CITY OF DESERT HOT SPRINGS

GENERAL PLAN

May 26, 2020

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City of Desert Hot Springs

General Plan

City of Desert Hot Springs
11-999 Palm Drive
Desert Hot Springs, California 92240
www.cityofdhs.org

Adopted May 26, 2020

Resolution No. 2020-017


CITY HALL
CITY OF DESERT HOT SPRINGS, CALIFORNIA

ACKNOWLEDGEMENTS

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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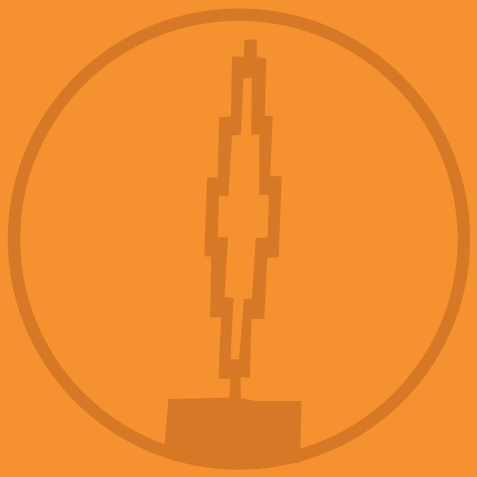



CITY HALL
CITY OF DESERT HOT SPRINGS, CALIFORNIA

DESERT HOT SPRINGS GENERAL PLAN

INTRODUCTION

The Desert Hot Springs General Plan guides decision-making about how our community will continue to grow and how we will preserve the features and qualities we value. This General Plan establishes the policy framework for land use regulations and will guide our decisions regarding investments in public infrastructure and facilities, how we allocate funding for public services, initiatives and strategies we will pursue to protect local environmental resources, and our approaches to accommodating multiple mobility modes. This General Plan reflects the values of residents, business owners, and our elected officials, and—through clearly stated goals, policies, and implementation actions—provides a comprehensive strategy that achieves our community's vision.

The General Plan reflects the community's shared values of what Desert Hot Springs is today and what it will be in the future. The General Plan has a long-term horizon, addressing an approximately 15– to 20–year time frame. At the same time, it provides a foundation for the day-to-day decisions of the City Council, City Commissions, and City staff. The General Plan defines what kind of development the community desires, what physical and social infrastructure are required to support that development, and how community development goals will be achieved.

This plan covers a timeframe extending through 2040. Some policy directives may have a near-term implementation horizon, while others require longer periods to achieve. Through the annual budgeting process, appropriate time frames for implementing our goals will be achieved.

Per State law, every goal and policy in this plan has equal weight. The City recognizes that the interests of residents of a particular neighborhood, or business owners in a particular district, may need to be balanced with the overall needs and potentially greater community goals. These are conscious choices the City makes in the interest of maintaining the quality of life for everyone in Desert Hot Springs.

FOUNDATION FOR DESERT HOT SPRINGS

The Physical Context

Desert Hot Springs lies on an upper valley plain that extends into the northern foothills of the Coachella Valley, just south of the Little San Bernardino Mountains. The extensive alluvial plains created by drainage from these mountains form the elevated valley. Both Mission Creek and Big Morongo Wash drainages traverse though the City diagonally from northwest to southeast and connect to the Whitewater Rivers just south of Interstate 10. The adjacent mountains and the San Jacinto and Santa Rosa Mountains to the southwest and south provide dramatic viewsheds. Sitting approximately 1,000 feet above the rest of the valley, the City overlooks Palm Springs to the south and the rest of the Coachella Valley to the southeast. The City adjoints the Sand to Snow National Monument and Joshua Tree National Park

Although warmer temperatures are characteristic of the desert setting, the climate in Desert Hot Springs is cooler than the rest of the valley, and the air is cleaner because of the City's elevated position in the mountain

foothills. Desert Hot Springs is a geographically and biologically important location, where significantly differing landscape and geology meet.

