Hot Springs General Plan EIR, Table 4.6-1 Estimated Operational Change in Electricity Consumption (2019 vs. 2040).

Table VI-5
Project Operational Annual Natural Gas Consumption

Land Use	Natural Gas Use (kBTU/yr)
Residential Use	2,153,100
Early Childhood Education Center	263,441
Project Total Annual Demand	**2,416,541**
City's 2040 Total Annual Demand	1,805,720,920
Percent of City's 2040 Annual Demand	**0.13%**

Sources:
1. CalEEMod 2022.1 (Full report is available in Appendix A).
2. City of Desert Hot Springs General Plan EIR, Table 4.6-2 Estimated Operational Change in Natural Gas Consumption (2019 vs. 2040).

Transportation Energy Demand

A traffic analysis was prepared by Urban Crossroads (Appendix I)[17] for the Project which based the number of daily trips generated by the Project on residential and early childcare center land uses prescribed by the Institute of Transportation Engineers (ITE) Trip Generation Manual.[18] The traffic analysis estimated that residential land use would generate 735 trips per day while the early childhood education center would generate 202 trips per weekday. The combined total number of trips per year, 320,939,

[17] Abode Park Lane Homes LOS Analysis, prepared by Urban Crossroads, March 12, 2025.
[18] Institute of Traffic Engineers Trip General Manual, 11th Edition, 2022.

are estimated to generate 2,120,949 vehicle miles traveled (VMT) per year. Again, for purposes of analysis, the 24.4 mpg figure is applied to the Project's annual VMT. The Project's operational annual gasoline demand would equate to 0.2% of the City's projected 2040 annual gasoline consumption. Table VI-6 provides a comparison of the Project's estimated annual gasoline consumption and the City's 2040 annual consumption.

Table VI-6
Project Operational Annual Transportation Gasoline Consumption

Land Use	Gasoline (gallons/yr)
Residential Use	76,950
Early Childhood Education Center	9,975
Project Total Annual Demand	**86,925**
City's 2040 Total Annual Demand	42,922,736
Percent of City's 2040 Annual Demand	**0.2%**

Sources:
3. CalEEMod 2022.1 (Full report is available in Appendix A).
4. City of Desert Hot Springs General Plan EIR, Table 4.6-3 Estimated Vehicle Fuel Consumption Change (2019 vs. 2040).

The operational phase would result in increased vehicle trips from residents and workers. However, the Project's proximity to Palm Drive, a major transportation corridor within the City, and nearby services such as grocery stores, schools, outdoor parks, and the public library align with the City's commitment to design Complete Neighborhoods and reduce the need to travel long distances to access amenities.[19]

In summary, energy efficiency standards have demonstrated a net savings of billions of dollars, and millions of metric tons of carbon emissions.[20] These above-described State building and appliance efficiency standards along with the City's Complete Neighborhoods land use policies ensure that the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

The Project's energy demands would comprise approximately 0.2% and 0.13% of the City's forecasted 2040 electricity and natural gas consumption respectively. Adherence to and implementation of statewide and local energy efficiency mandates during the Project design process and during the construction phase would ensure that the Project is designed and built with the most up-to-date energy efficiency standards and will not be wasteful or inefficient during the operational phase. The Project's impacts on energy resources would be less than significant.

[19] City of City of Desert Hot Springs General Plan Update 2020, Land Use Element, Mobility and Infrastructure Element, Open Space and Natural Resources Element, May 26, 2020.

[20] Why Building Energy Codes?, Building Energy Codes Program, Office of Energy Efficiency and Renewable Energy, accessed June 12, 2024, https://www.energycodes.gov/why-building-energy-codes#:~:text=Building%20energy%20codes%20represent%20a,of%20avoided%20CO2%20emissions.

b) Less Than Significant Impact.

In addition to the California Building Energy Efficiency Standards, the City's General Plan includes goals and accompanying policies targeted at reducing energy consumption throughout the City by improving energy efficiency of buildings and infrastructure, increasing reliance on renewable energy, and reducing the number of miles people need to travel through the City.[21] Furthermore, the Desert Hot Springs Climate Action Plan defined greenhouse gas emissions reduction goals to comply with State emissions reductions.

Land Use Element Goal 1 describes policies that enable a balanced community with a mix of land uses that support complete and healthy neighborhoods and a sustainable desert environment.

Mobility and Infrastructure Element Goal 1 prescribes a mobility framework that safely and efficiently moves and connects people, destination, vehicles, and goods.

Mobility and Infrastructure Element Goal 5 discusses the need to reduce total vehicle miles traveled in order to improve local air quality and reduce greenhouse gas emissions.

Open Space and Natural Resources Element Goal 4 prescribed policies to improve energy conservation and increase renewable energy projects.

The proposed Project would comply with local and State renewable energy and energy efficiency plans. The City's General Plan and Climate Action Plan, in additional to commitments by SoCalGas and SCE to bolster sources of renewable energy, would restrict the potential impacts on energy use by the Project. The Project's impacts on would be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

CalEEMod 2022.1

California Energy Commission, Title 20 and Title 24

City of Desert Hot Springs General Plan, May 26, 2020

City of Desert Hot Springs General Plan EIR, May 1, 2020

City of Desert Hot Springs Climate Action Plan, 2013

Southern California Edison

Southern California Gas

VII. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

Environmental Setting

Seismicity and Faulting

The Coachella Valley lies within the northwestern portion of a larger topographic feature known as the Salton Trough (also referred to as the Salton Sink, and the Salton Basin), which is a northwest-southeast trending structural pull-apart depression extending from the Banning Pass to the Gulf of California. The Salton Trough is approximately 130 miles long by 70 miles wide and is dominated by the underlying Southern San Andreas Fault (SSAF) system running through the eastern/northeastern edge of the Coachella Valley and 0.5 miles northeast of the Project site in Desert Hot Springs. From the west toward the east, The San Bernardino Mountains, Little San Bernardino Mountains and the Indio Hills form the north/northeast boundary of the Coachella Valley. The San Jacinto Mountains and the Santa Rosa Mountains extend along the south/southwest side of the Valley. Over the past 500,000 years, alluvial deposits eroding from these mountain ranges have filled the Coachella Valley floor with 3,000 feet of sand, gravel and silt.

Most earthquakes that occur in southern California result from the strike-slip motion between the North American and Pacific tectonic plates. At a rate of about one inch per year, the North American plate is sliding southwest while the Pacific plate is sliding northwest at a rate of three to four inches per year. The San Andreas Fault, an 800-mile fault extending from Bombay Beach on the east shore of the Salton Sea to Cape Mendocino on the northern California coast, facilitates about 70% of this tectonic movement. The San Andreas Fault zone is made up of multiple fault strands splintering off the main tectonic fault, and in the Coachella Valley, the SSAF zone splits into strands known as the Banning Fault, the Mission Creek Fault, and the San Jacinto Fault Zone. According to a 2023 paper by the Scripps Institution of Oceanography, the SSAF experienced a major earthquake approximately every 180 years over the last 1,000 years. However, the last major earthquake in the Coachella Valley region of the SSAF was 300 years ago, leading analysts to assume that accumulated stress between the plates could result in a magnitude 7.8 earthquake.[22]

Soils

Soils in the City of Desert Hot Springs are comprised of a mix of sediments deposited by water drainage (alluvial) and carried by wind (aeolian) which are made up of sand, gravel, and silt. On the Project site, sediments contain poorly graded sand, poorly graded sand mixed with silt, silty sand, and larger cobbles and boulders. Core samples reveal that the soil on the Project site ranges from loose to very dense, and dry to slightly moist, and is susceptible to caving. Toward the southeast end of the Coachella Valley, soils contain higher amounts of very fine-grained lake (lacustrine) deposits and salts from repeated cycles of Colorado River inundation forming Ancient Lake Cahuilla.

Compressible soils are those geologic units that condense under the heavy weight of embankments. Compressible soils in the City are those associated with the Holocene deposits and active stream channels.

[22] "California's Salton Sea May Be Staving off Earthquakes As It Disappears," Scripps Institutions of Oceanography, University of California San Diego, June 7, 2023.

Collapsible soils are those geologic units that settle under relatively light loads and when inundated with water. Very young Holocene-age alluvial sediments in the City are susceptible to collapse.

Expansive soils contain clay and are susceptible to either shrinking when they give up water or swelling when they absorb water. In the City, expansive soils are associated with older deposits.

Soil erosion is a condition that commonly occurs where soil particles easily wash away due to topographic relief, wind, and human ground disturbance activity. The City is susceptible to high amounts of soil erosion due to strong winds, and dry, finely grained topsoil.

Liquefaction

Liquefaction occurs when seismic ground shaking causes groundwater pressure to increase and fully saturate the upper layers of soil causing the soil to become a fluid-like mass and lose stability or bearing strength. This occurs within the upper 50 feet of the ground surface in loose fine-grained to medium-grained sandy/silty soils. Ramifications can include damage to buildings and structures and subsurface infrastructure. Liquefaction leads to other ground failure conditions such as lateral spreading, flow failure, ground oscillation, and ground lurching.

Three geologic conditions need to be met for liquefaction to occur: long duration of ground shaking; the presence of young, loose, unconsolidated sediments; and the presence of groundwater within 50 feet of the surface. Nearby active faults such as the Southern San Andreas or San Jacinto may experience earthquake events. Soils in the City are made up of young unconsolidated sand and silt. Finally, water levels in Desert Hot Springs are not within 50 feet of the surface. The Geotechnical Investigation for the site (Appendix E), found that the nearest well record, about 0.8 miles from the Project site, had water depths of 176 feet.

Ground Subsidence

The gradual settling or sinking of the ground surface can occur as smaller local collapses or broader regional lowering of the ground occurs. A diverse range of causes commonly stem from both natural phenomenon such as earthquakes, and human activities such as construction, water and mineral extraction, as is common in southern California. Ground subsidence in the Coachella Valley has been associated with excessive groundwater pumping particularly between the 1920s and 1940s and again beginning in the 1970s. The greatest extent has occurred in the central portions of the valley between Indian Wells and the Lake Cahuilla reservoir. The Coachella Valley Water District and the Desert Water Agency are primarily responsible for addressing the over-pumping and overdraft condition that has caused ground subsidence. A program of groundwater recharge has been underway for several decades and has reduced overdraft and has slowed or stopped subsidence in most areas where it had occurred. The replenishment sites have seen an increase in groundwater in storage.

Paleontological Resources

Paleontological resources are fossilized remains or signs such as imprints and traces of prehistoric organisms found in the Earth's crust. Potential for existing paleontological

resources is typically measured by discoveries in nearby rock and sediment formations of the same age. While surface deposits are the easiest way to detect the presence of fossils, most often fossils are discovered beneath the surface and are unknown until the ground is disturbed. A records search of the University of California Museum of Paleontology database, research of the Geological Map of California, and a review of the County of Riverside Paleontological Sensitivity Map indicate that there is low potential for the occurrence of paleontological resources is the City's Planning Area.

Analysis of the impacts stemming from geologic and soil conditions rely primarily upon the Preliminary Geotechnical Investigation (Geotechnical Report) prepared for the Project site by Geocon.[23] A copy of the Geotechnical Report is available in Appendix E of this Initial Study. The geotechnical analysis is based on subsurface exploration and percolation testing of the Project site and laboratory testing of site soil samples.

Discussion of Impacts

a, i) No Impact.

A fault rupture occurs when a movement on a fault breaks through the surface of the Earth. Fault ruptures can range from one inch to fifty miles or more. While Desert Hot Springs is near the Southern San Andreas Fault Zone, which could potentially generate a magnitude 7.8 earthquake, there are no active faults on the Project site. According to the California Department of Conservation's Earthquake Hazards Zone Application (EQ Zapp) and Riverside County Map My County, the Project site does not occur within a state-designated Alquist-Priolo Earthquake Fault Zone.

The North Branch of the San Andreas Fault is the nearest surface trace of an active fault. It trends northwest/southeast through the northeast region of Desert Hot Springs and is ½ mile northeast of the Project site. Additional active faults near the Project include the South Branch of the San Andreas Fault, 2.5 miles southwest, the Morongo Fault, 9 miles northwest, and the San Gorgonio Pass Fault, located approximately, 14 miles west. As there are no active fault traces on the Project site, no impact from fault rupture is expected.

a, ii) Less Than Significant Impact.

Southern California, and the Coachella Valley specifically, are seismically active regions and continue to be highly susceptible to potentially strong ground shaking owing to various active faults. Between 1933 and 2019, a series of moderate to major magnitude earthquakes, from 5.8M to 7.3M, have been recorded within a 160-mile radius from the Project site. The Project occurs 0.5 miles from the SSAF, and will be subject to strong ground shaking in the event of an earthquake.

Buildings can be engineered to withstand a certain intensity of ground shaking. Per the City's Municipal Code §15.24.010, all new structures are to be designed with the most current California Building Code standards including provisions for seismic loads,

[23] Preliminary Geotechnical Investigation, Proposed Multi-Family Residential Development 14320Palm Drive, Desert Hot Springs, prepared by Geocon, September 12, 2024.

lateral forces and grading. The Geotechnical Report prescribes a list of 2022 California Building Code Seismic Design Parameters accompanied by estimated Peak Ground Acceleration parameters that should be applied to the Project design. The parameters are risk-targeted for the maximum considered earthquake. The Geotechnical Report confirms that the goal of the seismic design guidelines is to protect life, and there is no guarantee that significant structural damage would be avoided during a major earthquake event. Compliance with the most current state and local design standards, and adherence to the Seismic Design Parameters would ensure that the impacts such as the risk of loss, injury, or death associated with ground shaking would be less than significant.

a, iii) Less Than Significant Impact.

Liquefaction of soil may occur when loose, saturated, cohesionless soils lose strength during strong ground motion. The intensity and duration of the motion, present stress conditions at the site, gradation characteristics, and depth of groundwater (above 50 feet) all factor into a liquefaction event. The Geotechnical Report indicates that the Project site occurs in an area that is classified as having a moderate potential for liquefaction. Therefore, a liquefaction analysis of Project site soils was conducted using the 1996 NCEER method of analysis. Due groundwater depth being lower than 50.5 feet, potentially as deep as 176 feet per a well record located 0.8 mile west, the Geotechnical Report finds that liquefaction is not a design consideration. Potential impacts resulting from seismic activity which result in liquefaction or associated ground failure will be less than significant.

a, iv) No Impact.

The topography of the Project site and surrounding vicinity is fairly level with a gentle slope toward the southeast. No hills or slopes occur in the vicinity of the site. No known landslide events have been recorded near the site, and the Project site is not located in any landslide pathway. The Project site is not susceptible to landslides and no impacts from landslide events are anticipated.

b) Less Than Significant Impact.

Development of residential neighborhoods including site preparation, grading, construction of building structures can cause soil erosion via wind and water. To control fugitive dust emitted from the Project site, the applicant must prepare a fugitive dust control plan to be approved by the City prior to obtaining grading and construction permits.[24] The fugitive dust control plan will implement one or more best available control measures as defined by the Coachella Valley Fugitive Dust Control Handbook.[25] To control water erosion and sedimentation from construction and development sites, the Project would be subject to regulations established in the City's Stormwater Management and Discharge Controls Ordinance Code and also Riverside County Ordinance No. 457. This will include a Stormwater Pollution

[24] City of Desert Hot Springs Code of Ordinances, Chapter 15.84 Control of Fugitive Dust (PM10) Emissions, accessed March 2025.

[25] South Coast Air Quality Management District, Rule 403.1 Supplemental Fugitive Dust Control Requirement for Coachella Valley Sources, April 2004.

Prevention Project (SWPPP) which establishes best management practices to control surface water from the site and prevent it from polluting off-site water sources. The applicant must provide proof that the Project complies with State permitting for stormwater discharges from construction activities prior to obtaining grading or construction permits from the City.[26]

Post construction, the Project site will be stabilized by landscaping, roadways, and structures which will control dust and soil erosion from storm events. Stormwater flows will be controlled by the Project design which will have incorporated Best Management Practices as defined by the Project WQMP to prevent soil erosion during storms.

