



CITY OF RANCHO MIRAGE

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ENVIRONMENTAL INITIAL STUDY

Project Title: Hazelden Betty Ford Center Preliminary Development Permit (PDP)

City Project No.: Preliminary Development Plan Case No. PDP19005
Environmental Impact Report Case No. EIR19001

**Lead Agency
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Project Location: Immediately west of Vista Del Sol, north of Country Club Drive and east of the Eisenhower Medical Center campus. Being a portion of the S1/2 of Section 6, Township 5 South, Range 6 East, San Bernardino Baseline and Meridian.
APN No.s: 685-270-017 and 685-280-017, 016 and 028

Project Area: 26.22± Acres

General Plan Designation: Hospital (P/H)

Zoning Designation: Hospital (P/H)



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PRELIMINARY DEVELOPMENT PERMIT (PDP)

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PROJECT DESCRIPTION

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

Current Conditions

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

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

Purpose and Need

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

Proposed Project

New Residential Buildings

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



New Day-Treatment Building

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

Vista Del Sol Access Drive

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

Ancillary Site Modifications

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

Project Location and Limits

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

Land Use and Setting

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



CALIFORNIA

**PACIFIC
OCEAN**

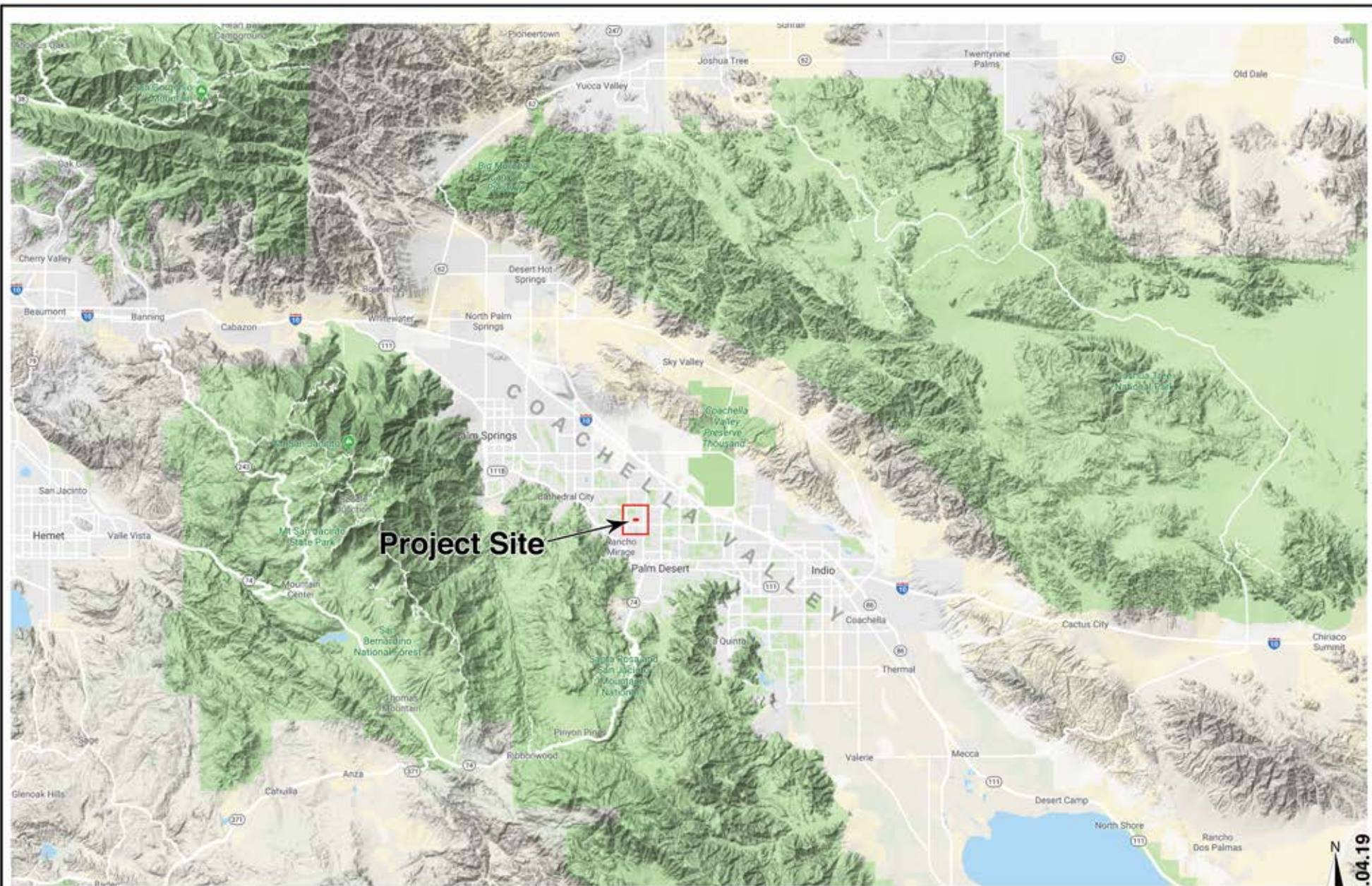
MEXICO



RIVERSIDE COUNTY

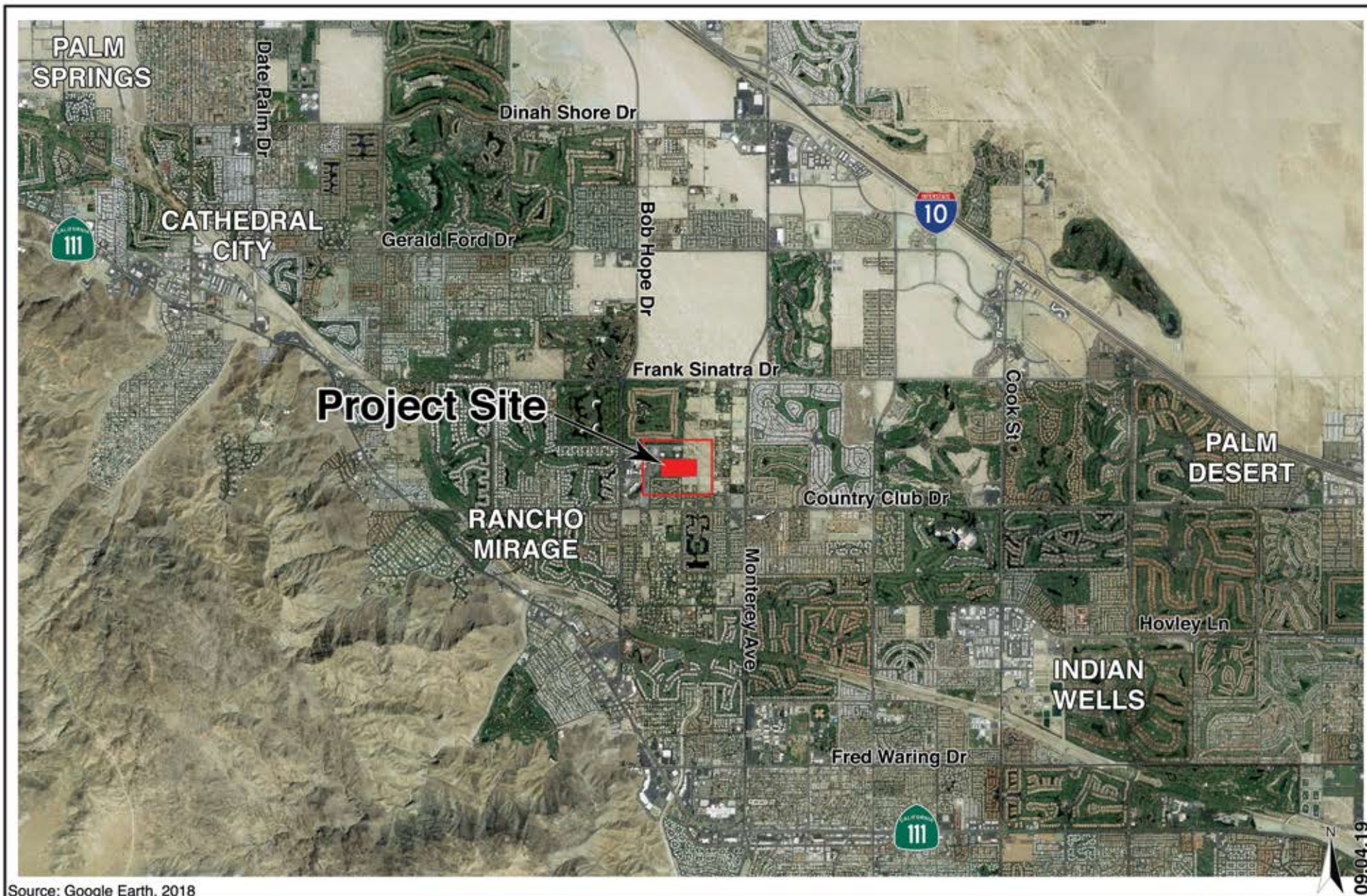


09.04.19



Source: Google Maps, 2019

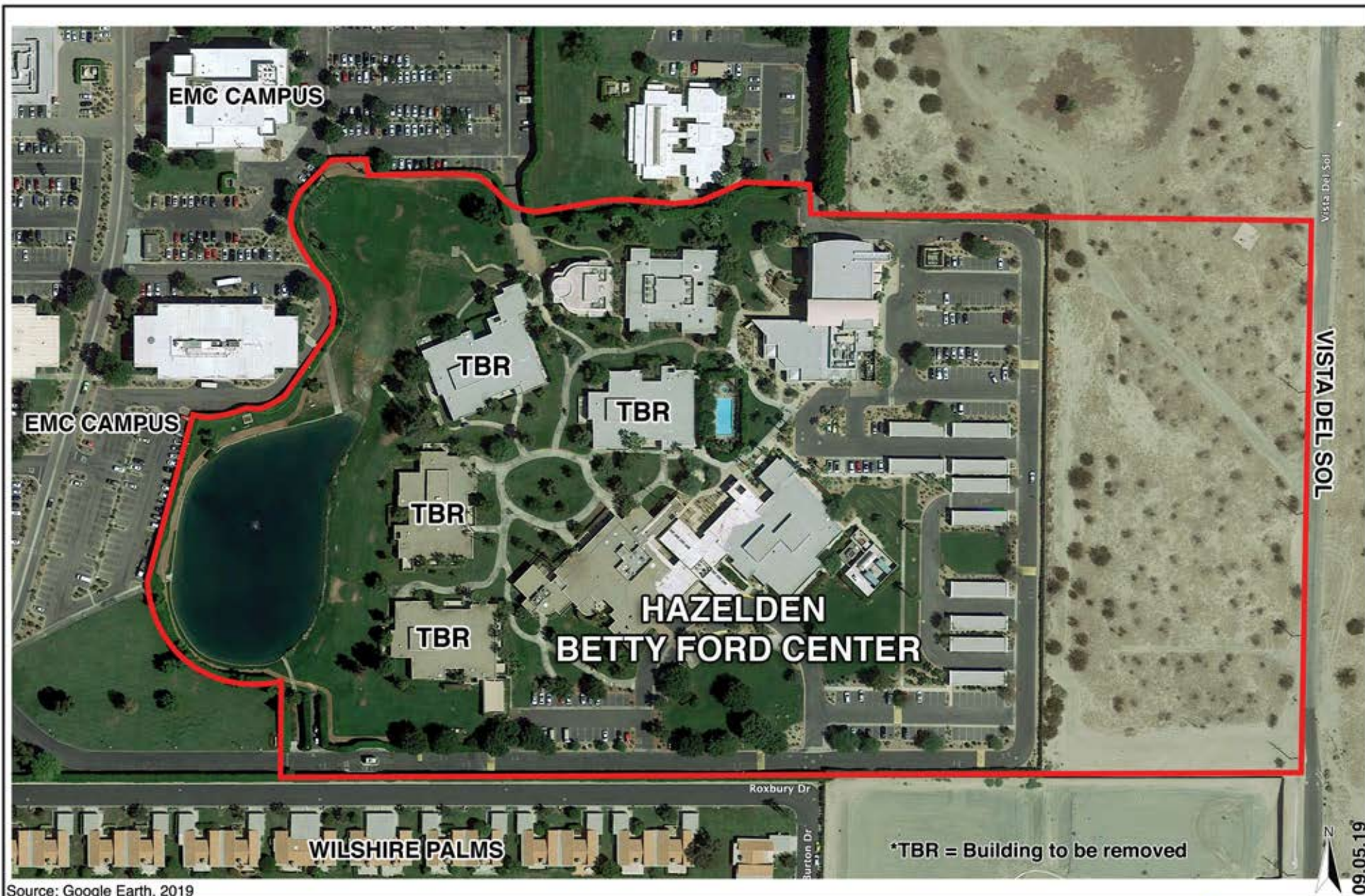
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Source: Google Earth, 2018