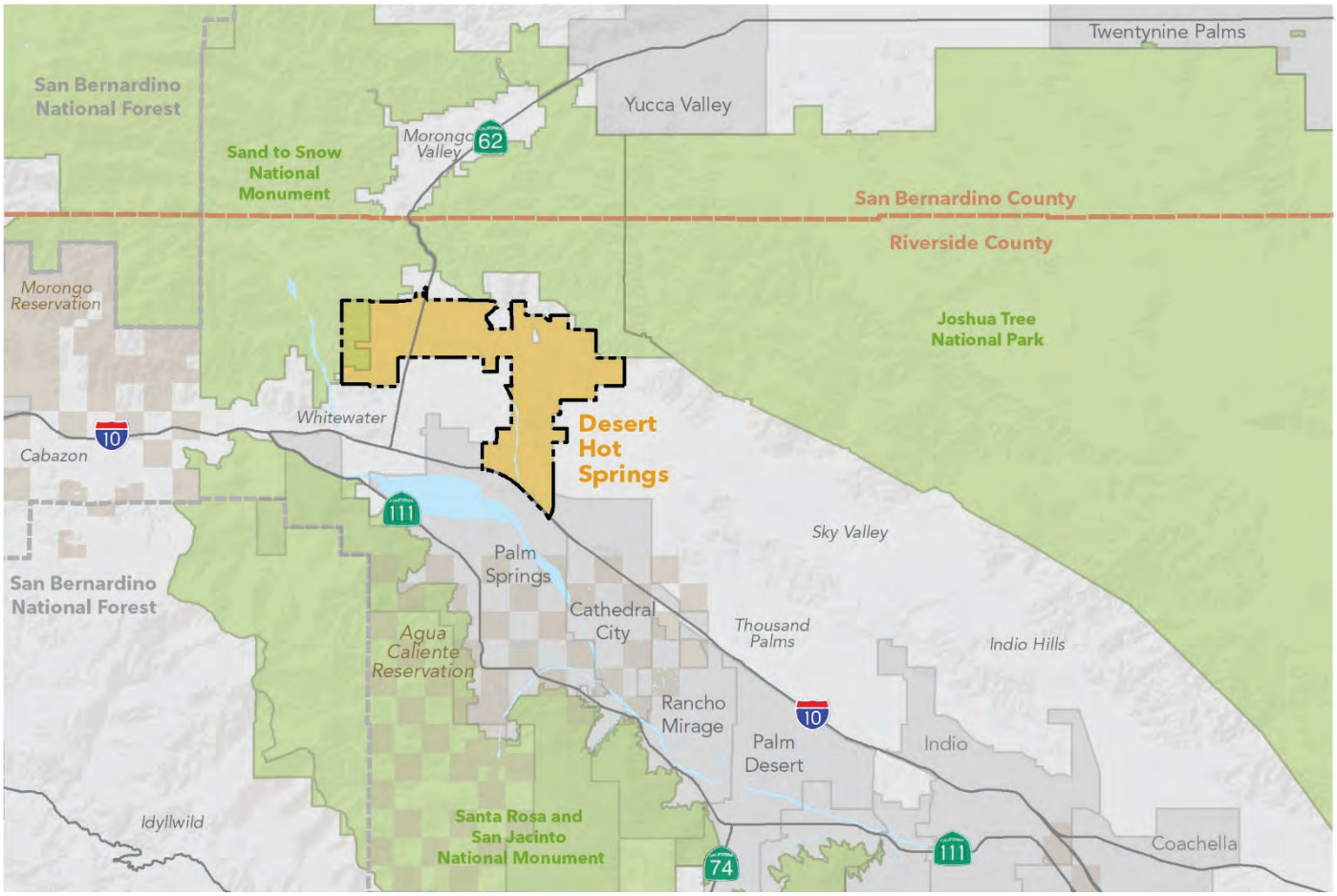
Historical Growth and Development Patterns

Yesteryear, the Cahuilla and homesteaders took advantage of Coachella Valley's desert environment and found sustainable methods to thrive. For over 5,000 years, the Cahuilla lived from the land using native plants, canyon streams, and hot water springs for everyday life. Cabot Yerxa, an adventurer, came to Desert Hot Springs in 1913 as the very first homesteader. He built the Cabot's Pueblo from reclaimed and found materials throughout the Valley, and with little more than a shovel discovered both mineral hot and cold waters near his home. Finding the wells prompted Cabot to name the area Miracle Hill.

Today, Desert Hot Springs consists predominantly of low-density residential development, several large commercial centers at key intersections, a pedestrian-scale downtown, myriad of boutique resorts and spas, light industrial uses on the periphery, and public and institutional uses such as Cabot's Pueblo Museum. Since incorporation in 1963, the City has seen periods of surging population growth, particularly between 1980 and 2010. During the Great Recession of 2007 to 2009, growth all but halted.