With implementation of the fugitive dust control measures and stormwater best management practices, impacts from soil erosion during construction and operational phases will be reduced to less than significant levels.

c) Less than Significant Impact.

Subsidence occurs in response to a large extraction of groundwater, oil, or natural gas. Soils that are susceptible to subsidence contain high amounts of silt or clay. The Project site and surrounding vicinity do not occur in a location that is experiencing subsidence, nor does the Project site soil contain a high amount of silt or clay. As discussed above, the area is not susceptible to landslides. The potential for liquefaction is very low due to the depth of groundwater being over 50 feet below the surface. However, seepage could occur during a rainy season.

Due to the high sand content, Project site soil is highly susceptible to caving in un-shored excavations. The Project contractor is responsible for properly shoring trenches and excavations. Cobbles and boulders were encountered during the Geotechnical site survey, and are required to be removed during earthwork operations, to allow for uniform compaction of soil for foundations.

The Geotechnical Report finds that the upper portion of the alluvial soils at the Project site are not suitable for the support of additional compacted fill or settle-sensitive improvements. As such, the Report provides extensive details for remedial grading, earthwork, reinforcement of the foundation, resistance to lateral loading, construction of the building floor slabs, surface drainage design, and subgrade preparation for concrete and asphalt application. Implementation of these geotechnical design parameters, which will be required to be included in improvement and building plans, and application of the requisite local and State standards for grading and earthwork ensure that Project site soils would remain stable and potential impacts would be less than significant.

[26] City of Desert Hot Springs Code of Ordinances, Chapter 13.08 Stormwater Management and Discharge Controls, accessed March 2025.

d) No Impact.
Clay minerals can expand in size as the amount of moisture increases in the soil. Expansion can cause the ground to swell which can result in damage to buildings, structures, roadways, and other surface features. The soil found on the Project site contains a mix of sand, gravel, and sandy silt, hence the soil composition of the Project site is not prone to expansion. Associated impacts are not expected to occur.

e) No Impact.
The Project site will tie into the existing sewer infrastructure under Park Lane and will be served by the Mission Springs Water District's Horton Wastewater Treatment Plant located on the south side of Park Lane to the east of Mission Springs Park. MSWD is actively expanding its sewer infrastructure; thus, septic is not planned for the proposed Project. There will be no Project impacts from the use of septic tanks or alternative wastewater systems.

f) No Impact.
As described above, records search and map examinations have revealed that the potential for discovery of paleontological resources on the Project site is low. There are no records of any such discoveries in the City's Planning Area, and the alluvial soils present on the Project site do not harbor ideal conditions for such artifacts to be present or preserved, because they are associated with young alluvium. The Project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. There would no impacts.

Mitigation Measures: None required.

Monitoring: None required.

Sources:
"California's Salton Sea May Be Staving off Earthquakes As It Disappears," Scripps Institutions of Oceanography, University of California San Diego, June 7, 2023.

City of Desert Hot Springs Code of Ordinances, Chapter 15.84

City of Desert Hot Springs Code of Ordinances, Chapter 13.08

Preliminary Geotechnical Investigation, Proposed Multi-Family Residential Development 14320Palm Drive, Desert Hot Springs, prepared by Geocon, September 12, 2024.

VIII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

The lower troposphere of the Earth's atmosphere contains a mix of gases that sustain life. Greenhouse gases (GHGs) comprise a small percentage, 0.04%, of these tropospheric gases and trap just enough heat to maintain a relatively constant and livable air temperature. Even small alterations in this composition are well documented via proxy and direct climate measurements.

Human activities including the burning of fossil fuels, clearing native vegetation, altering landscapes to accommodate hardscapes and built environments both emit additional GHGs and reduce the Earth's ability to cycle and sequester carbon resulting in exponential net increase in atmospheric GHG levels. While no one development project can have a globally significant impact on greenhouse gas increases, the cumulative impacts of regional development can result in locally significant environmental changes, which in turn contribute to wider climatic changes. Hence, the state and local jurisdictions have adopted policies and thresholds that cap GHG emissions and mandate mitigations when needed to ensure new land uses minimize their impacts.

The 2016 Senate Bill 32 (SB 32) requires California to reduce overall greenhouse gas emissions by 40% below 1990 levels by the year 2030. This bill furthers the mandates of the prior 2006 Assembly Bill 32 which require the state the reduce GHG emissions to 1990 levels by 2020. Going beyond SB 32 is the 2022 Scoping Plan proposed by the California Air Resources Board (CARB) which sets forth a plan to achieve statewide 100% carbon neutrality by 2045.

The City of Desert Hot Springs is under the jurisdiction of the SCAQMD, the local agency that determines pollution emissions standards from stationary sources. The California Air Resources Board (CARB) determines emissions standards for mobile sources for the entire state. In 2013 Desert Hot Springs adopted a Climate Action Plan (CAP) to ensure that its General Plan and future development would comply with the original 2006 AB 32 goals, CARB's Scoping Plan (updated 2022), and SCAQMD's GHG emissions thresholds. Complying with State greenhouse gas reduction mandates would require continual increases in energy efficiency for all buildings, and lighting, increasing renewable energy use, adding more shade and shade trees, and upgrading the transportation corridors to offer more non-motorized vehicle routes throughout the City.

When measuring the potency and lifetimes of greenhouse gases in the atmosphere, carbon dioxide, being the most prevalent GHG, is the reference point against which the other gases are compared. The global warming potential (GWP) is a measure of the effectiveness of heat-trapping ability over a 100-year timeframe. The major greenhouse gases present in the atmosphere and increased by human activities are described below in Table VIII-1.

Table VIII-1
Description of Major Greenhouse Gases

Greenhouse Gas	Emissions Sources	Global Warming Potential	Atmospheric Lifetime
Carbon Dioxide (CO_2)	Next to water vapor, carbon dioxide is the most abundant GHG. Human activities emit CO_2 when burning fossil fuels and burning and removing forests and other vegetation. Looking back 800,000 years prior to the Industrial Revolution, the level of CO_2 in the atmosphere never climbed above 300 parts per million. Today we measure CO_2 at 419.81 parts per million.	1	1,000s of years
Methane (CH_4)	Methane is the third most abundant GHG in the atmosphere. It is released during the extraction, refining, and burning of fossil fuels, and the burning and clearing of native vegetation. Raising of livestock, decay of organic waste, and landfills also emit methane.	25	About 10 years
Nitrous Oxide (N_20)	Like carbon dioxide and methane, nitrous oxide naturally occurs in the atmosphere. It is also released by agricultural activities and agricultural chemicals, fossil fuel combustion, wastewater treatment and industrial processes.	298	More than 100 years
Fluorinated Greenhouse Gases	Chlorofluorocarbons (CFCs), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), Sulfur Hexafluoride (SF_6) Together these 30 different gases are referred to as fluorinated GHGs. F-GHGs are solely emitted as by-products of industrial processes such as aluminum and semi-conductor manufacturing and used as refrigerants and aerosol propellants.	Between 12 and 22,800	Tens to thousands of years

Sources: Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2025, https://www.epa.gov/ghgemissions/overview-greenhouse-gases; Global Warming Potentials, IPCC Fourth Assessment Report, 2007.

Greenhouse Gas Thresholds

When evaluating potential GHG emissions from proposed non-industrial projects, SCAQMD applies a tiered approach. If a project does not conform to at least one of the tiers described below, the project would be considered significant.

Tier 1: Consider whether the project qualifies for any applicable exemption under CEQA. If the project qualifies for an exemption, then the project is not significant, and no other action is required.

Tier 2: Consider whether the project complies with a local greenhouse gas reduction plan that is at minimum consistent with AB 32.

Tier 3: Consider whether the project is below an absolute threshold of either 10,000 $MTCO_2e$/year for industrial projects or 3,000 $MTCO_2e$/year for residential and commercial projects.

Tier 4: Consider whether the project is below a set performance threshold. This threshold is yet to be set and is not recommended for analysis at this time.

Tier 5: Consider whether off-site mitigation would reduce the project's GHG emission impacts to less than the proposed screening level.

Discussion of Impacts

a) Less Than Significant Impact.

If the Project generates a significant amount of greenhouse gas emissions, either directly or indirectly, then the Project's impact would be significant. As stated above, project impacts are compared against the SCAQMD tiered greenhouse gas emissions thresholds. Emissions generated by the proposed Project are measured against Tier 3, 3,000 $MTCO_2e$/year for residential and commercial projects.

Included in the proposed Project are 167 multi-family units in five low-rise buildings, a community pool, a community room, landscaped open space, an early childhood education center, and parking for 232 vehicles. The Project will generate GHG emissions during both construction and operation, as explained in Section III, Air Quality, the California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to quantify air quality emissions including greenhouse gas emissions. See Appendix A for a copy of the CalEEMod report.

Construction and Operation

Project construction is anticipated to extend for 18-months and would result in temporary GHG emissions due to operation of construction equipment and worker commutes to the Project site. Since SCAQMD does not provide GHG construction thresholds for projects, the total amount of CO_2e emissions from the construction phase of the Project is amortized over 30 years to estimate the CO_2e emissions over a one-year operational cycle. Upon buildout, six emissions source categories would contribute either directly or indirectly to operational greenhouse gas emissions including area emissions (pavement and architectural coating off-gassing) building energy usage, mobile energy usage, solid waste disposal, water usage, and refrigeration. Table VIII-2 summarizes construction and operational greenhouse gas emissions and then compares the Project's total annual emissions, 1,090.78 CO_2e, to the SCAQMD Tier 3 threshold. The Project would not exceed the 3,000 MT/YR CO2e standard for residential and commercial projects set by the SCAQMD Tier 3 threshold. Therefore, Project construction activities would have a less than significant impact.

Table VIII-2
Projected GHG Emission Summary
(Metric Tons per Year)

Construction	CO_2e (MT/CO_2e
Total for 18 Months	787
Operation	**CO_2e (MT/YR)**
Area	2.2368
Energy	394.14
Mobile	607.39
Waste	41.266
Water	19.293
Refrigeration	0.2194
Operational Annual Subtotal	1,064.55
Construction: 30-year amortized*	26.233
Total Operational	1,090.78
SCAQMD Annual Threshold	3,000
Exceeds?	No

Source: CalEEMod, version 2022.1
*Buildout construction emissions were amortized over 30 years then added to buildout operational GHG emissions.

b) Less than Significant Impact.
Should the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases, then the Project's impacts would be significant. AB 32/SB 32 sets a greenhouse gas emissions reduction target of 40% below 1990 levels by 2030, and Executive Order S-03-05 sets a reduction target of 80% below 1990 by 2050. To comply and stay on track with the State reduction mandates, the City applies the SCAQMD Tier 4 plan-level emissions threshold to the 2020 General Plan area estimated annual emissions, which sets a per capita emissions efficiency value of 4.1 $MTCO_2e$/yr/SP (service population) by the year 2030. Adjusted for 2040, the citywide efficiency value would be 2.6 $MTCO_2e$/yr/SP.[27]

As the average household size in Desert Hot Springs is 2.96, the buildout of the proposed 167 units could result in an increase of 495 residents.[28] Potential Project-related emissions per person in the Project area would be 3.3 $MTCO_2e$/yr. The Project's per capita greenhouse gas emissions are therefore consistent with the General Plan's

[27] City of Desert Hot Springs General Plan Update EIR, Section 4.8, Table 4.8-5 Unmitigated GPU GHG Emissions, May 1 2020.
[28] Table E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 with 2020 Census Benchmark, Department of Finance, May 2024.

2030 emission target of 4.1 $MTCO_2e$ per capita. Impacts from climate change would be further reduced through adherence to local, regional and State regulations of GHG emissions.

Buildout of the Project will result in emissions that are consistent with the City's per capita emissions threshold set forth in the 2020 General Plan Update and the 2013 Climate Action Plan, as established by AB 32/SB 32. The City's CAP and General Plan support and are consistent with the CARB 2022 Climate Change Scoping Plan and SCAG's Connect SoCal 2024 RTP/SCS, because the Project will develop a mixed use project consistent with the City's land use designation. All components of construction and operation, including equipment, fuels, materials, and management practices, would be subject to the City's CAP, General Plan policies, and current SCAQMD rules and regulations related to greenhouse gases, as discussed above. Based on these findings, the proposed Project will not conflict with an applicable plan, policy or regulation with the purpose of reducing GHG emissions and impacts will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

City of Desert Hot Springs General Plan Update 2020, May 26, 2020.

City of Desert Hot Springs General Plan Update 2020 EIR, May 1, 2020.

California Emissions Estimator Model (CalEEMod) Version 2022.1

South Coast Air Quality Management District, Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans, December 2008.

Table E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 with 2020 Census Benchmark, Department of Finance, May 2024.

IX. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

As the human population increases, the uses of hazardous substances for industrial, agricultural, and domestic activities also increases, as does exposure to myriad forms of hazards. Hazardous materials include a range of substances from household cleaners to motor oil, to agricultural pesticides. Prior to the 1970s, federal and state laws governing the transportation, application and disposal of toxic and hazardous substances were limited. Increased awareness regarding these hazards has led to numerous legislative actions to control and properly manage hazardous materials. Today, development is subject to legal requirements from the local ordinances to federal laws.

Desert Hot Springs hosts a variety of commercial and industrial businesses that require the use of hazardous materials, including paint stores, auto repair shops, and dry cleaners, landscape contractors, and marijuana production sites. Although residential land uses are separated from such commercial and industrial uses, accidental spills, leakages, and other emissions can cause harm to the City's population. This is also the case with commercial freight carriers that transport large loads of hazardous substances along major freeways and highways near the City.

The discussion of impacts from hazards and hazardous materials is based on the Phase One Environmental Site Assessment prepared by Pacific Environmental Company on July 25, 2024 (Site Assessment).[29] A copy of the Site Assessment is appended to this report as Appendix F. The Site Assessment consists of research into regulatory records and information pertaining to the potential presence of hazardous materials that may have been recorded on the Project site and on adjacent properties. Records would include surveys for asbestos-containing material, lead paint, radon, and polychlorinated biphenyls (PCBs). Research of Federal, State, and Tribal records regarding the release of any hazardous substance and petroleum product is conducted as are interviews with regulatory personnel, current and former employees involved in the operations of commerce both on the Project site and on adjacent sites. The Site Assessment preparer visually inspects the Project site and adjacent sites, and if necessary, identifies contamination and potential sources of contamination.

Discussion of Impacts

a, b) Less Than Significant Impact.

The Project proposes to construct seven apartment buildings containing a total of 167 units, a community center with an adjacent swimming pool, an early childhood education center, and landscaped open spaces on a currently vacant parcel.

Construction Phase: Construction would necessitate the transporting of potentially hazardous materials such as paints, solvents, concrete and asphalt. The use of heavy equipment that would consume limited quantities of diesel fuel and oil would be required. During construction, a staging area would be identified where equipment and construction supplies would be stored. Should any spillage or leakage of hazardous substances occur, it would occur in this staging area where it could be

[29] Phase One Environmental Site Assessment, prepared for Abode Communities, prepared by Pacific Environmental Company, July 25, 2024.

contained and cleaned, as required by State OSHA regulations. The construction phase is temporary, and the quantity of hazardous materials would not be in quantities that would pose risks to public health or environmental health. Impacts from the transport, handling and disposal of hazardous materials related to construction are expected to be less than significant. The containment of construction-related hazardous materials to a staging area where an accidental release of a hazardous substance to the environment would be quickly remediated reduces potential impacts to less than significant levels.

Operational Phase: As a residential community, a certain limited amount of hazardous chemicals may be used to maintain the community pool, landscaping, or to clean public areas. The amount of chemicals stored on site by the community facilities operators would be in small quantities, would be stored and used per manufacturers' directions, and would not pose a public or an environmental health risk. The on-site education center would not generate hazardous wastes other than household cleaners needed to clean the facility.