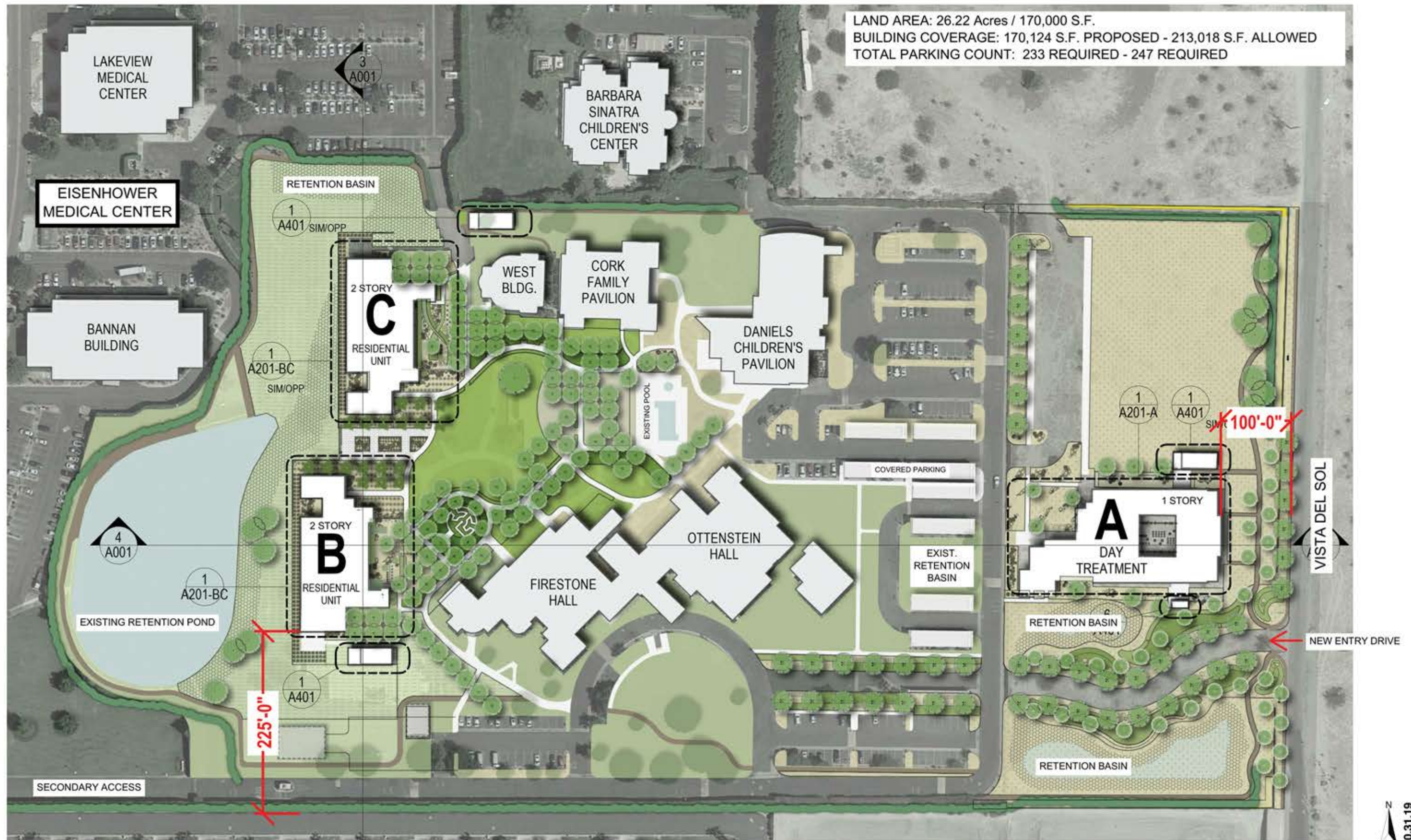


Source: Google Earth, 2019



Source: Google Earth, 2019

Source: HGA, 2019





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

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



EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


Top of Form

<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input checked="" type="checkbox"/>	Geology /Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfires	<input checked="" type="checkbox"/>	Mandatory Findings of Significance



DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature: Ben Torres, Associate Planner City of Rancho Mirage	12/12/19 Date:
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Environmental Checklist and Discussion:

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

1. AESTHETICS – Except as provided in Public Resource Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Background

- a) **Less Than Significant Impact.** The proposed project includes removal of four existing one-story buildings, and construction of two new two-story buildings in the west-central portion of the site, and one one-story building on currently undeveloped lands in the eastern portion of the subject property and adjacent to the local street Vista Del Sol. It is unlikely that the proposed project will have a substantial adverse effect on nearby scenic vistas. Nonetheless, the potential effects of proposed development will be further analysed in an environmental impact report.
- b) **No Impact.** There are no scenic resources, rock outcroppings, or historic buildings onsite and development of the project will not degrade any state scenic highways.
- c) **Less Than Significant Impact.** The proposed project is consistent with previously approved and applicable Eisenhower Specific Plan and with applicable development standards and guidelines. The proposed project is consistent with applicable provisions of the City's Zoning Ordinance and other regulations governing scenic quality. Nonetheless, the potential effects of proposed development will be further analysed in an environmental impact report.
- d) **Less Than Significant Impact With Mitigation.** It is uncertain whether or to what extent the proposed project may result in a substantial and potentially adverse increase in light or glare. The potential effects of proposed development will be further analysed in an environmental impact report.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



2. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Background

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

Mitigation: None required

Monitoring: None required



3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: SCAQMD AQMP, 2016. Coachella Valley PM₁₀ SIP, 2003; HBFC PDP Application 2019

Background:

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

- a) **Less Than Significant Impact With Mitigation.** The City of Rancho Mirage and the subject property are subject to the provisions of the 2016 South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan, which describes the District's plan to achieve Federal and State air quality standards set forth in Federal and State Clean Air Acts. Rancho Mirage is located in the Salton Sea Air Basin (SSAB) and is subject to the rules and regulations imposed by the SCAQMD including Rule 403-1, which governs fugitive dust emissions from project construction within the Coachella Valley. The proposed project appears to be consistent with the goals and policies of the Rancho Mirage General Plan. Additionally, the proposed project can, with mitigation, be developed in such a manner that does not conflict with or obstruct implementation of the SCAQMD air quality management plan. Nonetheless, this potential will be further analysed in the forthcoming EIR.
- b & c) **Less Than Significant Impact With Mitigation.** An impact is potentially significant if concentrations of emissions exceed the State or Federal Ambient Air Quality Standards. The two primary pollutants of concern in the Coachella Valley including the City of Rancho Mirage are ozone (O₃) and particulate matter (PM₁₀ and PM_{2.5}).

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



Particulate Matter (PM₁₀ and PM_{2.5}) consist of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM. Elevated PM₁₀ and PM_{2.5} levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions. The SSAB is a non- attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}.

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

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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



4. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Background:

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

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



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

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

- b) **Less Than Significant.** There is no riparian habitat on the site. The project site does not contain any threatened, endangered, or rare species not already covered under the Coachella Valley MSHCP. The proposed project is located within an urban environment and is surrounded by developed and previously disturbed lands. There are no wildlife corridors on-site or in the project vicinity, and the site is not suitable for migratory species. Impacts to biological resources as a result of the proposed project are expected to be less than significant. Nonetheless, this potential will be further assessed in the forthcoming EIR.
- c) **No Impact.** Potential U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW) jurisdictional waters and wetlands within the City are limited to drainages within and adjacent to the Santa Rosa Mountains to the south. Portions of the Whitewater River flood control channel and tributaries would also be considered under USACE jurisdiction. The project site is not located near or within the vicinity of any of these potential wetland areas. Therefore, the project would have no impact on wetlands.
- d) **Less Than Significant.** Primary movement and/or wildlife corridors are limited to drainages of the Indio Hills and the Santa Rosa Mountains, Whitewater channel and Magnesia Springs to the south. The project site is not located within or adjacent to a known wildlife corridor. Portions of the site may be used by migratory bird species protected under the MBTA, as discussed above in item 4.b. Nonetheless, the forthcoming EIR should further evaluate these potential impacts and ensure that they will not be significant.
- e) **No Impact.** The proposed project will not interfere with any City policies regarding the preservation of plants or animals. The project is a "Covered Activity" under the CV MSHCP and development mitigation fees will be collected prior to new ground disturbance to mitigate for potential project impacts and to further the implementation of the Coachella valley MSHCP.
- f) **No Impact.** The City is a participant in the CVMSHCP and the project will adhere to the requirements of the Plan. As proposed the project does not conflict with the CVMSHCP. See IV (a) above.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

Sources: Rancho Mirage General Plan 2017.

Background:

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

- a) **No Impact.** The City of Rancho Mirage has prepared an intensive level survey of potential historic resources in the City. This inventory included properties listed in the National Register of Historic Places, the California Register of Historical Resources, California Registered Historical Landmarks, California Points of Historical Interest, and properties reviewed by OHP as part of a historic resources survey or an environmental review. There are no historical resources of significance either on the subject property. The first building of Eisenhower Medical Center was built in 1971 and is listed in the City's 2003 Historic Resource Survey but is not designated as an historic resource by the City. The nearest designated such resource is the *Sunnylands Estate*, the desert home of Walter and Leonore Annenberg, which is located approximately one mile north of the project site.
- b) **Less Than Significant.** As noted in the background discussion, the subject property is located on the valley floor of the Coachella Valley in an area that does not harbor resources that would have been important to or support local bands of Native Americans. The area is also subject to erosive winds and sand deposition which will have removed any evidence of aboriginal trails across these lands. This project site is not located within a culturally sensitive area. Nonetheless, precautionary, minimization measures will be included in the forthcoming EIR to further reduce potential impacts to sensitive archaeological resources.
- c) **Less Than Significant.** It is not anticipated that any human remains will be encountered during construction of the proposed project. As noted, most of the site and much of the surrounding area have been previously disturbed to accommodate development. Past and current site conditions make the discovery of human remains very unlikely. Nonetheless, the forthcoming EIR should cite minimization measures, including that if human remains are discovered during project construction, state law requires that law enforcement be contacted, and the remains removed in a prescribed manner.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



7. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) i. **No Impact.** This subject property is not located within an Alquist-Priolo Fault Zone, nor are there active faults located on-site. Therefore, no impacts associated with fault rupture at the project site are expected.
- ii. **Less Than Significant With Mitigation.** The City of Rancho Mirage is located in an area where numerous active faults are present. At least two active faults of the San Andreas Fault Zone extend through lands north of the city limits. The subject property is located within an area that would be significantly affected by slippage along these faults: the Banning fault, at the northern edge, and the Garnet Hill fault in the central part. Other faults in the region, such as the San Jacinto and San Geronio Pass faults, also have the potential to produce strong ground shaking in Rancho Mirage. The San Andreas Fault is capable of generating a moment magnitude 7.4. All structures in the planning area will be subjected to this shaking, and could be



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

- iii. **Less Than Significant With Mitigation.** Ground failure can take the form of liquefaction of underlying soils caused by strong ground shaking and high groundwater, landsliding (see below) and lateral spreading. The Rancho Mirage General Plan indicates the project site is located in an area of low liquefaction susceptibility. This area is characterized by fine-grained granular sediments that are normally susceptible to liquefaction, but groundwater depths are greater than 50 feet. The site is located in an area that is susceptible to high levels of groundshaking and may result in localized impacts related to liquefaction around saturated foundations or other load-carrying structures. The proposed project involves new construction and could substantially alter the exposure of people to risks associated with ground failure. The forthcoming EIR should describe design and other measures that will mitigate these hazards.
- iv. **No Impact.** The City of Rancho Mirage General Plan indicates that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The project is located within the City's urban core, which is generally flat to gently sloping, and substantially developed. The potential for landslides does not occur on or adjacent to the site. No impact is expected.
- b) **Less Than Significant With Mitigation.** The project is located in an area with a very severe wind erodibility rating, as defined by the Rancho Mirage General Plan. The project will involve ground disturbance, which has the potential to increase soil erosion. The site is located in an urbanized area, with the exception of vacant lands to the east, and is occupied by the existing EMC and HBFC campuses, and the partially improved Vista Del Sol. The project contractor will be required to implement a dust control management plan as part of the grading permit to minimize potential impacts caused by blowing dust and sand during construction. Procedures set forth in said plan will ensure that potential erosion is controlled during the construction process. Once completed, the project area will consist of new structures, paved roads and parking areas, new landscaping and otherwise stabilized surfaces, which will resist erosion and protect the roadway improvements. Specific mitigation measures will be set forth in the forthcoming EIR.
- c) **Less Than Significant.** This project is not located within an area that is susceptible to landslides, lateral spreading, liquefaction, or collapse. As mentioned above, the potential for seismically induced subsidence on-site is considered severe. However, building and seismic code requirements assure that the potential impact associated with ground subsidence is reduced to less than significant levels through conventional site preparation techniques such as over-excavation, hydroconsolidation and compaction. The proposed project includes new structures and other improvements. Therefore, the project will have a less than significant impact associated with unstable soils. Project soils appear capable of supporting the proposed improvements.
- d) **No Impact.** The project site is primarily made up of fine and coarse sand deposits and does not include expansive soils. Impacts related to expansive soils are not anticipated.
- e) **No Impact.** The proposed project is located in a part of the city that is served by sanitary sewer. No impact is expected.
- f) **No Impact.** The proposed project is located on the valley floor where soils to depth are comprised of aeolian sand. The site is not located in proximity to either a wash outflow or to bedrock. Neither is the site of lacustrine origin. Therefore, potentially sensitive paleontological resources are not expected to occur on site and there will be no impact to such resources.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

Source: Rancho Mirage General Plan, 2017; SCAQMD AQMP, 2016. Coachella Valley PM₁₀ SIP, 2003; California Air Resource Board, website, <http://www.arb.ca.gov/cc/ccms/ccms.htm>.

- a-b) **Less Than Significant With Mitigation.** Demolition and construction activities associated with the project will generate short-term GHG emissions during building removal, grading, excavation, new building construction and paving. Over an estimated 24-month construction period, construction activities are expected to generate carbon dioxide equivalents (CO₂e). These greenhouse gas emissions will be temporary and end once the project is completed, and are not expected to interfere with meeting the objectives of AB 32. Greenhouse gases generated from demolition and construction, and from project operations will be quantified and where necessary mitigated in the forthcoming EIR analysis.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