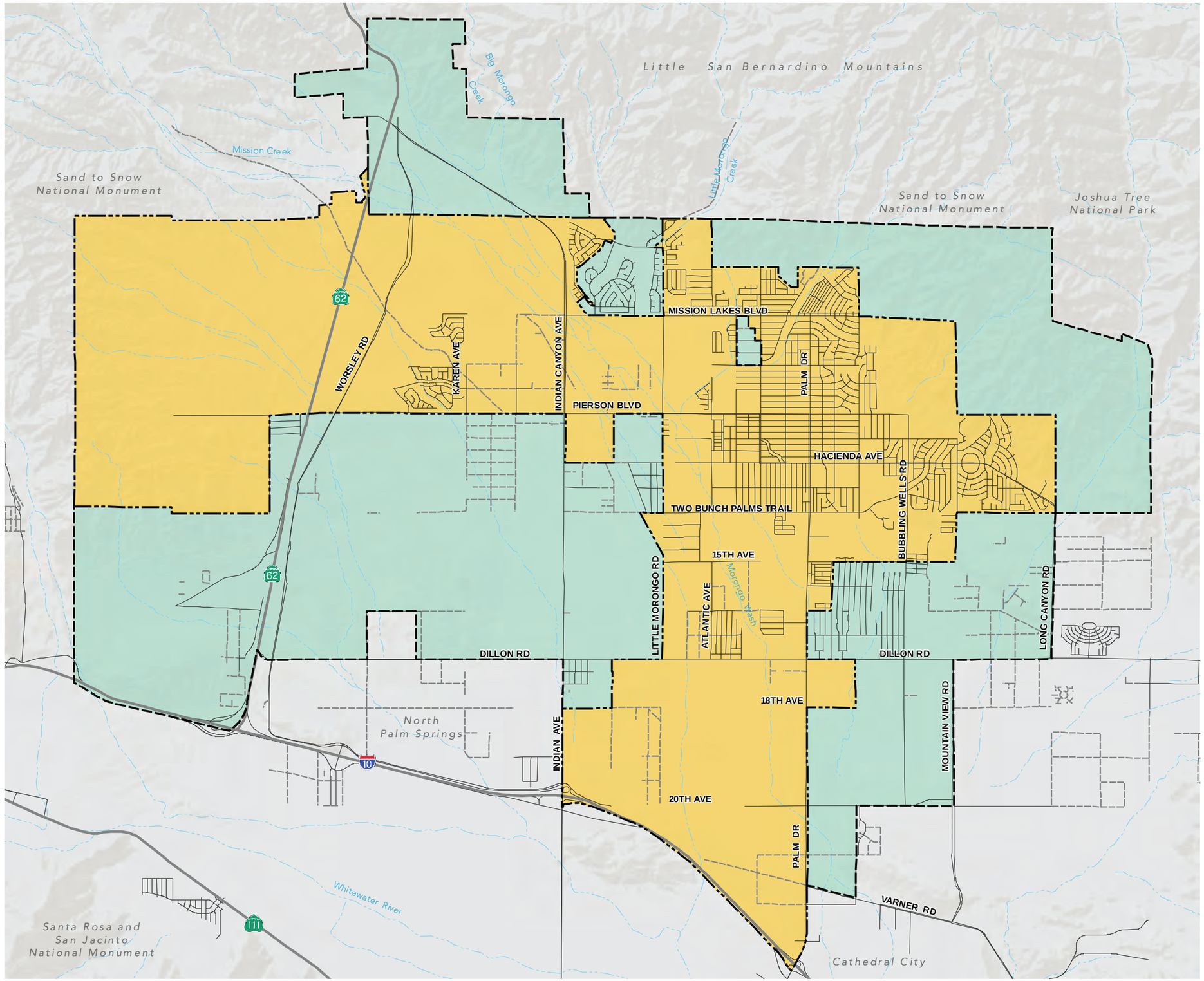
However, as the 21st century neared its second decade, Desert Hot Springs again experienced intense development interest, both for industrial development to support the emerging cannabis marketplace and whole new neighborhoods in master-planned communities. Figure I-3: Desert Hot Springs Over Time illustrates the City's growth over time.