Residential units are anticipated to use and dispose of hazardous materials such as cleaners, landscaping chemicals, paints, oil, batteries, lightbulbs and electronic waste, collectively known as household hazardous waste (HHW). Residents may store small quantities of potentially hazardous materials at their homes, and the disposal of HHW would be subject to State and County guidelines. Any HHW that is deposited into the residential waste stream would be handled by Desert Valley Disposal, the waste management company contracted by the City. However, City residents and commercial vendors are expected to dispose of HHW at the nearest Riverside County Permanent HHW Facility in Palm Springs, and the City provides educational materials online regarding residential HHW disposal. Residents and the early childhood education center staff may drop-off anti-freeze, batteries, oil, paint (ABOP), cleaners, sharps, and other items at the Riverside County Permanent HHW Facility in Palm Springs.

State and County regulatory oversight regarding the transport, handling, and disposal of hazardous materials ensure that the construction and operational phases of the Project would generate less than significant impacts. The use of hazardous materials in small quantities during construction and operational phases and the use of a construction staging area would contain potential accidental releases to the environment and reduce their impacts to less than significant levels.

c) No Impact.

The Project's development will result in 167 apartment homes contained in seven buildings, including a community center and an outdoor swimming pool. Additionally, an early childhood education center for up to 66 preschool-aged students will be constructed on-site. Aside from the on-site education center, Desert Springs Middle School occurs on the adjacent property to the east which is within one-quarter mile of the Project location. Three other nearby elementary schools are located over 0.6 miles from the Project site. The only potentially hazardous materials occurring on-site would include a certain limited amount of hazardous chemicals which may be used to maintain the community pool, landscaping, or to clean public areas, as well as

HHW in individual units. The amount of chemicals stored on site by the community facilities operators would be in small quantities and would not pose an environmental health risk to the on-site preschool or to the adjacent middle school. The on-site education center would not generate hazardous wastes other than household cleaners needed to clean the facility.

As a residential and commercial land use hosting an early childhood education center, this type of development is not expected to generate or emit hazardous materials or acutely hazardous substances that would jeopardize a school. There would be no impacts to nearby schools.

d) No Impact.

In accordance with ASTM International site assessment standards, Pacific Environmental Company conducted an exhaustive records search through federal, state and tribal databases to identify any properties, including the Project parcel and surrounding properties within one mile that may have reported environmental issues. "Environmental issues" encompass hazardous wastes and petroleum products (vapor, liquid, and solid states) that may have been improperly handled, stored, or disposed of on the Project parcel or on surrounding parcels and that may have migrated to the Project parcel.

Several sites were identified and are described below in Table IX-1. Three sites were identified on the Federal EPA Resource Conservation and Recovery Act Generator List, one site was identified on the State Leaking Underground Storage Tank (LUST) list, and five sites were identified on the State Underground Storage Tank/Aboveground Storage Tank List (UST/AST). The California Regional Water Quality Control Board (RWQCB) compiles lists of all hazardous materials leaks from underground tanks, which is known as the LUST list, while the State Water Resources Control Board compiles the Hazardous Substance Storage Container Database, also known as UST/AST list. All sites are within a 0.5-mile radius of the Project site, but none occur on the Project parcel or on adjacent parcels.

Table IX-1
Hazardous Materials Sites Within One-Mile Radius of Project Site

Hazardous Materials Database	Search Radius (miles)	Project Property?	Adjacent Properties?	Hazard Description
Federal RCRA Generator List	0.25	No	No	Three sites were identified. One is a small quantity and two are very small quantity RCRA Generators. They are deemed to not impact the environmental conditions of the Project parcel.
LUST	0.5	No	No	Site is located at the DHS Chevron gas station, 13900 Palm Drive. Site has been remediated and no impact to the Project parcel is expected.
UST/AST	0.25	No	No	None of the five are expected to impact environmental conditions of the Project parcel.

Further review of additional non-ASTM/AAI Agency databases such as the Riverside County Department of Environmental Health, the South Coast Air Quality Management District, the State Department of Toxic Substances Control, the Colorado River Basin RWQCB, and the State Department of Conservation Geologic Energy Management Division (CalGEM) revealed that there were no notices, violations, oil or gas exploration or production wells, or any record regarding the presence of hazardous materials either on or within a one-mile radius the Project parcel.

In conclusion, the Site Assessment found that there are and were no hazardous materials or waste sites on or near the proposed Project parcel. As such, the Project parcel has not been adversely impacted or affected by any sources of hazardous contaminants. Thus, hazardous materials sites would not impact the Project.

e) No Impact.

The Project site is not located within an airport land use plan or within two miles of a public airport. As such there would be no impacts associated airport safety hazards or excessive noise for people residing or working in the project area.

f) No Impact.

The City adopted a Local Hazard Mitigation Plan in 2017 and participates in Riverside County's Multi-Jurisdictional Local Hazard Mitigation Plan, which describes agency actions in response to natural and manmade emergencies such as flooding, wildfires, earthquakes, pandemics, and hazardous materials release.

The Project provides two points of entry/exit on Park Lane approximately 700 feet east of Palm Drive. Park Lane is a local two-lane street that provides access from Palm Drive to the Horton Wastewater Treatment Plant, Mission Springs Park, the spa/resort, and eventually the Park Lane Homes. Park Lane is unimproved east of the Project boundary and does not connect to other routes to the east, which leaves one evacuation route for the Project residents and early childcare facility. Between Two Bunch Palms Trail and Dillon Road, Palm Drive is designated as a Primary 1 roadway with three lanes in each direction. South of Dillon Road, Palm Drive becomes an Urban Arterial with four lanes in each direction and serves as the City's main artery from the urban center to the Interstate 10 freeway. Currently, Palm Drive is improved with two lanes in each direction. The Project will not change or affect the configuration of Palm Drive. The Project will improve Park Lane to result in full half-width improvements, consistent with the City's requirements. This will include sidewalk, curb and gutter, and will provide safer vehicle and pedestrian travel on Park Lane, and allow for evacuation of the site, should it be required.

Project review by the Police and Fire Departments will be necessary to assure that the Project's driveways would accommodate emergency vehicles. Traffic during the Project construction phase must be managed such that it will not interfere with the City's emergency response plan or emergency evacuation plan. The Project is not expected to significantly impact the implementation of, or physically interfere with

the City's emergency response plan or emergency evacuation plan. Upon review by local emergency response agencies, Project impacts would be less than significant.

g) No Impact.

The proposed Project occurs in an urban mixed-use area consisting of municipal, institutional and retail uses. Per the CalFire Fire Hazard Severity Zone (FHSZ) map viewer, the nearest FHSZ, categorized as "moderate," is approximately two miles north in the hillsides bordering the City's northern perimeter. The two-mile buffer between the FHSZ and the Project site significantly reduces potential impacts from a local wildfire. Wildland fire is discussed more thoroughly below in Section XX, Wildfire. No impacts are anticipated.

Mitigation Measure: None required.

Monitoring: None required.

Sources:

Phase One Environmental Site Assessment, prepared for Abode Communities, prepared by Pacific Environmental Company, July 25, 2024.

California Department of Forestry and Fire Protection (CalFire) Fire Hazard Severity Zone (FHSZ) Viewer, update 2024.

City of Desert Hot Springs General Plan Update 2020, May 26, 2020.

City of Desert Hot Springs General Plan Update 2020 EIR, May 1, 2020.

X. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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 off-site;			✓	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
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?				✓

Environmental Setting

Domestic Water

The Coachella Valley Groundwater Basin is the main source of municipal, or domestic water for the entire Coachella Valley and is managed by six different water agencies: Coachella Valley Water District (CVWD), Coachella Water Authority (CWA), Desert Water Agency (DWA), Indio Water Authority (IWA), Mission Springs Water District (MSWD), and the Myoma Dunes Mutual Water Company (MDMWC). Local rainwater and snowmelt have filled the basin with water over a period of several million years, but human activity over the 20th and 21st centuries has pumped more water than can be naturally recharged. CVWD and DWA have supplemented recharge by importing and percolating Colorado River water into the basin. Both agencies also supplement irrigation water with recycled wastewater. The groundwater basin is technically comprised of several subbasins which are divided by faults. Water for the City of Desert Hot Springs is pumped from the Mission Creek Subbasin.

Mission Springs Water District (MSWD) is the City's main water purveyor. MSWD's service area extends across 135 square miles which includes Desert Hot Springs and smaller communities in both Palm Springs and unincorporated Riverside County. MSWD serves approximately 43,000 people. Fresh water for the City's residential, commercial and industrial uses is sourced from the Mission Creek Subbasin, one of several subbasins within the Coachella Valley Groundwater Basin. MSWD, the Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD) each manage a portion of the Mission Creek Subbasin. MSWD manages eight wells in the Mission Creek Subbasin, three wells in the Indio Subbasin and two wells in the San Gorgonio Subbasin, plus 12 booster stations, 24 reservoirs, and 1.25 million feet of pipelines.[30]

Water Quality

As water naturally flows over the land in rivers, streams, springs, and lakes and collects in groundwater basins, both naturally occurring contaminants and those emitted from human activity can end up in water supply systems. Thus, water districts and regulatory agencies regularly test water for contaminant levels and mitigate as needed. Contaminants include microorganisms, inorganic (salts, metals), pesticides and herbicides, organic chemicals, and radioactive particles. The MSWD publishes water quality test results in an annual Water Quality Report. As of 2023, the City's water supply has had no contamination violations and levels of contaminants are well below the allowable limits as set by the federal Environmental Protection Agency and the State Water Resources Control Board.[31]

Wastewater Treatment

Wastewater treatment in the City of Desert Hot Springs is managed by MSWD via three wastewater treatment plants. The Desert Crest Wastewater Treatment Plant serves a mobile home park and a country club development near the intersection of Dillon Road and Long Canyon Road and has a daily capacity of 0.18 million gallons per day (mgd). The Horton Wastewater Treatment Plant (Horton WWTP), on the corner of Park Lane and Verbena Drive across the street from Park Lane Homes, has been the primary WWTP for the City and will

30 Mission Springs Water District, 2024 Strategic Plan, March 18, 2024.
31 Mission Springs Water District, 2023 Water Quality Report, published July 2024.

serve the Project's wastewater. The Horton WWTP has a treatment capacity of 2.3 mgd, and in 2020, daily flows to the Horton WWTP were 2 mgd. As the City has been transitioning residences from septic to sewer, MSWD saw the need to expand its wastewater treatment capacity and in 2024 completed the construction of the Nancy Wright Regional Water Reclamation Facility. The new facility treats up to 1.5 million gallons per day (gpd). In all, MSWD manages 9,719 sewer connections and can treat up to 3.98 million gallons of wastewater per day, or 12.214 acre-feet per day, or 4,458.11 acre-feet per year (afy). Treated wastewater is returned to the aquifer via percolation ponds.

Floodplain Management

The Coachella Valley lies within the Whitewater River Watershed, the regional drainage feature that extends from the slopes of Mount San Gorgonio to the Salton Sea. The Whitewater River is the main drainage feature and is fed by mountain streams along its course. In the higher elevations of the Whitewater River, the river has water generally year-round, but is ephemeral in low desert stretch, and has been channelized at the eastern end of the Valley to control stormwater. The CVWD maintains major tributary facilities that guide floodwater into the Coachella Valley Stormwater Channel, but drainage throughout the Coachella Valley generally falls under the supervision of the local cities or the county where it occurs.

City stormwater drainage is facilitated by gutters, pipes, culverts, and channels which transport stormwater to regional drainage basins where the water may percolate to the groundwater basin. Riverside County Flood Control and Water Conservation District constructs and maintains regional drainage facilities for the purpose of protecting the public and property from flooding during storm events.

Discussion of Impacts

a) Less Than Significant Impact.

The Abode Park Lane Homes Project is located in the Whitewater River watershed which drains into the Salton Sea and is part of the larger Colorado River Watershed. All water providers in the watershed are required to comply with Regional Water Quality Control Board standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans for surface waters.

The proposed Project impacts would be significant if the Project violates any water quality standards or waste discharge requirements or otherwise substantially degrades surface or ground water quality. In compliance with the National Pollutant Discharge Elimination System (NPDES) regulations to minimize the pollutant load associated with urban activities, a Project-Specific Preliminary Water Quality Management Plan (WQMP) was prepared for the Project and it addresses how the Project will control pollution discharge into the stormwater drainage system during the operational phase.[32] The WQMP is available in Appendix G. Pollutants potentially discharged from the Project site would include trash and debris, oil and grease,

[32] Project-Specific Preliminary Water Quality Management Plan, Abode Park Lane Homes, prepared by The Altum Group, February 14, 2025.

sediment, bacteria/viruses, nutrients, and toxic organic compounds. Per local jurisdiction requirements, the Project will implement permanent Site-Specific Best Management Practices and retain urban runoff on-site.

For construction drainage, the Project would be required to implement a Storm Water Pollution Protection Plan (SWPPP) to ensure that construction activities do not contaminate surface or ground water quality. The SWPPP would affirm the potential for pollutant discharge, as well as practical monitoring and reporting processes and other strategies to ensure pollutant discharge does not adversely impact water quality.

Considering the implementation of these water quality requirements, the Project will not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality. For this reason, any potential impacts remain at less than a significant levels, and there is no substantial change from the previous analysis.

b) Less Than Significant Impact.

Project water demand assumptions are derived from several sources of data which are described in detail in Section XIX Utilities and Service Systems.

According to the 2021 Mission Creek Subbasin Alternative Plan Update, the total forecasted water demand for the City's planning area, was expected to increase from 17,319 afy in 2030 to 20,792 afy in 2045.[33]

During the operational phase, the Project's multi-family residential land use is expected to use 12.49 afy. Water demand estimates for the early childhood education center are anticipated to be 831 gpd, or 0.93 afy. For outdoor landscaping, the Project may use 3,728.50 gpd, or 4.18 afy. The community pool is estimated to hold 30,000 gallons of water and would need to replace that quantity on an annual basis, which equates to 0.092 afy.

As stated above, according to the MCSB Alt Plan Update, the forecasted total water demand for the City's Planning Area in 2030 is 17,319 afy. The Project's total annual water demand of 17.7 afy would comprise 0.1% of the 2030 City forecasted demand. Table X-1, Project Operational Water Demand, shows the Project's water demand by land use compared to the City's forecasted total water demand in 2030.

[33] Mission Creek Subbasin Alternative Plan Update, Table 3-5 Demand Projections for the Planning Area, prepared by Wood, Kennedy Jenks, November 2021.

Table X-1
Project Operational Water Demand

Indoor Land Use	Number of Acres	Indoor Demand Factor (acre-feet/acre/year)	Indoor Daily Demand (gpd)	Total Indoor Demand (acre-feet/yr)
Multi-Family Residential	4.11	3.04[1]	11,150.35	**12.49**
Indoor Land Use	**Number of Students**	**Indoor Demand Factor (gal/per capita/day)**	**Indoor Daily Demand (gpd)**	**Total Indoor Demand (acre-feet/yr)**
Early Childhood Ed. Center	66	12.6[3]	831.6	**0.93**
Outdoor Use[2]	**Land Area (ft^2)**	**Outdoor ETo (in/yr) x ETAF x Outdoor Conversion Factor**	**Outdoor Daily Demand (gpd)**	**Total Outdoor Demand (acre-feet/yr)**
Landscape	46,752	93.9 x 0.55 x 0.62[4]	3,728.50	**4.18**
Pool	800			**0.092[5]**
			Total Project Annual Water Demand	**17.7 afy**
			Percent of 2030 City Annual Water Demand[6]	**0.1%**

1. Water demand for residential multi-family land uses in the MSWD jurisdiction per MCSB Alt. Plan Update, 2021.
3. School demand factor is derived from the Pacific Institute, "Waste Not, Want Not: The Potential for Urban Water Conservation in California," Appendix E, Details of Commercial Water Use and Potential Savings, Table E-26 Modeled Water Use Per Student, November 2003.
4.Outdoor water demand calculations based on MSWD Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor (2009 MSWD Water Efficient Landscape Guidelines).
5. Evaporation rate/water loss derived from the Pacific Institute, "Water Policy: What About All Those Swimming Pools in Los Angeles?", blog by Peter Gleik, 2025.
AWWA Commercial and Institutional End Uses of Water, 2000. Office use = 15 gal/SF/year.2030
6. 2030 projected water demand for Desert Hot Springs is 17,319 afy.