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

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

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

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



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

- c) **No Impact.** The project site is not located within $\frac{1}{4}$ mile of an existing or proposed school. The nearest school to the project site is the Rancho Mirage Elementary School located approximately 2 miles southwest of the project site. The proposed roadway widening will not generate hazardous materials, nor will these products be used in the project area. There will be no impact to schools.
- d) **Less Than Significant With Mitigation.** The project site is not located on the campus of Eisenhower Medical Center but is separate from EMC operations. EMC is listed as a generator of potentially hazardous materials but its status in this regard is unknown. Inasmuch as it may be located on a site which is included on a list of hazardous materials sites it is possible that a significant hazard to the public or the environment could exist at the site or in the vicinity. Therefore, A Phase I Environmental Site Assessment will be prepared in conjunction with the forthcoming EIR.
- e) **No Impact.** The project is not located within an airport land use plan or private airstrip. Flights approaching and departing the Palm Springs International Airport may fly over the City, but these flights would be more than three miles from the runways and at a high altitude.
- f) **Less Than Significant.** The City of Rancho Mirage has a Multi-Hazard Functional Plan, originally adopted in 1994, which is continually updated. The two main evacuation routes in the City include I-10 and Highway 111, along with primary and minor arterial streets serving as secondary routes. Since earthquakes, floods, fires, or other disasters may render certain routes impassible, specific evacuation routes are not identified in the plan because they can change depending upon the type of emergency.

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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



10. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City of Rancho Mirage General Plan 2017

- a) **Less Than Significant With Mitigation.** The proposed project will involve the demolition of four buildings, the construction of three new buildings and extensive grading, paving and other site development. The project may require temporary stormwater retention basins and will be expected to apply best management practices (BMP) to ensure assure that water percolating into the ground from the basin is not polluted. City Engineer and Regional Water Quality Control Board review should insure that construction and operational BMPs satisfy local, state, and federal standards. In addition, the City will require preparation of a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the National Pollutant Discharge Elimination System (NPDES) prior to the issuance of grading permits. The programmatic and, as appropriate, specific measures should be further discussed in the forthcoming EIR.
- b) **Less Than Significant.** The proposed project is limited replacement and expansion of on-site facilities. The project may also incorporate a more expansion drought tolerant landscape plan to reduce water demand. New facilities will be required to comply with Title 24 provision, which should also serve to limit water demand. Domestic water for the area is supplied through the natural groundwater recharge and imported supplies of the Colorado River. Water used during construction will be minimal and temporary, while post-development water demand could be modestly greater than current demand. Therefore, while the proposed project is expected to have a less than significant impact on groundwater supplies and recharge, water demand and opportunities for conservation should be evaluated in the forthcoming EIR.



- c.i) **Less Than Significant With Mitigation.** The proposed project will occur primarily within the limits of the development site; however, it will also include the construction of a half-width improvements of Vista Del Sol, which bounds the site on the east. Therefore, the potential exists for the project to result in substantial erosion or siltation on- or off-site. The forthcoming EIR should evaluate this potential and provide avoidance, minimization and/or mitigation measures that ensure that these impacts are less than significant.
- c.ii) **Less Than Significant.** The project will not make a significant contribution to storm water runoff or have a significant adverse effect on local or regional flood control capabilities. The project will not have a significant adverse effect on local or regional ground water quality or quantity. With the provision of on-site stormwater retention and implementation of required Best Management Practices (BMPs), no significant or substantially increased rate or amount of surface runoff will occur that would result in flooding on- or offsite.
- c.iii) **Less Than Significant.** The proposed project will not generate significant additional stormwater runoff, nor would its contribution exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. On-site stormwater retention basins are planned that will effect bio-remediation of on-site stormwater runoff. Nonetheless, the forthcoming EIR will further address issues of surface and groundwater pollution and ensure that such potential impacts are less than significant
- c.iv) **No Impact.** Construction of the proposed project is not expected to impede or redirect flood flows either generated on site or in the project vicinity. On-site runoff will be retained on site, and improvements to Vista Del Sol will ensure that the City's system of surface runoff conveyance is properly constructed and maintained.
- d) **Less Than Significant.** The subject property is located in a FEMA Zone X flood hazard, which designates such areas as subject to a 500-year flood threat (0.2% chance of flooding in any given year). Zone X also delineates areas of potential 100-year flooding with average depth of less than 1 foot, or with drainage area less than 1 square mile; or areas protected from a 100-year flood by levee.
- e) **No Impact.** The proposed project will be required to conform to applicable water quality regulations and a Water Quality Management Plan will be required for this project. The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



11. LAND USE AND PLANNING - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) **No Impact.** The proposed project will involve the removal of four existing buildings and the construction of three new ones. The project will remain within the boundaries of the HBFC campus and will not divide an establish or potential future community.
- b) **Less Than Significant Impact .** The proposed project is consistent with goals, policies, and programs of the General Plan and applicable Specific Plan, and is also consistent with the regional transportation and air quality management plans. It does not violate provisions or regulations of the City's Zoning Ordinance and is consistent with surrounding existing and planned land uses. Therefore, significant impacts to land use and planning are not expected. Nonetheless, the compatibility of the proposed project with other regulating plans, policies or program adopted to mitigate potential environmental effects will be evaluated in the forthcoming EIR.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Mitigation: None required

Monitoring: None required



13. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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



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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

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

- a) **Less Than Significant.** The proposed project will result in a limited increase in the number of patient beds and extent of day-treatment facilities. In all cases, residential occupancy is short-term and generally limited to 30-day stays. No new residences will be constructed and either no or limited infrastructure extensions will be associated with the proposed project. Therefore, impacts to population growth will be less than significant.
- b) **No Impact.** No housing currently exists within the project boundary and the proposed project will not displace existing housing, affordable housing, or people.