Figure I-1: Regional Location



DESERT HOT SPRINGS GENERAL PLAN

Figure I-2: Planning Areas



Planning Area

- Desert Hot Springs City Boundary
- Desert Hot Springs Sphere of Influence

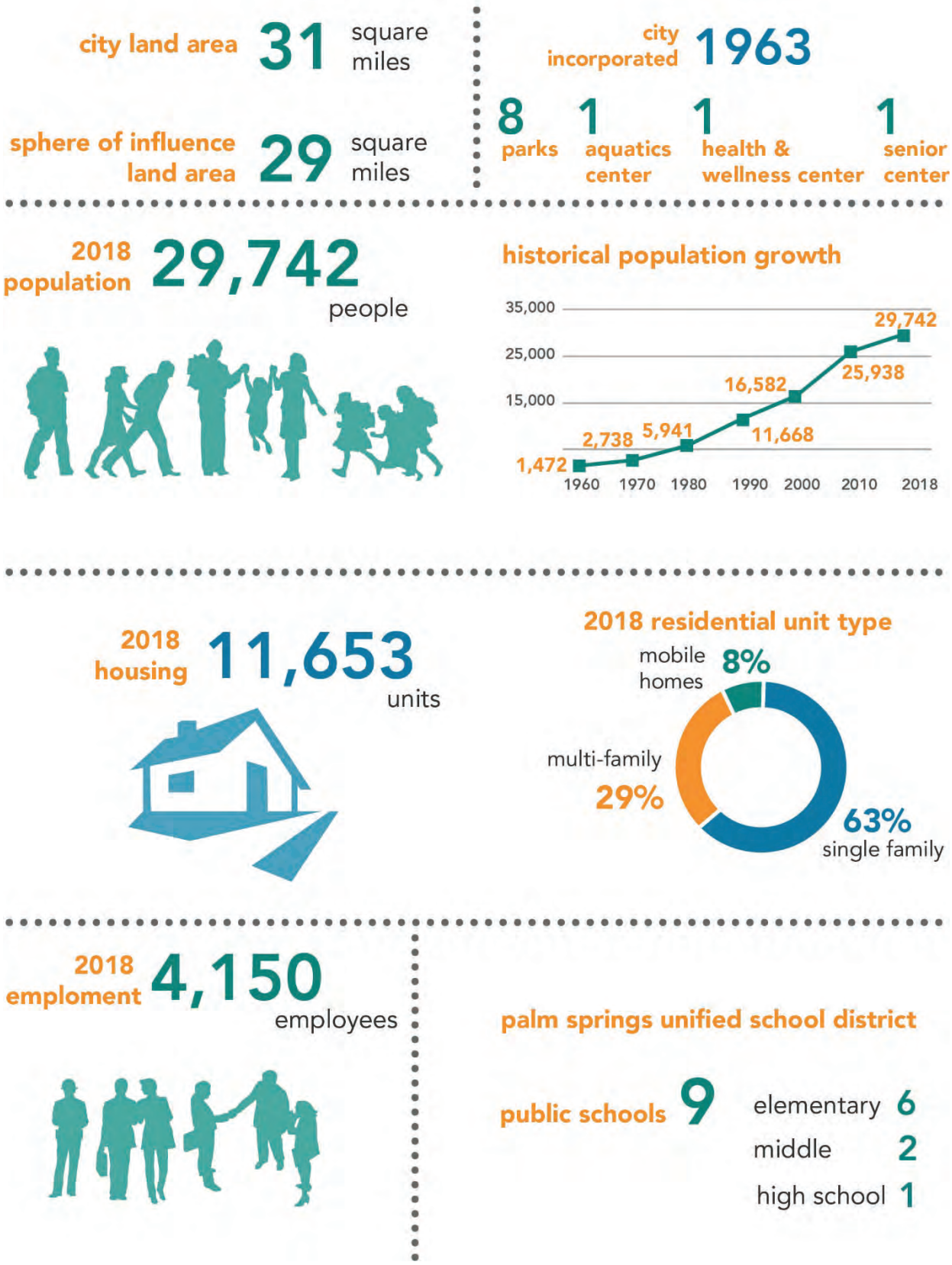
Base Map Features

- Highway
- Major Road
- Minor Road
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

Figure I-3: Desert Hot Springs Over Time



The community provided input at public workshops.

PUBLIC ENGAGEMENT

In 2018, the City initiated the process to plan for the ensuing two decades and beyond. This community-driven effort resulted in this General Plan.