As the City continues to grow, the need for expanded wastewater treatment capacity also grows. According to the City's General Plan 2020 Update, by 2040, the population of the City will be 136,142. If the entire City is transitioned from septic to the sewer system, wastewater treatment demand would grow to 11.54 million gallons per day (mgd), or 7.56 mgd over the current capacity. To expand treatment facilities and meet future demand, the City charges a connection fee of $2,020 for multi-family units. Currently, MSWD can treat up 3.98 million gallons of wastewater per day, or 4,458.1 afy. Assuming that between 60% and 90% of indoor water demand is sent to a WWTP, then potentially, the Project would generate 12.1 afy of wastewater, which would comprise 0.27% of the City's total wastewater treatment capacity. For a conservative analysis, this estimate is based on 90% of the water being sent to WWTP.

In compliance with the Sustainable Groundwater Management Act, MSWD percolates reclaimed wastewater to the aquifer via percolation basins for the purpose of replenishing the groundwater system. With the continued expansion of sewer access, the replenishment of water entering the groundwater basin will be

higher quality water and will offset the demand and extraction of fresh water from the aquifer. The Project's overall demand of 0.1% of the City's forecasted 2030 water demand paired with replenishment efforts reduces the Project's impacts on groundwater supplies and efforts to sustainably manage the groundwater system to less than significant levels.

According to Coachella Valley Regional Urban Water Management Plan (RUWMP), MSWD has adequate water supplies to meet demand during normal, single-dry, and multiple dry years. The Project is also consistent with the City's General Plan 2020 Update land use designation for the property, on which the City's water demand projections are based. Given that the Project's water demand would represent a small fraction of the provider's total supply, and that the proposed land uses were planned for in the RUWMP, it can be assumed that adequate supply would be available for the Project without causing substantial decreases in groundwater supplies or interfering substantially with groundwater recharge. Impacts would be less than significant.

ci-civ) Less Than Significant.

Existing Drainage

The Project site is undeveloped, relatively flat, and contains no rivers or streams. The existing drainage slopes gently from the northwest towards the southeast. The adjacent properties to the west contain on-site drainages. The property to the east is a large sports field for the neighboring middle school. The property to the north drains to a 25' x 50' easement located on the north side of the retaining wall that runs along the north boundary of the Project site.

The Project will result in grading, excavation, and other modifications to the ground surface, and has the potential to result in erosion and/or siltation on- and off-site. In compliance with the National Pollutant Discharge Elimination System (NPDES) the Project will mitigate silt runoff from erosion and construction through the implementation of BMPs called out in the WQMP (Appendix G). These preventative measures will prevent the Project from depositing silt on- and off-site. Other pollutant prevention plans including the SWPPP which the Project is required to adhere to in reducing erosion, siltation and in-flow of pollutants in stormwater runoff. These regulations required by the NPDES, BMP, WQMP, and SWPPP will reduce the Project's impact of surface and groundwater quality.

A project-specific Preliminary Hydrology Report was prepared by The Altum Group (Appendix H).[34] According to the Preliminary Hydrology Study, stormwater currently flows from the northeast toward the southeast. The Von's shopping center to the north is responsible for retaining 100-year storm flows, and any overflow passed to the Project site will be the result of emergency flood conditions and will not be considered as "comingled" flow for the purposes of water quality. Emergency overflow from this

[34] Project-Specific Preliminary Hydrology Report, Abode Park Lane Homes, prepared by The Altum Group, February 2025.

off-site basin will be directed southerly along the Project's onsite driveways towards Park Lane.

Development of the Proposed Project will increase impermeable surfaces on-site, and therefore increase on-site storm flows. Grading for the Project will follow the existing drainage pattern from the northwest to the southeast, and stormwater will be conveyed towards a retention basin planned for the southeast corner. The retention basin will accept and drain 100-year storm flows and will also double as a passive park with pedestrian pathways included.

The proposed Project will be required to comply with the City's storm water retention requirements as defined in the City Code of Ordinances, Chapter 13.08, Stormwater Management and Discharge Controls. Included in the requirements is the approval of a project-specific final hydrology study and final water quality management plan prior to the issuance of building permits. In addition, implementation of City required BMPs will reduce pollutants of concern that may enter nearby receiving waters and help reduce short and long-term water quality impacts caused by the construction and operation of the proposed Project. Approval of the WQMP, SWPPP, and the required BMPs will reduce impacts to surface waters by reducing erosion, siltation, and eliminating pollutants in storm flows. With the implementation of this standard requirement, the impacts to downstream water bodies associated with surface water pollution will be less than significant.

d) Less than Significant Impact.

According to the FEMA National Flood Hazard Layer Viewer, the Project site occurs in flood zone X, a flood zone with a 0.2% annual chance flood hazard, which is also an area of minimal flood hazard and low flood risk. The Project area and City are not in zones where tsunami or seiche hazards occur. Impacts resulting from the release of pollutants due to flood hazard, tsunami, or seiche are less than significant.

e) No Impact.

The proposed Project will be required to comply with all applicable water quality standards and will implement a SWPPP and WQMP approved by the City of Desert Hot Springs and the Regional Water Quality Control Board for both construction activities and long-term operation of the site. Also, the project's expected water demand will be less than one percent of MSWD's groundwater supplies, meaning impacts to a groundwater management plan will be negligible. Adherence to the City's standard requirements related to water quality will ensure there will be no impact to a water quality control plan.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

City of Desert Hot Springs Code of Ordinances, Chapter 13.08 Stormwater Management and Discharge Controls, accessed March 2025.

Project-Specific Preliminary Hydrology Report, Abode Park Lane Homes, prepared by The Altum Group, February 2025.

Project-Specific Preliminary Water Quality Management Plan, Abode Park Lane Homes, prepared by The Altum Group, February 14, 2025.

XI. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

The City of Desert Hot Springs General Plan Update 2020 governs the City's physical growth and development. A key impetus driving the City's development pattern is the concept of "complete neighborhoods," where residents can choose from a variety of housing options, have the freedom to use alternative forms of transportation, and enjoy safe and convenient access to public and commercial services.[35] The Project parcel is designated as Mixed-Use Corridor (MU-C). The Mixed-Use design fosters compatibility between high-density residential and commercial services within a single development so people can live, work, and shop in a very localized geographic region. Pedestrian and bicycle mobility to nearby services are highly available in Mixed Use designations. MU-C permits 20 to 30 units per acre and up to 95 people per acre. The applicant proposes to construct Park Lane Homes, an apartment complex of seven different buildings containing a total of 167 apartments as well as an early childhood education center.

Adjacent land uses include:

- Commercial (C) to the north: a grocery store occurs;
- Public (P) to the west: Desert Hot Springs Public Library and Riverside County services facility;
- Public (P) to the east: Desert Springs Middle School;
- Public (P) to the southeast: Water treatment facility;
- Open Space (OS) to the south: Mission Springs Park
- MU-C to the southwest: Hotel and spa

The City participates in the regional Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), and the subject parcel is within a fee area and is subject to development impact fees associated with the CVMSHCP.

a) No Impact.

The Project is proposed for an in-fill vacant lot sited within a developed section of the City. Surrounding land uses are compatible with the Project and would offer easily accessible services to future residents of the Park Lane Homes. Given that the

[35] City of Desert Hot Springs General Plan, Land Use Element, May 26, 2020.

surrounding land uses do not include any residential communities and instead include commercial, public facilities, and open space uses, the Project would not divide an established community. No impact will occur.

b) No Impact.

The Mixed-Use Corridor land use and zoning designations for the Project site as established by the City's General Plan Update 2020 permit the development of multi-family housing units with a density of 20 to 30 dwelling units per acre. The proposed Project is consistent with these stipulations and supports the City's General Plan Update 2020. The location of the Project site is not in a designated conservation area per the CVMSHCP and will not impact this environmental plan. There are no environmental conflicts with respect to the land use policy or adopted environmental mitigation policy. No Project impacts are expected.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

City of Desert Hot Springs General Plan Update, May 26, 2020

City of Desert Hot Springs Land Use Map

City of Desert Hot Springs Zoning Map

XII. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

The City of Desert Hot Springs is not designated as a Mineral Resource Zone (MRZ). One mine along the City's western boundary where decorative mica-flagstone is extracted is the Painted Shills – Super Creek Quarry. Other sites containing potential minerals are outside of the City's planning area. The extent and value of potential aggregate mineral resources in Desert Hot Springs is unknown. No known mineral deposits occur on or in the immediate vicinity of the Project site.

Discussion of Impacts

a, b) No Impact.
As there are no known minerals occurring on the Project site or within the immediate vicinity, and the parcel and its surroundings are designated for urban land uses, impacts to mineral resources are not expected.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

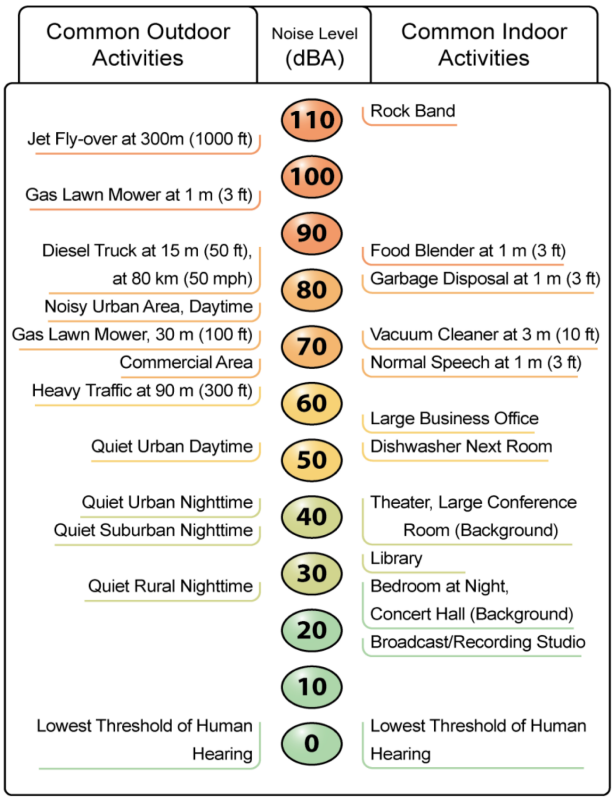
City of Desert Hot Springs General Plan Update 2020 EIR, May 1, 2020.

Department of Conservation, California Geological Survey, https://maps.conservation.ca.gov/cgs/minerals/?page=All-Data, accessed March 2025.

XIII. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

Ambient noise contains background sounds emitted from a variety of sources and can either be unintrusive sounds from wind, wildlife, neighborhood activity, or intrusive sounds from construction equipment, traffic, landscaping equipment, mechanical equipment such as HVAC systems, barking dogs, radios and stereo systems, and so forth. Noise levels are expressed as decibels (dB). The A-weighted decibel scale (dBA) filters out very high and very low frequencies such that the scale correlates to the sound a human ear would detect. 25 dBA is a very quiet sound such as a rural nighttime environment, 50 dBA would be the noise level of a refrigerator running, 80 dBA is the noise level of a tractor idling, and 105 dBA would be a louder sound such as a jet flying overhead. Exposure to 70 dBA noise level and higher over certain periods of time can damage a person's hearing.



Source: Standard Environmental Reference, CalTrans, February 2018.

To measure noise for urban planning purposes, the Community Noise Equivalent Level (CNEL) scale is applied as it measures the average intensity of a sound over a 24-hour period. CNEL scale measures sound levels by assigning heavier dBA weights, or adding decibel "penalties," to existing sound dBA levels if those sounds occur in either certain sensitive zones or during unpermitted times.

Groundborne vibrations can be characterized as rumbling sounds which travel through the ground. Typically groundborne vibrations from human activity such as construction activity, heavy traffic, or jet planes flying overhead are felt indoors and are rarely a problem outdoors. Construction equipment may be categorized as either continuous vibration (excavation and grading equipment), low-rate repeated impact vibration (blasting, drop balls, impact pile drivers), or high-rate repeated impact vibration (jackhammers, hoe rams). The duration and amplitude of groundborne vibration from construction equipment varies. A blast would emit a high amplitude over a short duration, but grading equipment would emit a low amplitude over a longer duration.[36] Groundborne vibration as it relates to disturbance to people is measured in vibration decibels (VdB). A vibration veloctiy level of 65 VdB is considered to be barely perceptible by humans and a lower vibration velocity would be undetectable.

"Sensitive receptors" is a CEQA label granted to land uses where there are people in the community who may be particularly sensitive to noise such as residential areas, schools, libraries, churches, nursing homes, health care facilities and resort areas. There are three sensitive receptors in close proximity to the Project: the Desert Hot Springs Public Library is 250 feet west of the of the Project's west boundary; the Aqua Soleil Hotel and Mineral Water Spa occurs 290 feet southwest of the Project, and the Desert Springs Middle School classroom buildings are approximate 330 feet northeast of the Project. In addition, the Project will be a sensitive receptor, insofar as it will add apartment units to the area.

Discussion of Impacts

a, b) Less Than Significant Impact.

The City's Noise Plan in the Safety Element of the General Plan Update 2020 provides goals and policies for ensuring that noises are maintained at appropriate levels for the various land uses. Within multi-family residential land uses, 50-60 dBA CNEL are acceptable and conditionally acceptable exterior noise levels can reach 65 dBA CNEL for the land use, but noise levels above 65 CNEL dBA are generally unacceptable noise levels. The City's Code of Ordinances provides guidance for controlling incidents of incompatible noise levels.

The addition of 167 new apartment homes, a community center with a pool, and an early childhood center, will result in an increase of ambient noise levels during construction and operational phases. Currently, the Project site is vacant. Adjacent sensitive receptors include the public library to the west, the middle school to the east, and a hotel and spa resort to the southwest.

[36] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Construction Phase Impacts:
Construction equipment would generate intermittent noise as well as mild ground borne vibration. At a distance of 25 feet, a large bulldozer may produce 87 VdB, and a loaded truck could generate 86 VdB.[37] Table XIII-1 provides typical Equivalent Energy Levels (L_{eq}) for construction equipment and construction phases from a 50-foot distance away from the piece of equipment or the loudest piece of equipment during a phase. L_{eq} is understood as the average sound pressure level over a period of time, usually one hour. If the sound level varies, the L_{eq} is a calculation of the average sound level over one hour.

Table XIII-1
Noise Levels from Construction Equipment and Phases

Construction Equipment	Noise Level (dBA, Leq at 50 feet)	Construction Phase	Noise Level (dBA, Leq at 50 feet)
Air Compressor	80	Foundations	78
Backhoe	80	Ground clearing	84
Compactor	82	Erection	85
Concrete Mixer	85	Excavation	89
Concrete Pump	82	Finishing	89
Crane, Mobile	83	Rock blasting	115
Dozer	85		
Dump truck	84		
Generator	82		
Grader	85		
Scraper	88		
Jackhammer	88		
Paver	89		
Pile-driver, Impact	101		
Rail Saw	90		
Rock drilling	95		
Scraper	85		

Sources:
"Construction Equipment Noise Emission Levels," Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.
"Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," US Environmental Protection Agency, December 1971.

Noise level decreases by 6 dBA as the distance from the sound source doubles. If a noise from a generator produces 85 dBA at a distance of 50 feet, then the sound level would decrease to 79 dBA at 100 feet away, and 73 dBA at a distance of 200 feet. During construction, the noise would not emanate from one fixed location because the equipment moves, and nearby receptors would not be exposed to the same intensity of construction noise during the entire construction period.