Mitigation: None required

Monitoring: None required



15. PUBLIC SERVICES –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Rancho Mirage General Plan 2017;

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

Fire

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

Police

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

Schools

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



Parks

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

Electricity/Natural Gas

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

Summary of Impacts

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

Mitigation: None required

Monitoring: None required



16. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Mitigation: None required

Monitoring: None required



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

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

- a) **Potentially Significant.** The proposed project will result in a modest intensification of land uses on the already developed property. Access to the HBFC campus is currently via John Sinn Road, with less direct access also available from three access drives off of Bob Hope Drive and into the Eisenhower Medical Center (EMC) campus. There is currently no access from the adjoining and partially improved Vista Del Sol, which bounds the subject property on the east. Primary site access is proposed to be relocated from John Sinn Road via the EMC campus to Vista Del Sol. While project traffic volumes in general and at the proposed Vista Del Sol access drive are expected to be consistent with local street capacity, a traffic impact analysis will be prepared to further analyse the potential effects of the proposed project on local circulation plans, as well as transit and other alternative modes of travel.
- b) **Less Than Significant.** The proposed project is not expected to significantly conflict or be inconsistent with Section 15064.3(b) of the CEQA Guidelines. The additional vehicle miles traveled (VMTs) the project may generate will not exceed an applicable threshold of significance. The subject property is served by two transit routes with bus stops located within walking distances of 2,140 feet and 2,290 feet from the subject property. These bus stops provide enhanced employee bus access. While the project may result in an overall increase in vehicle miles traveled in the project area compared to existing conditions the potential increase is expected to be very limited and to have a less than significant transportation impact. Nonetheless, the forthcoming traffic impact analysis will further analyse the potential of the project to significantly increase VMTs in the project area.
- c) **Less Than Significant.** In part, the proposed project is designed to improve site access and wayfinding for visitors and patients traveling to the HBFC campus. Current site access is circuitous and is necessarily through a portion of the EMC campus. The proposed project would take primary access for employees and patients from Vista Del Sol, which is likely to be accessed in at least the near to mid-term via a signalized intersection Country Club Drive to the south. The project will create a new intersection at the future access drive along Vista Del Sol. While project traffic is not expected to create any significant hazards, the safety and efficacy of the proposed Vista Del Sol access will be evaluated in the forthcoming EIR.



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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Background:

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

- i) **Less Than Significant.** There are no known tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) at the project site or in the vicinity.
- ii) **Less Than Significant.** There are no known cultural resources either on-site or in the vicinity of the subject property which are or could be deemed significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. The City has initiated consultation with the local tribes pursuant to AB 52 and is soliciting input from the California Native American Heritage Commission.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

Source: Rancho Mirage General Plan 2017, HBFC PDP Application

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

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

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



- c) **Less Than Significant.** Wastewater is collected by the City collector facilities and conveyed to trunk sewers owned and maintained by the CVWD. The City of Rancho Mirage is served by the Palm Desert Regional Wastewater Treatment Plant, which has sufficient excess capacity to address any increased demand for wastewater conveyance and treatment. Nonetheless, the City will confer with the local service provider and changes in wastewater generation will be documented in the forthcoming EIR.
- d) The City contracts with Burrtec for provision of solid waste management and disposal services. A variety of residential and commercial services are available from the service provider, including basic twice-weekly residential pick up. Burrtec also offers other services to large waste generators, including restaurants, retailers, and hotels and resorts. Solid waste generated in the City is taken to the Lamb Canyon landfill in Beaumont, or as an alternative Burrtec can transport solid waste to the Badlands Landfill in Moreno Valley.

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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



20. WILFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Rancho Mirage General Plan 2017, HBFC PDP Application

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

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

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

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



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

- a) As discussed in the responses in Sections 4 (Biological Resources) and 5 (Cultural Resources) the project is expected to have less than significant impacts with mitigation to biological and less than significant impacts to cultural resources.
- b) Buildout of the project is consistent with the General Plan and will not have any additional cumulatively considerable impacts beyond buildout of the General Plan.
- c) The project's potential environmental effects include those that may be determined to be significant if not properly mitigated. While impacts may be less than significant with mitigation, an EIR shall be prepared to fully assess the potential impacts associated with the proposed project.

Mitigation: See forthcoming EIR

Monitoring: See forthcoming EIR



REFERENCES

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