[37] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

The City's Ordinance Code §9.04.030 specifies that construction activity is permitted between the hours of 7:00am and 5:00pm, and during 6:00am and 6:00pm while daylight savings time is in effect. These hours are confined to less sensitive daytime hours, which reduces impacts from noise. The construction phase is temporary and all impacts related to noise will stop when construction is complete. The temporary nature of construction and the City's time restrictions on when construction may occur would confine the increases in ambient noise levels and ground borne vibration from construction activity to less than significant impacts.

Operational Phase Impacts:
An increase of Noise produced by residents would be subject to the City's Noise Control Ordinance, Chapter 8.12. The city requires additional noise abatement measures for projects located within 200 feet of sensitive receptors, however, the Project boundary lies outside the 200-foot threshold from neighboring sensitive receptors. To comply with the City's Noise Control Ordinance, the Project would adhere to the permitted hours of operation for conducting noise emitting activities such as operating outdoor maintenance equipment, playing music, or operating any device with sound amplifying equipment.[38] Table XIII-2 provides weekly timeframes for operating noise emitting devices and machinery during the operational phase. As stated above, residential land uses should not be exposed to noise levels above 65 CNEL.

Table XIII-2
Permitted Hours of Operation

Property Maintenance Activities	Permitted Hours
Use or operation of any sound production or amplification device	8:00am – 8:00pm
Operation of leaf blower	Monday – Friday 7:00am – 8:00pm
	Saturday – Sunday 9:00am – 8:00pm

During the operation phase, the Project would contribute an increased volume of noise from residential uses including increased traffic, maintenance activities, and the operation of appliances, and climate control systems. All outdoor activities that emit amplified sounds would be conducted during the City's permitted hours of operation and other sounds emanating from building equipment and traffic would not exceed acceptable CNEL levels. Operational activities are not expected to generate groundborne vibrations. The Project's impacts on noise levels would be less than significant.

Finally, the Project is located on a local street, where existing and future noise levels are not predicted to exceed 65 dBA CNEL. Surrounding development will also shield the Project from traffic noise on Palm Drive. Therefore, the noise levels on the Project site will not expose residents, or the students at the early education center, to noise levels in excess of 65 dBA CNEL.

[38] City of Desert Hot Springs Code of Ordinances, Chapter 8.12 Noise Control §8.12.040.

c) No impact.
There are no airports within the City or within two miles of the Project site. No impacts would occur.

Mitigation Measures: None required.

Monitoring: None required.

Sources:
City of Desert Hot Springs Code of Ordinances, General Offenses, §9.04.030

City of Desert Hot Springs Code of Ordinances, Noise Control, §8.12.040

Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018

Standard Environmental Reference, CalTrans, February 2018

Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020

US Environmental Protection Agency, "Noise from Construction Equipment and Operations, Building Equipment and Home Appliances," December 1971.

XIV. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?				✓

Environmental Setting

According to the California Department of Finance, the population of the City of Desert Hot Springs is approximately 32,654,[39] and by the 2050, the population could potentially grow to 66,300.[40] The number of households is also expected to increase from 10,400 households in 2019 to an estimated 24,600 households by 2050. Accompanying this population growth is the number of jobs that Desert Hot Springs is expected to host. In 2019, there were an estimated 4,700 jobs in the City which could expand to 9,700 by 2050.[41] To accommodate this population and job growth, the City requires an increase of housing opportunities, particularly affordable housing opportunities as about 64% of the City's residents are categorized as lower income households. Furthermore, lower income households contain a higher proportion of renters. By 2040, the City's housing stock may consist of 36% multi-family units and 64% single-family units.[42]

Discussion of Impacts

a) Less Than Significant Impact.
The City's General Plan Update 2020 for future development is guided by the concept of Complete Neighborhoods where residents live in areas with convenient and safe access to commercial and public services and may easily commute using alternative modes of transportation including public transportation and non-motorized vehicles.

[39] Table E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 with 2020 Census Benchmark, Department of Finance, May 2024.
[40] "Demographics and Growth Forecast Technical Report," 2024-2050 Connect SoCal RTP/SCS, Southern California Association of Governments, April 4, 2024.
[41] "Demographics and Growth Forecast Technical Report," 2024-2050 Connect SoCal RTP/SCS, Southern California Association of Governments, April 4, 2024.
[42] City of Desert Hot Springs General Plan Housing Element, May 1, 2020.

The Project site is located within walking and bicycling distance to Palm Drive, a major transportation corridor, shopping and retail services, and public services such as the public library, a recreational park, and a school facility.

This Project would provide the city with 167 new affordable multi-family units, which would provide greater housing opportunity to the City's population. According to the 2024 Population and Housing Estimates for the California Department of Finance, the average persons per household in Desert Hot Springs is 2.96, and the Project could potentially add 494 residents to the City. If the City's population increases by 33,646 people by 2050 as described above, then the Project would contribute 1.47% of that growth. Also, using the household estimates provided above, the City could see a growth of 14,200 dwelling units, and the Project's 167 units could represent 1.18% of that growth. The City has projected the population to grow and has planned to accommodate this growth by setting aside specific areas where residential growth could reasonably occur, including the Project site. The City's population growth has been accounted for and planned, and Project impacts to unplanned population growth would be less than significant.

The Project's new homes would be located in an area where existing roads and utility infrastructure has already been placed. The Project would not necessitate the expansion of new infrastructure. Impacts to City infrastructure by the would be less than significant.

b) No Impact.

The Project site is currently vacant. The proposed homes would not displace existing residents or require the construction of replacement housing in another location. The Project would result in no impacts.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

City of Desert Hot Springs General Plan Update EIR, May 1, 2020

"Demographics and Growth Forecast Technical Report," 2024-2050 RTP/SCS, Southern California Association of Governments.

Table E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 with 2020 Census Benchmark, Department of Finance, May 2024

XV. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
a) Fire protection?			✓	
b) Police protection?			✓	
c) Schools?			✓	
d) Parks?			✓	
e) Other public facilities?			✓	

Environmental Setting

The 167 new residences and the early childhood education center proposed by the Project would pose a minor increase in the demand for public services such as fire protection, law enforcement, schools, and recreational resources. The City imposes a development impact fee (DIF) upon the issuance of all building permits, the amount of which is based on the type of land use on the project property. A fee of $10,174 per attached dwelling unit for new residential projects, and $9.59 per square foot for commercial projects is levied to support the additional costs associated with increased demand for public services.[43] The allocation breakdown for the DIFs is provided in the City's Development Impact Fee Schedule.[44]

Fire Protection

The City contracts with the Riverside County Fire Department (RCFD) to receive fire protection services including fire suppression, fire prevention, and hazardous materials response. The RCFD also provides emergency medical services including paramedic services and urban search and rescue. Two fire stations are located in Desert Hot Springs, with the nearest one being Station 37 at 65958 Pierson Boulevard, 1.68 miles north and slightly west of the Project site. Station 36 is 5.25 miles west and north of the Project site at 11535 Karen Avenue. Both stations are staffed with three on-duty personnel 24 hours per day/7 days per week and operate one Type 1 engine (staffed) and one Type 1 reserve engine (unstaffed).

[43] City of Desert Hot Springs Code of Ordinances, Chapter 17.144 Development Impact Fees, accessed March 2025.

[44] City of Desert Hot Springs Adopted Development Impact Fee Schedule – Discount of Fees, December 8, 2021, https://storage.googleapis.com/proudcity/deserthotspringsca/uploads/2022/12/Development-Impact-Fee-Schedule-Adopted-12-8-2021.pdf, accessed March 2025.

The City's General Plan Update 2020 discusses the need for two additional fire stations – one station near the southern region of the City near industrial uses, and the other in the eastern region which would relieve Station 37. Desert Hot Springs receives support from other RCFD stations and mutual aid agreements with Palm Springs Fire Department and Cathedral City Fire Department.

Police Protection

The Desert Hot Springs Police Department provides law enforcement and crime prevention services to the City. The main police station is 2 miles northeast of the Project site at 65950 Pierson Boulevard and is staffed 24 hours per day/7 days per week. Through mutual aid agreements, the City's police department coordinates with the California Highway Patrol, Riverside County Sheriff's Department, and all other law enforcement agencies in the County.

Police services are supported by various programs aimed at building community trust and preventing crime. The Police Department also maintains a ratio of 1.3 officers per 1,000 residents and strives for a target response time of 3 minutes. Through the School Resource Officer and affiliation with the Western Coachella Valley Police Activities League, educational and athletic activities with City and regional residents are planned throughout the year.[45]

Schools

The Palm Springs Unified School District (PSUSD) administers nine school facilities in the City of Desert Hot Springs, which consist of five elementary schools, two middle schools, one high school and one continuation school. As of the 2024-2025 school year, 20,100+ students are enrolled in the entire PSUSD system. College of the Desert is the local community college serving all Coachella Valley cities.

Parks

The City has a total of nine developed parks comprising 40 acres and four special use community facilities. The park facilities include mini parks, neighborhood parks and community parks with a full range of recreational amenities. The special use facilities offer community centers for events, Boys and Girls Club, a teen center and clinic, a gymnasium, fitness center, the John H. Furbee Aquatic Center, and a cultural museum. Mission Springs Park, a 12-acre facility and primary location for youth soccer, is across Park Lane from the Project site. Recreational resources are discussed in more detail in Section XVI, Recreation below.

Discussion of Impacts

a) Less Than Significant Impact.

In cooperation with the RCFD, the City proposes to increase the ratio of firefighters to residents to 2.0 personnel per 1,000 residents and construct more fire stations such that

[45] City of Desert Hot Springs General Plan, Safety and Noise Element, May 20, 2020.

fire protection would be within a 1.5-mile radius and the response times would be no more than five minutes.[46]

The Fire Planning Division within the RCFD reviews all proposed developments to guarantee compliance with the most recent 2022 California Fire Code building standards. Response times, fire station locations, equipment availability, and the increase of calls are assessed. In addition, construction standards, fire hydrant locations, road widths and configurations within the Project, and requirements for water main minimum flow rates are reviewed by the fire department during Project development.

As described above, all new development permits in Desert Hot Springs require the payment of development impact fees (DIFs) which help to offset the increased demand for fire protection services. Per the City's DIF schedule, a fee of $435 per residential unit and a fee of $0.12 per square foot for the early childhood education center would be levied.

The City plans to accommodate the increased need for fire protection services, and the Project would be required to comply with the City and RCFD safety standards and pay the DIF to mitigate costs associated with providing fire protection. Due to these requirements and on-going planning for growth, the Project would result in a less than significant impact on the City's fire protection services.

b) Less Than Significant Impact.

The 167 apartment homes and the addition of an early childhood education center would increase the demand for law enforcement services on the City's Police Department, although the demand would be incremental. The Project would comply with all Desert Hot Springs Police Department procedures, regulations and policies. To offset additional costs of serving the Project site, each new unit would be subject to a DIF of $439 and the early childhood education center would be subject to a fee of $0.11 per square foot. The development impact fees required for each dwelling unit and education center would mitigate the associated costs of providing police protection services. Impacts to police protection services would be less than significant.

c) Less Than Significant Impact.

According to Population Reference Bureau data sources, approximately 37% of households in Riverside County have school-aged children.[47] Applying this statistic to the Project's 167 apartments yields an estimate that potentially 62 apartments may have school-aged children. To offset the costs of enrolling additional students in PSUSD schools, California Government Code § 65995, Education Code § 17620 and Assembly Bill 2926, also known as the "1986 School Facilities Legislation," permit school districts to collect fees from new commercial and residential developments. PSUSD levies a fee of $5.17 per square foot for residential projects and $0.84 for commercial

[47] Population Reference Bureau, Kids Data, Households with and without Children, October 2020.

projects. Payment of PSUSD development fees would ensure that impacts to the local schools would be reduced to less than significant levels.

d, e) Less Than Significant Impact.

The proposed Park Lane Homes apartment complex includes its own community center and community pool. Also, the early childhood center premises will include a playground. Impacts to the City's parks and recreation resources would be minimal given the recreation amenities provided by the Project. Nevertheless, the City's development impact fees levied on all new residential development would mitigate the potential costs of new park goers and reduce impacts to less than significant levels. Each residential unit would be subject to the following fees for City's recreation and community facilities:

- $1,722 for parks and recreation department.
- $149 for the aquatic center.
- $799 for City community centers.
- $543 for General Facilities

Mitigation Measures: None required.

Monitoring: None required.

Sources:

City of Desert Hot Springs General Plan Update 2020, May 26, 2020.

City of Desert Hot Springs General Plan Update 2020 EIR, May 1, 2020.

City of Desert Hot Springs Code of Ordinances, Chapter 17.144 Development Impact Fees, accessed March 2025.

City of Desert Hot Springs Adopted Development Impact Fee Schedule – Discount of Fees, December 8, 2021

Population Reference Bureau, Kids Data, Households with and without Children, October 2020

XVI. RECREATION **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?			✓	

Environmental Setting

The City of Desert Hot Springs maintains nine developed parks comprising a total of 40 acres and ranging in size from a 0.3-acre pocket park to the 12-acre Mission Springs Park. Recreational facilities include a range of amenities such as Wardman Park which provides tennis courts, a baseball field, a recreation building, a picnic/BBQ area, Boys and Girls Club facility, and the John H. Furbee Aquatic Center. Guy J. Tedesco Park, a 4-acre park, provides basketball courts, a skate park, a tot lot, a picnic/BBQ area, and a recreation building. Rotary Park offers nature trails, picnic/BBQ area, and a tot lot. Mission Springs Park is the nearest public park to the Project site, and it offers sports fields, a tot lot, restrooms, concessions building and a parking lot immediately south of the Project site.

The City's Recreation and Community Services Department maintains the park and recreation facilities as well as offering programs and classes at the various facilities. Community facilities include the Desert Hot Springs Recreation Center, the Desert Hot Springs Senior Center, a fitness center, Cabot's Museum, the aquatics center and the Riverside County Public Library. The Department also maintains an agreement with the Palm Springs Unified School District (PSUSD) that allows recreational uses at Desert Hot Springs High School.

Per the General Plan Update 2020, the City strives to meet a minimum standard of three acres of parkland for every 1,000 residents. Currently, the City provides 1.34 acres of parkland per 1,000 residents. To meet the established standard, the State's Quimby Act permits jurisdictions to require from developers either dedicated lands or fee payments for park and recreation purposes.

Discussion of Impacts

a, b) Less Than Significant Impact.
The Project would not significantly increase the use of existing neighborhood park facilities, nor would it result in the expansion of public recreational facilities. At

buildout, the Project would include 167 apartment homes and potentially add 494 people to the City's population.[48] The Project, is required to pay the City's DIF, a percentage of which is dedicated to maintaining the City's public parks, recreation and community facilities. Each residential unit would be subject to the following fees for City's recreation and community facilities:

- $1,722 for parks and recreation department.
- $149 for the aquatic center.
- $799 for City community centers.

The Park Lane Homes complex would include its own community building and pool facilities for its residents, which would reduce potential usage of City community facilities. These recreation facilities are included within the footprint of Project parcel and would not require any additional area and would not impose adverse physical effects on the environment. The required development fee and the Project's proposed recreational facilities would mitigate potential impacts of additional park goers and would prevent physical deterioration of City parks and recreation facilities. Impacts would be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources:
City of Desert Hot Springs General Plan Update 2020, May 26, 2020.

City of Desert Hot Springs General Plan Update 2020 EIR, May 20, 2020.

California Department of Finance, Table E-5, City/County Population and Housing Estimates, 1/1/2024

[48] California Department of Finance, Table E-5, City/County Population and Housing Estimates, 1/1/2024.

XVII. TRANSPORTATION **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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) Would the project conflict or be inconsistent with CEQA Guidelines section 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?				✓

Environmental Setting

The transportation system throughout Desert Hot Springs is comprised of roadways such as city streets from two lanes up to eight lanes, nearby Interstate 10 south of the City, State Highway 62 west of the City, SunLine Transit Agency, and non-motorized forms of transportation. Multiple jurisdictions including the federal government, California Department of Transportation, Riverside County Transportation Department, and the City manage different components of the transportation system. The City's Mobility and Land Use planning strategies seek to reduce the number of vehicle miles traveled, reduce greenhouse gas emissions, and improve mobility access and mobility safety.

The City applies a Level of Service (LOS) metric when assessing the efficiency of traffic flow on street and highway networks in the unincorporated areas. LOS provides a ranked measurement of roadway operating conditions, that ranges from "A" (free flow, best conditions) to "F" (worst conditions, serious delays, and system failure). LOS D is the minimum acceptable level of service for Desert Hot Springs.

Senate Bill 743 (2013) updates the methodology for analyzing transportation impacts by projects to more accurately measure transportation-related air pollutants and greenhouse gas emissions, and to more effectively reduce emissions via the development of multimodal transportation networks and diversification of land uses. CEQA Guidelines section 15064.3 describes the use of Vehicle Miles Traveled (VMT) as the metric by which to measure project transportation impacts. However, certain projects are exempt from preparing a VMT analysis.

Urban Crossroads prepared a Traffic Analysis for the Project in March 2025, which is available in Appendix I.[49] The opening year for the Proposed Project is assumed to be 2027. The Traffic Analysis evaluates potential deficiencies in the City's circulation system that may result from the Project, and recommends improvements to the Project and the City's circulation system to achieve the acceptable LOS. A VMT letter was also prepared, and is included in Appendix J.

Discussion of Impacts

a) Less Than Significant Impact With Mitigation.

If a project conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, then its impacts would be significant. The applicant proposes to build a 167-unit multi-family affordable housing complex in seven low-rise buildings which will also include a community pool, a community room, landscaped open space, and a 66-student early childhood education center. Parking for 232 vehicles will be provided on-site. Access to the Project will be facilitated by two 26-foot-wide driveways allowing vehicle entry and exit from Park Lane. Pedestrian access will be provided by a new sidewalk in front of the Project along Park Lane. The Project's land uses are consistent with the City's Mixed-Use Corridor land use and zoning designation for the parcel.

The City requires that all intersections achieve at least an LOS D during morning and evening peak hours. The following scenarios were analyzed for the purpose of assessing the impacts of the Project on intersection Level of Service (LOS):

- Existing (2025) Conditions
- Existing plus Ambient plus Project EAP (2027)
- Existing plus Ambient plus Cumulative (EAPC) (2027)

Table XVII-1 provides a list of intersections that were analyzed in the Traffic Analysis study area.

Table XVII-1
Intersection Analysis Locations

ID	Intersection Location
#1	Palm Drive / Two Bunch Palms Trail
#2	Palm Drive / Park Lane
#3	Palm Drive / Camino Campanero
#4	Project West Access / Park Lane
#5	Project East Access / Park Lane

Site Access Improvements

The Traffic Study recommended the following necessary improvements prior to occupancy, will be required by the City, and have been included as Mitigation

[49] Abode Park Lane Homes Traffic Analysis, prepared by Urban Crossroads, March 12, 2025.

Measure TRA-1 to assure compliance, in order to reduce direct potential circulation impacts to less than significant levels:

- Park Lane is currently a two-lane street with a curb and gutter along the south side. The Project will construct a half-width road improvement including a curb and gutter along the north side extending the length of the Project.
- A new sidewalk along the Project frontage.
- Cross-street stop sign controls to serve both driveway intersections on Park Lane:
  - #4 Project West Access / Park Lane: install a cross-street stop control on the southbound approach. Provide one southbound shared left-right lane.
  - #5 Project East Access / Mission Springs Park E. Access / Park Lane: install a cross-street stop control on the southbound approach. Provide one southbound shared left-through-right lane.

Existing (2025) Traffic Conditions

Existing traffic conditions offer a baseline against which the Project's impact may be measured. The Project site is currently vacant and generates no traffic. Surrounding roads include Park Lane along the south border of the Project, Palm Drive, a north-south Primary 1 roadway 700 feet west of the Project, Two Bunch Palms Trail to the north, and Camino Campanero to the south. To measure existing (2025) traffic counts, data was collected in February 2025 during two peak hour timeframes, between 7:00 and 9:00 AM, and between 4:00 and 6:00 pm.

For Existing (2025) traffic conditions, three of the study area intersections operate at an acceptable level of service (LOS "D" or better), while #2 Palm Drive / Park Lane operates at an unacceptable LOS (LOS E or worse) during the peak hours. Table XVII-2 provides details for each intersection.

Table XVII-2
Intersection Analysis for Existing 2025 Conditions

Intersection	Traffic Control[1]	Delay[2] (secs) AM	Delay[2] (secs) PM	Level of Service AM	Level of Service PM
#1 Palm Drive / Two Bunch Palms Trail	TS	40.4	38.3	D	D
#2 Palm Drive / Park Lane	CSS	>80	>80	F	F
#2 With improvements	*TS*	*8.9*	*11.2*	*A*	*B*
#3 Palm Drive / Camino Campanero	TS	11.4	13.9	B	B
#4 Project West Access / Park Lane	Future Intersection				
#5 Project East Access / Park Lane (Mission Springs Park)	CSS	8.6	8.8	A	A

Source: Abode Park Lane Homes Traffic Analysis, prepared by Urban Crossroads, March 12, 2025.
[1] TS = Traffic Signal; CSS = Cross-Street Stop
[2] Per the Highway Capacity Manual (7th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal, or all way stop control. For intersections with a cross street stop control, the delay and level of service for the worst individual movement (or movement sharing a single lane) are shown.

Project Trip Generation

The Urban Crossroads Traffic Analysis applied two ITE Land Use Codes to calculate the potential number of trips generated by the Project – Affordable Housing (223), and Early Childcare Center (565). Table XVII-3 shows the total daily trips and the total AM and PM peak hour trips that the Project may generate as estimated by ITE. The estimate of 937 daily trips excludes trips that would be contained internally such as residents traveling within the Project site. To provide the most conservative projection, the potential number of trips that would be made by alternative transportation and thus reduce the overall number of vehicle trips is not included.

Table XVII-3
Project Daily Trip Generation

Land Use	ITE Land Use Code	Quantity	Total Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Affordable Housing	223	167 units	803	60	77
			(68 internal)	*(13)*	*(13)*
Early Childcare Center	565	66 students	202	38	39
			(68 internal)	*(13)*	*(13)*
		Project Total	**937 external**	**85**	**103**
Source: Institute of Transportation Engineers, Trip Generation Manual, 11th edition 2021					

EAP and EAPC Conditions (2027)

The Project is expected to be operational by the year 2027. To conservatively account for the increase of regional traffic growth, the Traffic Analysis calculated a 2% ambient growth rate per year for a total of 4.04% for 2027. The ambient growth rate is added to existing traffic volumes to account for area growth not reflected by cumulative development. Traffic generated by the Project was then added to the cumulative forecasts to ascertain the Project's impacts to the area's transportation system. Cumulative development includes projects that are pending and approved, but not yet constructed. The Traffic Analysis provides two scenarios:

- EAP (2027) includes: Existing (2025) volumes + ambient growth traffic (4.04% over two years) + Project Traffic.
- EAPC (2027) includes: EAP (2027) calculations + the cumulative development traffic.

EAP and EAPC (2027) Intersection Conditions

Peak hour traffic operations were evaluated for the intersections in the study area. Although traffic volumes will increase with the addition of the Project traffic and cumulative development, no new study area intersections are expected to operate an unacceptable LOS for 2027 as long as the planned improvements are added to intersection #3 Palm Drive / Camino Campanero-15th Avenue as listed below under Cumulative Improvements. Intersection #2 Palm Drive / Park Lane will continue to operate at an unacceptable LOS F unless improvements are installed. As described above, this intersection currently experiences operational deficiencies that would be addressed by the prescribed improvements. The EAPC conditions are shown in Table XVII-4.

Table XVII-4
Intersection Analysis for EAPC (2027) Conditions

Intersection	Traffic Control[1]	Delay[2] (secs) AM	Delay[2] (secs) PM	Level of Service AM	Level of Service PM
#1 Palm Drive / Two Bunch Palms Trail	TS	51.8	54.0	D	D
#2 Palm Drive / Park Lane	CSS	>80	>80	F	F
#2 With improvements	*TS*	*9.6*	*13.2*	*A*	*B*
#3 Palm Drive / Camino Campanero					
#3 with Cumulative Access Imps.	TS	21.9	22.1	C	C
#4 Project West Access / Park Lane	CSS	8.7	8.8	A	A
#5 Project East Access / Park Lane (Mission Springs Park)	CSS	9.3	9.6	A	A

Source: Abode Park Lane Homes Traffic Analysis, prepared by Urban Crossroads, March 12, 2025.
[1] TS = Traffic Signal; CSS = Cross-Street Stop
[2] Per the Highway Capacity Manual (7th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal, or all way stop control. For intersections with a cross street stop control, the delay and level of service for the worst individual movement (or movement sharing a single lane) are shown.

As shown in Table XVII-4, 2027 conditions result in unacceptable conditions at intersection #2, with or without the Project, while improvements required at intersection #3, and planned as part of other cumulative projects, result in acceptable operations. Therefore, the Project will contribute to regional degradation and non-compliance with City policy, and must mitigate its share of cumulative improvements to reduce its impacts, as described below.

EAP and EAPC (2027) Roadway Segment Conditions

Per the daily roadway segment analysis, the roadway segments are not expected to exceed daily capacity estimates in the traffic study area.

Cumulative Improvements

To maintain an LOS D, additional off-site improvements are required, with or without the Project. In order to assure that the Project's impacts are not cumulatively considerable, it must contribute its fair share to the deficiency at intersection #2, as required in Mitigation Measure TRA-2.

#2 Palm Drive / Park Lane

- Install traffic signal.
- Modify northbound and southbound striping to provide separate 100-foot-long left turn lanes within the existing two-way left turn lane median.
- Modify eastbound striping to provide a separate left turn and shared through-right lane.

Finally, deficiencies have been identified at intersection #3, with or without the Project. This deficiency, however, is mitigated by an existing cumulative project, known as Ovation. Its required improvements include:

#3 Palm Drive / Camino Campanero – 15th Avenue:

- Construct the west leg (15th Avenue) as a 2-land roadway which serves as the primary access to nearby cumulative development (Ovation Condominiums).
- Provide one eastbound shared left-through-right lane.
- Modify westbound approach to provide one left turn lane, one through lane, and a separate right turn lane.
- Modify northbound striping to provide a separate left turn lane within an existing two-way left turn lane.

Because these improvements are required of the Ovation project, and the proposed Park Lane Homes Project does not contribute to the deficiency, the proposed Project will not be required to contribute to these improvements.

EAP and EAPC (2027) Traffic Signal Warrants

A traffic signal warrant analysis was conducted to consider the need for traffic signals at study area intersections under EAP and EAPC (2027) traffic conditions. If an intersection meets the traffic signal warrant criteria, a traffic signal is not necessarily required, but additional traffic conditions should be considered to make a final determination as to whether a signal must be installed.

For EAP (2027) traffic conditions, the unsignalized intersections of #2 Palm Drive / Park Lane, and #4 and #5 Project Driveways are not expected to meet peak hour volume-base warrants and daily volume-based warrant with the addition of Project traffic. However, under cumulative traffic EAPC (2027) conditions, intersection #2 Palm Drive / Park Lane is expected to meet traffic signal warrant criteria. Therefore, for analysis purposes, installation of a traffic signal at intersection #2 is recommended for EAP (2027) conditions as eventually the traffic signal warrant criteria will be met with the addition of cumulative traffic, as described above. The Traffic Analysis in Appendix I provides intersection operations analysis worksheets for EAP (2027) traffic conditions, with improvements.

The Project will contribute to the incremental need for a traffic signal at intersection #2. The intersection is impacted with or without the proposed Project and requires signalization and other lane improvements in order to operate at an acceptable level of service. Because the Proposed Project will not create the deficiency, but will contribute to it, a "fair share" contribution was calculated, and is included in Mitigation Measure TRA-2 to reduce Project impacts to less than significant levels.

Alternative Transportation Planning

Existing bicycle and pedestrian facilities are available along Palm Drive as on-street bike lanes and sidewalk/pathways. Along Park Lane, a sidewalk/path exists on the south side and a partial sidewalk exists on the north side and ends at the Project boundary. This sidewalk will be extended along the Project's frontage. Along Two Bunch Palms Trail, sidewalk/paths exist on the north and south sides of the street as does on-street bike lanes and shared bike lanes. Therefore, with implementation of the Project's improvements, residents and visitors will have pedestrian and bike access to and from the Project site.

Public Transit

SunLine Transit Agency provides bus routes throughout the Coachella Valley extending from Desert Hot Springs at the far west end to the North Shore Community near the Salton Sea. Routes 2 and 5 located along Palm Drive pass Park Lane. Route 3 runs along Palm Drive north of Two Bunch Palms Trail. The Project's residents will have access to public transit on Palm Drive, at existing bus stops.

The Proposed Project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No project related impacts to alternative transportation are anticipated.

Summary

The development of the Park Lane Homes would contribute additional vehicle trips to the City's circulation system and contribute to 2027 cumulative LOS deficiencies at the Palm Drive / Park Lane intersection, which currently operates at an LOS F. As the Traffic Analysis concluded, LOS deficiencies at the intersection are expected to occur regardless of the proposed Project's contributions. Three of the existing intersections currently operate at an LOS of D or higher and are expected to maintain acceptable LOS levels in 2027 with cumulative impacts.

The recommended site access improvements for the Project site, Mitigation Measure TRA-1, and the planned cumulative improvements for intersection #3 would be consistent with the City's Mobility and Infrastructure Element in the 2020 General Plan Update and comply with the City's code of ordinances and policies regarding circulation standards.

The Project will contribute its fair share to the impacted #2 intersection by the recommendations listed in the Traffic Analysis and as explained in Mitigation Measure TRA-2. Implementation of the mitigation measures and the recommended site access improvements would ensure that the study area intersections would continue to operate at acceptable LOS levels. Any potential impacts resulting from conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities would be less than significant with the implementation of these mitigation measures.

b) No Impact.

If a project conflicts or is inconsistent with CEQA Guidelines section 15064.3, subdivision (b), its impacts would be significant.

Senate Bill 743 (2013) updates the methodology for analyzing transportation impacts by projects to more accurately measure transportation-related air pollutants and greenhouse gas emissions, and to more effectively reduce emissions via the development of multimodal transportation networks and diversification of land uses. CEQA Guidelines section 15064.3 describes the use of Vehicle Miles Traveled (VMT) as the metric by which to measure project transportation impacts. However, certain projects are exempt from preparing a VMT analysis.

Exemptions from VMT Analysis

The City uses the County of Riverside's Transportation Analysis Guidelines to analyze VMT. As provided in the Guidelines, projects meeting certain criteria are exempt from preparing VMT analyses, thus, detailed CEQA assessments are not required for the land uses for associated with the exempt projects.[50] Exempting certain projects avoids unnecessary analyses as these projects are deemed to have less than significant impacts due to project size, proximity to high quality transit, whether local services are provided, and whether affordable housing is provided. To determine if a project The County's Guidelines provide a set of Screening Criteria for Development Projects.

As described in the VMT letter prepared by Urban Crossroads in March, 2025 (Appendix J), the proposed Project meets three of the County's Screening Criteria:

- Qualifies as "Affordable Housing"
- Provides a "Local Essential Service" such as a day care center
- Map-Based Low VMT Screening

County guidelines indicate that lower income residents make fewer trips on average and thus generate lower VMT. The location of on-site essential services such as a childcare center eliminates the miles driven to a childcare facility elsewhere and reduces overall VMT. Finally, the map-based screening criteria uses a sub-regional Riverside Transportation Analysis Model (RIVTAM) to gauge the amount of personal motorized trips within particular regions against the average number of personalized trips for the Countywide population. The Project site occurs within a RIVTAM zone where residents make fewer trips per capita and generate VMTs below the County's establish significance threshold. Given that the Project meets these three Screening Criteria, the Project is consistent with CEQA Guideline section 15064.3 (b) and impacts with regard to VMTs would be less than significant.

c) No Impact.

The traffic associated with the Project, consisting of passenger cars, would be compatible with the type of traffic expected for the high-density residential use within the Mixed-Use Corridor land use area. Traffic Analysis recommendations for site access would ensure that vehicles and trucks can safely enter and exit the Project site. The Project does not propose sharp curves or dangerous intersections. All roadway improvements would be subject to the City's standards and approval as well as the approval of the Fire Department. There would be no impacts from a hazardous geometric design feature or from an incompatible use.

d) No Impact. As described above, access to the Proposed Project will be provided via two driveways on Park Lane, providing two points of access for emergency vehicles. The Project is located approximately 700 feet from Palm Drive, a Primary 1 north-south roadway and one of the City's major corridors. Regional access to the site will be

[50] Figure 3 "Screening Criteria for Development Projects," Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled, County of Riverside, December 2020.

provided via I-10 freeway. The Project will improve the north half of Park Lane, but will not alter any other roadway in the City's existing roadway network. It will have no impact on emergency regional access or evacuation routes.

Prior to construction, both the Fire Department and Police Department will review the site plan to ensure safety measures are addressed, including emergency access and geometric design. Therefore, the proposed Project will not result in inadequate emergency access or increase hazards due to a geometric design feature.

Mitigation Measures:

TRA-1 Site Access Improvements

The following are required prior to occupancy in order to comply with City circulation policies:

- The Project will construct a half-width road improvement including curb and gutter along the north side extending the length of the Project.
- The Project will install a new sidewalk along the Project frontage.
- Cross-street stop sign controls will be provided to serve both driveway intersections on Park Lane:
  - #4 Project West Access / Park Lane: install a cross-street stop control on the southbound approach. Provide one southbound shared left-right lane.
  - #5 Project East Access / Mission Springs Park E. Access / Park Lane: install a cross-street stop control on the southbound approach. Provide one southbound shared left-through-right lane.

TRA-2 The Traffic Analysis identifies intersection #2 where the Project is expected to contribute to additional traffic volumes and deficiencies. The Project Fair Share Contributions listed in Table XVII-5 shows the Project's percentage of the total traffic volume and deficiency. To reduce the Project's expected impacts to less than significant, the Project will be responsible for paying its percent share as shown in the table.

Table XVII-5
Project Fair Share Contributions to Impacted Intersections

Intersection	Existing (2025) Traffic	EAPC (2027) Traffic[3]	Project-Only Traffic	Total New Traffic[1]	Project Fair Share (%)[2]
#2 Palm Drive / Park Lane					
• AM Peak Hour	2,175	2,778	86	603	**14.3%**
• PM Peak Hour	2,549	3,280	103	731	14.1%

[1] Total New Traffic = (EAPC (2027) with Project - Existing Traffic)
[2] Project Fair Share % = (Project Only Traffic / Total New Traffic)
[3] Existing + Ambient + Project + Cumulative (2027)

Monitoring: The City Engineer shall approve project improvement plans prior to the issuance of grading permits. Project improvements and fair share contributions shall be completed prior to the occupancy of any portion of the Project.

Responsible Parties: Project applicant, project engineer, City Engineer.

Sources:

Abode Park Lane Homes Traffic Analysis, prepared by Urban Crossroads, March 12, 2025.

Figure 3 "Screening Criteria for Development Projects," Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled, County of Riverside, December 2020.

XVIII. TRIBAL CULTURAL RESOURCES a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 section 5020.1(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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

Environmental Setting

California state law requires a government-to-government consultation process between project lead agencies and California Native American tribes who have an interest in protecting cultural resources in a project area. The consultation process must begin prior to the release of an environmental impact report, mitigated negative declaration, or negative declaration. Native American tribes participating in the consultation process are those who have requested notice of all proposed projects within the jurisdiction of the lead agency.

Assembly Bill 52

Public Resources Code (PRC) 21074(a) states that if a project has the potential to cause a substantial adverse change or impairment to a tribal cultural resource (TCR), then the project may cause an adverse effect on the environment. The passage of Assembly Bill 52 in 2014 created a new CEQA category of resources called, Tribal Cultural Resources, whereby a formal consultation process was established between lead agencies and impacted California Native American tribes to address concerns regarding a project's potential

impacts to tribal cultural resources. Tribal Cultural Resources include California Native American archaeological sites, cultural landscapes and sacred places.[51]

Public Resources Code (PRC) § 21074(a) defines tribal cultural resources as:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of the paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

This analysis of tribal cultural resources potentially occurring on the Project site is based on the archaeological report entitled, "Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," prepared on November 7, 2024 by CRM TECH (referred to as "Report"). Appendix D contains a complete copy of the Report. The historical background research, intensive-level field survey, and Native American Sacred Lands File Search are described in Section V, Cultural Resources.

Ethnohistoric Setting

The name "Cahuilla" translates to "the master," "the powerful one," or "the one who rules."[52] Traditional Cahuilla territory shares a border with that of the Serrano in present-day Joshua Tree National Park to the north and stretches from the Colorado River to the east over to the San Jacinto Mountains and the San Gorgonio Pass to the west and includes the Santa Rosa Mountains to the south. Three distinct ecological conditions of low desert of the Coachella Valley, the higher desert of the San Gorgonio Pass area, and the higher elevation mountains separated the Cahuilla nation into three geographically distinct groups: Desert Cahuilla, and Western (or, Pass), and Mountain Cahuilla. While actual population data is difficult to establish, the Cahuilla may have numbered between 3,600 to 10,000 living in many villages throughout the Coachella Valley, Pass area, and the mountain ranges.

Today, nine bands of Cahuilla are officially recognized across these three groups.

---

51 Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020, accessed February 2025.

52 "The Cahuilla People," Augustine Band of Cahuilla Indians, 2018, https://augustinetribe-nsn.gov/cahuilla-people/#:~:text=The%20Cahuilla%20can%20be%20generally,and%20practiced%20the%20same%20traditions, accessed February, 2025.

Cahuilla family groups associated with one of two moieties, the Tuktum (Wildcat) or the Istam (Coyote) and were organized along patrilineal lines. Cahuilla are a Takic-speaking people who traditionally relied on hunting and gathering. Local wildlife and plants for provided food, medicine, and materials needed for clothing, cooking, shelter, and hunting. Acorns, mesquite beans, cacti, pinyon nuts, yucca, agave, and fan palms were commonly used.

The Spanish Mission System began in California in 1776, however, due to the remoteness of their territories in the mountains and deserts, many of the Cahuilla remained out of reach of the Mission System until 1819 when an outpost, or Asistencia, of the San Gabriel Mission was built in Redlands area. Thus began the forced transition of many Cahuilla from their traditional homelands and lifestyles to Spanish Mission lifestyle and labor. The late 1800s saw the arrival of the railroad and non-Native agriculturalists and who were given traditional Cahuilla lands by the federal government to convert into farmland.

Native American Consultation

As part of the preparation of the Cultural Resources Report, written request to the State of California Native American Heritage Commission (NAHC) for a Sacred Lands File records search was submitted by CRM TECH. The NAHC provided a list of 28 contacts representing 14 local tribes to contact for further evaluation of the presence of potential cultural resources. In addition, CRM TECH contacted the Agua Caliente Band of Cahuilla Indians (ACBCI) to request supplemental information regarding potential tribal cultural resources on the Project site an in the vicinity. ACBCI was invited to participate in the archaeological fieldwork.

In response, Luz Salazar, Cultural Resources Analyst at the Agua Caliente Tribal Historical Preservation Office, confirmed in a letter dated August 6, 2024, that the vicinity of the Project site occurs within the tribe's Traditional Use Area and that Tribal Cultural Resources are adjacent to the Project area. Therefore, the ACBCI requests to review all cultural resources documentation pertaining to the Project as well as all archaeological monitoring of all ground-disturbing activities on the Project site.

In addition, the City is conducting Tribal Consultation under AB 52, and has contacted the Tribes who have requested consultation.

Discussion of Impacts

a, i, ii) Less Than Significant Impact.

Per the Cultural Resources Report, and as described in Section VI., the Project site contains no tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources identified on the Project site. However, the ACBCI has confirmed that the Project site is within the tribe's Traditional Use Area. The City will complete Tribal Consultation, and include the requirements of consulting tribes, if any, either as additional mitigation, or as conditions of approval for the Project. In addition, in order to mitigate impacts to cultural resources, Section VI includes Mitigation Measure CUL-1, which requires monitoring of all earth moving activities to assure that cultural resources are not

impacted. As a result of this mitigation, and the inclusion of a Tribal monitor, impacts to Tribal Cultural Resources will be reduced to less than significant levels.

Mitigation Measures: See Section VI.

Monitoring: See Section VI.

Sources:

"Historical/Archaeological Resources Survey Report for Eastern Portion of APN 656-040-061," CRM TECH, November 7, 2024.

"Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020, accessed February 2025.

"Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5, accessed February 2025.

"The Cahuilla People," Augustine Band of Cahuilla Indians, 2018, https://augustinetribe-nsn.gov/cahuilla-people/#:~:text=The%20Cahuilla%20can%20be%20generally,and%20practiced%20the%20same%20traditions, accessed February 12, 2025.

XIX. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water 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 project's projected demand in addition to the provider's 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 statutes and regulations related to solid waste?			✓	

Environmental Setting

Domestic Water

Mission Springs Water District (MSWD) is the City's main water purveyor. MSWD's service area extends across 135 square miles which includes Desert Hot Springs and smaller communities in both Palm Springs and unincorporated Riverside County. MSWD serves approximately 43,000 people. Fresh water for the City's residential, commercial and industrial uses is sourced from the Mission Creek Subbasin, one of several subbasins within the Coachella Valley Groundwater Basin. MSWD, the Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD) each manage a portion of the Mission Creek Subbasin. MSWD

manages eight wells in the Mission Creek Subbasin, three wells in the Indio Subbasin and two wells in the San Gorgonio Subbasin, plus 12 booster stations, 24 reservoirs, and 1.25 million feet of pipelines.[53]

Wastewater Treatment

Wastewater treatment in the City of Desert Hot Springs is managed by MSWD via three wastewater treatment plants. The Desert Crest Wastewater Treatment Plant serves a mobile home park and a country club development near the intersection of Dillon Road and Long Canyon Road and has a daily capacity of 0.18 million gallons per day (mgd). The Horton Wastewater Treatment Plant (Horton WWTP), on the corner of Park Lane and Verbena Drive across the street from Park Lane Homes, has been the primary WWTP for City and will serve the Project's wastewater. The Horton WWTP has a treatment capacity of 2.3 mgd, and in 2020, daily flows to the Horton WWTP were 2 mgd. As the City has been transitioning residences from septic to sewer, MSWD saw the need to expand its wastewater treatment capacity and in 2024 completed the constructed of the Nancy Wright Regional Water Reclamation Facility. The new facility treats up to 1.5 million gallons per day (gpd). In all, MSWD manages 9,719 sewer connections and can treat up to 3.98 million gallons of wastewater per day, or 12.214 acre-feet per day, or 4,458.11 acre-feet per year (afy). Treated wastewater is returned to the aquifer via percolation ponds.

Stormwater Drainage

City stormwater drainage is facilitated by gutters, pipes, culverts, channels which transport stormwater to regional drainage basins where the water may percolate to the groundwater basin. Riverside County Flood Control and Water Conservation District constructs and maintains regional drainage facilities for the purpose of protecting the public and property from flooding during storm events.

Electricity Service

In the City of Desert Hot Springs, electricity is provided by Southern California Edison (SCE). SCE distributes electricity to 15,000,000 people throughout central, coastal and southern California (excluding the City of Los Angeles). The 50,000-square-mile service area includes over 180 incorporated cities and a majority of the unincorporated communities within 15 counties.

Natural Gas

Natural gas is provided to the City by Southern California Gas and is used for home heating, water heating, laundry dryers and gas stoves. More than 90% of the natural gas consumed in California is sourced from Texas and New Mexico, and the SoCalGas transmission network consists of storage facilities and pipelines. Southern California Gas is committed to reducing greenhouse gas emissions by supporting the development of renewable natural gas (RNG) resources. Unused methane that is released from landfills, composted food waste, dairies, and wastewater treatment plants can be captured and transported along existing SoCalGas gas pipelines.

[53] Mission Springs Water District, 2024 Strategic Plan, March 18, 2024.

Solid Waste Management

Desert Valley Disposal, Inc. (DVD) provides waste hauling services, recycling services, and green waste disposal services for all residents and businesses in the City of Desert Hot Springs. Additionally, DVD offers roll-off trash removal, construction and debris collection, residential motor oil pick-up, selected household hazardous waste (HHW) and bulky item pick-up. Solid waste that is not recycled is taken to Edom Hil Transfer Station, a collection point, and from there it is transferred to the Lamb Canyon Landfill in Beaumont, California. Lamb Canyon Landfill has a remaining capacity of 19,242,950 cubic yards (48.5% of total capacity) with a maximum daily throughput of 5,000 cubic yards.

Telecommunications

Charter Communications/Spectrum provides cable and internet to the Project site. Underground facilities currently exist adjacent to the Project site.

Frontier Communications currently provides telephone and internet services via copper facilities along Park Lane and Palm Drive.

Discussion of Impacts

a) Less Than Significant Impact.

Relocation or construction of infrastructure for domestic water and wastewater treatment will not be required for the Project. The vicinity surrounding the Project has been developed and contains MSWD water and wastewater underground facilities. The Project's residential buildings and early childhood education center will connect to existing facilities under Park Lane. No construction or relocation of any water infrastructure beyond the connection lines from Park Lane to the buildings will be required. The Project is subject to review by MSWD. Connections to water and sewer facilities would result in less than significant impacts.

Section X, Hydrology and Water Quality, provides a description of the NPDES-required Project-Specific WQMP which was prepared for the Project. The WQMP addresses how pollution will be controlled via the on-site stormwater drainage system during the operational phase. Per local requirements, the Project will implement permanent Site-Specific Best Management Practices and retain urban runoff on-site. For construction drainage, the Project would be required to implement a SWPPP to ensure that construction activities do not contaminate surface or ground water quality. Impacts from stormflows would be less than significant.

SCE currently manages underground 751-volt conductors along Park Lane, Palm Drive, and along the north perimeter of the Project site behind the Von's grocery store as well as an overhead 751-volt conductor along Park Lane. The Project will be able to connect to these facilities and will not require the construction or relocation of electricity facilities beyond on-site construction. Impacts would be less than significant.

SoCalGas currently does not provide facilities to the Project site. Developed properties adjacent to the Project site, including the public library and Riverside County services building likely have natural gas service as does the spa/resort on the south side of Park Lane and the Von's grocery store north of the Project. Although natural gas facilities would need to be extended to the Project site, the construction of the new facilities would be less than significant given the surrounding existing development.

Spectrum telecommunications facilities are available underground at the Project site as well as along Park Lane and Palm Drive. Connecting to these services would not result in the construction or relocation of services. Impacts would be less than significant.

b) Less Than Significant Impact.

Project water demand assumptions are derived from several sources of data. Indoor multi-family residential water demand calculations rely upon the Mission Creek Subbasin Alternative Plan Update (MCSB Alt Plan Update), which provides projected water demand estimates for the Desert Hot Springs Planning Area. When the MCSB Alt Plan Update was prepared in 2021, the total forecasted water demand, which included municipal water and private wells, was expected to increase each year from 17,319 acre-feet per year (afy) in 2030 to 20,792 afy in 2045.[54] Furthermore, in the MSWD/DWA (Desert Water Agency) jurisdiction, indoor water demand for multi-family residential land use is 3.04 afy per acre.[55] Using this demand factor, the Project's residential land use, which comprises approximately 4.11 acres of the Project parcel, is estimated to be 11,150.35 gpd. Over a year, the indoor residential water use will potentially be 12.49 afy.

Water demand estimates for the early childhood education center are derived from a report prepared by the Pacific Institute which outlines how existing technologies in water delivery and water use can be harnessed to conserve current water sources. The report found that K through 12 schools use approximately 12.6 gallons of water per student per day.[56] The Project's early childhood education center would use about 831 gpd, or 0.93 afy.

Outdoor landscaping water demand estimate is provided by the 2009 MSWD Water Efficient Landscape Guidelines. When the MSWD Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor are applied the landscape area of the Project, the anticipated water demand is 3,728.50 gpd, or 4.18 afy.

---

54 Mission Creek Subbasin Alternative Plan Update, Table 3-5 Demand Projections for the Planning Area, prepared by Wood, Kennedy Jenks, November 2021.

55 Ibid, Table 3-2 Average Unit Consumption by Land Use Type and Area.

56 Pacific Institute, "Waste Not, Want Not: The Potential for Urban Water Conservation in California," Appendix E, Details of Commercial Water Use and Potential Savings, Table E-26 Modeled Water Use Per Student, November 2003.

The community pool is estimated to be 800 square feet (20x40) and would hold 30,000 gallons of water. Per a report by the Pacific Institute that describes the rate of water loss from evaporation in Los Angeles, annually swimming pools in Los Angeles lose approximately the same amount of water that they contain to evaporation.[57] Again, using this estimate, the Project's swimming pool may require 30,000 gallons of water per year to compensate for evaporation, which equates to 0.092 afy.

As stated above, according to the MCSB Alt Plan Update, the forecasted total water demand for the City's Planning Area in 2030 is 17,319 afy. The Project's total annual water demand of 17.7 afy would comprise 0.1% of the City's 2030 forecasted demand. Table XIX-1 shows the Project's operational water demand by land use compared to the City's forecasted total water demand in 2030.

Table XIX-1
Project Operational Water Demand

Indoor Land Use	**Number of Acres**	**Indoor Demand Factor (acre-feet/acre/year)**	**Indoor Daily Demand (gpd)**	**Total Indoor Demand (acre-feet/yr)**
Multi-Family Residential	4.11	3.04[1]	11,150.35	**12.49**
Indoor Land Use	**Number of Students**	**Indoor Demand Factor (gal/per capita/day)**	**Indoor Daily Demand (gpd)**	**Total Indoor Demand (acre-feet/yr)**
Early Childhood Ed. Center	66	12.6[3]	831.6	**0.93**
Outdoor Use[2]	**Land Area (ft²)**	**Outdoor ETo (in/yr) x ETAF x Outdoor Conversion Factor**	**Outdoor Daily Demand (gpd)**	**Total Outdoor Demand (acre-feet/yr)**
Landscape	46,752	93.9 x 0.55 x 0.62[4]	3,728.50	**4.18**
Pool	800			**0.092[5]**
			Total Project Annual Water Demand	**17.7 afy**
			Percent of 2030 City Annual Water Demand[6]	**0.1%**

1. Water demand for residential multi-family land uses in the MSWD jurisdiction per MCSB Alt. Plan Update, 2021.
3. School demand factor is derived from the Pacific Institute, "Waste Not, Want Not: The Potential for Urban Water Conservation in California," Appendix E, Details of Commercial Water Use and Potential Savings, Table E-26 Modeled Water Use Per Student, November 2003.
4.Outdoor water demand calculations based on MSWD Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor (2009 MSWD Water Efficient Landscape Guidelines).
5. Evaporation rate/water loss derived from the Pacific Institute, "Water Policy: What About All Those Swimming Pools in Los Angeles?", blog by Peter Gleik, 2025.
AWWA Commercial and Institutional End Uses of Water, 2000. Office use = 15 gal/SF/year.2030
6. 2030 projected water demand for Desert Hot Springs is 17,319 afy.

[57] Pacific Institute, "Water Policy: What About All Those Swimming Pools in Los Angeles?", Blog by Peter Gleik, https://pacinst.org/water-policy-what-about-all-those-swimming-pools-in-los-angeles/, accessed March 2025.

To partially offset groundwater extraction, DWA and CVWD have an agreement with the State Water Project to import Colorado River water for replenishment. Additionally, these water districts and MSWD percolate return flows from reclaimed wastewater and excess water from agricultural, industrial, and golf course irrigation for groundwater replenishment, which is referred to as return flow recharge. MSWD plans to increase replenishment efforts with the continued conversion of septic systems to the City sewer systems. According to the Coachella Valley Regional Water Management Plan, the MSWD states that its supply of groundwater is fully reliable under a five-year drought event.

In summary, the Project will increase demand for fresh water in the MSWD jurisdiction and it will increase demand for wastewater treatment services. However, the incremental increase in demand for these services would pose impacts on the local water supply and wastewater treatment capacity that are less than significant due to the water districts' efforts in returning treated wastewater to the ground, and the imports of Colorado River water, and also the planned future expansion of MSWD's treatment capacity.

c) Less Than Significant Impact.

According to the City's General Plan 2020 Update, by 2040, the population of the City will be 136,142, and the amount of wastewater treatment capacity needed to serve this population, if the entire City is transitioned to the sewer system, wastewater treatment demand would be 11.54 million gallons per day (mgd), or 7.56 mgd over the current capacity. To expand treatment facilities and meet future demand, the City charges $2,020 for multi-family units. Currently, MSWD can treat up 3.98 million gallons of wastewater per day, or 4,458.1 afy. Assuming up to 90% of indoor water use flows to a water treatment plant, then, then potentially, the Project would generate 12.1 afy of wastewater, which would comprise 0.27% of the City's total wastewater treatment capacity. With the implementation of the City's water treatment facility fee of $2,020 per unit, and the return flow of treated wastewater via percolation ponds, Project impacts on the City's wastewater treatment capacity would be less than significant.

d, e) Less than Significant Impact.

During the construction and operational phases, the Project will generate solid waste, the disposal of which would be subject to the City's waste management standards as established in Chapter 8.08 of the City's Code of Ordinances.[58] These standards comply with waste reduction and diversion standards of AB 939 and the CALGreen Building Code. To manage construction-related solid waste, The Project will submit a Construction and Demolition Waste Plan (C & D Waste Plan) which estimates the weight or volume of material to be disposed of and how at least 50% of the Project's construction waste will be diverted from the landfill. During the operational phase, the

[58] City of Desert Hot Springs Code of Ordinances, Chapter 8.08 Recycling and Diversion of Waste from Construction and Demolition, accessed March 2025.

Project will comply with the 50% mandatory diversion rate requiring local jurisdictions to divert 50% of their waste through recycling and reduction measures.

Generation of construction waste will be short-term and with adherence to the 50% diversion rate policy, impacts from the disposal of construction waste will be less than significant.

Total on-going operational solid waste generation is estimated to be 212 tons per year, but after the 50% required diversion, the total solid waste discarded in the landfill would be approximately 106 tons annually, or 1,411 cubic yards per year.

As described above, the Lamb Canyon Landfill, which accepts the City's solid waste, has a 36.6% remaining capacity of 14,540,000 cubic yards and is permitted to accept up to 5,000 cubic yards of waste per day.[59] The Project would contribute approximately 0.00743% annually to the remaining capacity (see Table XIX-2). Based on this estimate, the Project would not exceed the capacity of the landfill, nor would it impair the attainment of local solid waste reduction goals. Desert Valley Disposal would ensure that solid waste operations comply with federal, state, and local regulations. The Project's impacts related to solid waste disposal would be less than significant.

Table XIX-2
Project Estimated Solid Waste Generation

Land Use	Generation Rate	Proposed Development	Total (per day)	Total (per year)
Multi-Family Residential	8.6 lbs per unit 8.7 per day	167 units	1,436.2 lbs.	262.1 tons
ECE	1 lb per student per day	66	66 lbs.	12.045 tons
		With 50% solid waste diversion	**751.1 lbs**	**137 tons**
		Conversion to cubic yards[1]	**5.00 c.y.**	**3,655.35 c.y.**
		Percent of landfill capacity[2]	**0.001% of daily throughput**	**0.0251 % of remaining cap.**

Source: Estimated Solid Waste Generation Rates for Manufacturing/Warehouse (May 1997), CalRecycle, accessed March 2025, https://www2.calrecycle.ca.gov/wastecharacterization/general/rates.
1. National Recycling Coalition Measurement Standards and Reporting Guidelines, 2006. Estimates that 150 pounds of uncompacted municipal solid waste material is equal to 1 cubic yard of waste.
2. Landfill daily throughput (or intake) is 5,000 cubic yards, and remaining capacity is 14,540,000 cubic yards.

Mitigation Measures: None required.

Monitoring: None required.

[59] CalRecycle, SWIS Facility, Lamb Canyon Facility Details, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368, accessed March 2025.

Sources:

City of Desert Hot Springs Code of Ordinances, Chapter 8.08 Recycling and Diversion of Waste from Construction and Demolition, accessed March 2025.

Mission Creek Subbasin Alternative Plan Update, Table 3-5 Demand Projections for the Planning Area, prepared by Wood, Kennedy Jenks, November 2021.

Mission Creek Subbasin Alternative Plan Update, Table 3-2 Average Unit Consumption by Land Use Type and Area.

Pacific Institute, "Waste Not, Want Not: The Potential for Urban Water Conservation in California," Appendix E, Details of Commercial Water Use and Potential Savings, Table E-26 Modeled Water Use Per Student, November 2003.

Pacific Institute, "Water Policy: What About All Those Swimming Pools in Los Angeles?", Blog by Peter Gleik, https://pacinst.org/water-policy-what-about-all-those-swimming-pools-in-los-angeles/, accessed March 2025.

XX. WILDFIRE 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 Incorporated	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?				✓

Environmental Setting

In the Coachella Valley, the potential for wildfire predominantly occurs in the surrounding brush-covered hillsides where slope, dry vegetation and high winds form ideal wildfire conditions. Zones where the cities of the Coachella Valley transition to the outlying hillsides form Wildland Urban Interfaces (WUI), which are particularly susceptible to wildfire risk. The California Department of Forestry and Fire Protection (CalFire) provides the Fire Hazard Severity Zone (FHSZ) Viewer, an online map application that displays the 2024 adopted State Responsibility Area (SRA) FHSZ boundaries where CalFire takes the responsibility for wildland fire protection. Moderate and high SRA FHSZs occur in the hillsides along the northern and western edges of the City, respectively 2.8 miles north and 5.5 miles west of the Project site. The City is classified as a Local Responsibility Area and coordinates emergency responses and evacuation with appropriate agencies, which are discussed further in Section IX Hazards and Hazardous Materials.

Discussion of Impacts

a) Less Than Significant Impact. As explained above, the California Department of Forestry and Fire Protection (CalFire) has mapped areas of significant fire hazards in the State through its Fire and Resources Assessment Program (FRAP). The Project site occurs in a Local Responsibility Area, and existing SRAs classified as moderate and high FHSZs occur 2 miles to the north and 5.5 miles to the west. The proposed Project is subject to General Plan 2020 Update policies, RCFD and CalFire requirements on fire safety and emergency access. Furthermore, as described in Section IX Hazards and Hazardous Materials, the Project would comply with the City's Local Hazard Mitigation Plan (2017). Palm Drive is a major evacuation route for the City. The addition of 167 apartment homes and an early childhood education center on Park Lane near the intersection of Palm Drive could increase the volume of traffic during a potential evacuation, however, as shown in the Traffic Study (Appendix I), the Project will not significantly contribute to traffic flow. Site plan review by RCFD would ensure that the Project's impacts on the City's emergency evacuation plans would be reduced to less than significant levels.

b-d) No Impact. The Project would not require the installation or maintenance of infrastructure that would exacerbate fire risk. The Project would connect to existing utility infrastructure, and it would access existing transportation routes. There would be no need to construct additional infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities. Hence no impacts would occur.

Given the location of the Project site in a highly developed urban location 2 miles south of the nearest hillsides, the Project would not expose people or structures to significant risks from downslope or downstream flooding or landslides. Nor would the Project expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. No impacts would occur.

Mitigation Measures: None required.

Monitoring: None required.

Sources:

California Department of Forestry and Fire Protection (CalFire) Fire Hazard Severity Zone (FHSZ) Viewer, update 2024.

Desert Hot Springs Code of Ordinances, Chapter 2.48 Civil Emergencies, §2.48.030.

Desert Hot Springs General Plan Update 2020 EIR, May 1, 2020.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process. **Does the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
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) Less Than Significant Impact with Mitigation Incorporated.

Biological Resources:
According to the Biological Resources Report, three special status species were observed on the Project site during the field survey and two require additional mitigation measures to reduce potential impacts to less than significant levels. The CVMSHCP provides a permitting process to mitigate impacts to biological resources and reduce those impacts to less than significant levels. Of the three special status species that occur on the Project site, only one is covered by the CVMSHCP, the western burrowing owl.

During the field survey, ten individual burrowing owls, which included at least two adult pairs and juveniles, were observed actively occupying different burrows both on the Project site and adjacent to the Project site. This occupation suggests that the burrowing owls are residents and are likely going to remain after nesting season. Mitigation Measure BIO-2 explains the actions that are needed to reduce potential impacts to western burrowing owls to less than significant levels.

A small flock of horned larks were observed foraging on the Project site during the field survey. Mitigation Measure BIO-1 provides details for reducing impacts to horned larks to less than significant levels.

With implementation of the BIO-1 and BIO-2 mitigation measures to protect potentially occurring nesting birds and burrowing owls, impacts to potentially occurring candidate, sensitive, or special status species would be reduced to less than significant levels.

Cultural Resources
The Project site was evaluated by a qualified archaeologist, and was found to have a low potential for resources. However, the potential for buried resources, including Tribal resources, requires the implementation of mitigation to reduce impacts to less than significant levels. Mitigation Measure CUL-1 requires the monitoring of earth moving activities, which will reduce these impacts.

b) Less Than Significant Impact.
The Project will result in less than significant impacts to the environment, with the exception of biological and cultural resources, and traffic, as described in this document. As also described in this document, only traffic impacts have the potential to be cumulatively considerable, particularly for intersection #3 as described above. However, the impacts to the intersection are mitigated, and reduced to less than significant levels. The Project is consistent with the General Plan land use designation assigned to the property, and would therefore not generate any greater impacts than those expected from General Plan build out. Cumulative impacts are expected to be less than significant.

c) Less Than Significant Impact.

The proposed Project will not significantly impact people. It will provide additional housing opportunities to existing and future residents, as well as an education facility for their children. Air, GHG, hazardous materials and noise impacts have been determined to be less than significant in the discussions above. Less than significant impacts are expected.

Appendix A
Park Lane Homes CalEEMod Report
(Available on the city website)

Appendix B
Park Lane Homes Biological Resources Report
(Available on the city website)

Appendix C
Park Lane Homes Burrowing Owl Avoidance Relocation Plan
(Available on the city website)

Appendix D
Park Lane Homes Cultural Resources Report
(Available on the city website)

Appendix E
Park Lane Homes Preliminary Geotechnical Investigation
(Available on the city website)

Appendix F
Park Lane Homes Phase I Environmental Site Assessment
(Available on the city website)

Appendix G
Park Lane Homes Phase Preliminary Water Quality Management Plan
(Available on the city website)

Appendix H
Park Lane Homes Phase Preliminary Hydrology Report
(Available on the city website)

Appendix I
Park Lane Homes Phase Traffic Analysis
(Available on the city website)

Appendix J
Park Lane Homes Vehicle Miles Traveled Screening Assessment
(Available on the city website)