Engagement Activities

Stakeholder Interviews

To kick off the community engagement program, the City conducted a series of interviews to solicit candid feedback regarding the challenges, opportunities, and values critical to the City. The interviews served the dual purpose of gaining insight from community members and informing the public of the Desert Hot Springs General Plan update program. The sessions were designed to be interactive, allowing participants to share a wide range of perspectives. Two days of stakeholder interviews were conducted in May 2018, with a total of 20 participants involved.

Community Workshops

Two community workshops were held. For these workshops, notices were sent out and the public was invited to attend.

- **Visioning Workshop.** The first workshop provided an overview of the General Plan process. Community members helped identify the core values and opportunities the General Plan can address. Nearly 80 participants participated in various interactive stations aimed to develop a citywide vision.
- **Land Use Plan Workshop.** A second workshop in December 2018 focused on land use opportunities. Nearly two dozen community members participated in making recommendations on citywide land use changes.

City Council Study Sessions

Two City Council Study Session were also held, focusing on the reviewing and affirming the land use plan.

- **First City Council Study Session.** The first City Council meeting introduced the draft land use plan to the Council, who provided direction for refinements.
- **Second City Council Study Session.** At a second study session, Council members reviewed the revised draft land use plan and directed preparation of the Genera Plan based on that foundation.

Public Hearings

Both the Planning Commission and City Council held public hearings to review and discuss the General Plan in its entirety.

Key Engagement Themes

As a result of the public engagement process, key themes regarding opportunities and challenges emerged.

Provide Land Use Flexibility

The community expressed a desired for easier-to-comprehend land use standards and flexible zoning regulations to allow for more development opportunities. They identified major corridors as locational opportunities for mixed-use development that would integrate commercial uses and housing.

More Places to Shop and Dine

Residents strongly supporting more local options for shopping and dining. Many expressed that they would prefer to shop in Desert Hot Springs rather than drive to surrounding communities. The public strongly supported attracting more restaurants and entertainment opportunities, including healthier dining choices.

Safer Streets and Street Lighting

The public expressed a desire for safer street conditions to minimize pedestrian/bicyclist and vehicle collisions. Safer streets could include highly visible crosswalks, street lighting, stop signs, slower traffic speeds, speed bumps, police enforcement, and other traffic controls. Implementing a safe-routes-to-school program was also suggested.

Protecting the Natural Environment

Many residents emphasized the need to protect the natural desert environment. They value preserving the night sky for stargazing and night sky watching by minimizing light pollution. As an overarching theme, the community promoted preservation and maintenance of the City's open spaces, hillsides, creeks and washes, and parks.

Hiking and Bicycle Trails

A common theme repeated throughout the public engagement process was the desire to add more hiking, walking, and bicycle trails. Suggestions included improving trail heads to local nature preserves, adding hiking trails into the foothills, and providing trail access into Joshua Tree National Park. Within the City, hiking trails could be added along conservation areas along Big Morongo Wash without disturbing sensitive habitat areas.

General Services and Health Facilities

The community indicated that Desert Hot Springs needs local health facilities such urgent care centers, emergency rooms, and medical offices. The lack of a major medical facility concerns many residents given the distance and time required to use such facilities in neighboring communities.

More Employment Opportunities

The community noted that more workforce development is needed, including adult education classes, satellite community college campus, more places to work, and quality employment opportunities.

General Safety

Residents identified the need to reduce crime, minimize graffiti, provide more drug enforcement, add more police officers, and step up traffic enforcement. There also appears to be a need for improved emergency preparedness. People noted that during heavy rain events, many streets flood, thus blocking evacuation routes and increasing safety personnel response times.

Enhanced Parks and Recreation Opportunities

The community stressed the importance of adding more parks and community facilities aimed at teenagers and families, combined with providing more youth recreation and art classes. Additional, quality parks are needed around the central portion of the City, and established parks require enhancement and regular maintenance.

The Vision for Desert Hot Springs

This vision statement reflects the priorities and ideas voiced by the Desert Hot Springs community and establishes the conditions we seek to achieve.

Our Vision for Desert Hot Springs

The City of Desert Hot Springs is committed to being **a safe, healthy, and prosperous community,** where we protect and **celebrate the unique natural resources** that make up the City's serene desert setting.

With stunning vistas in all directions, expansive conservation area, and the renowned restorative waters of the hot mineral springs, **Desert Hot Springs stands apart as a health and wellness destination.** Residents and visitors are drawn to this community, which **fosters artistic creativity and promotes a harmonious connection between nature, people, and the built environment.**

The City strives to achieve a healthy balance of residential, commercial, and employment-creating land uses, with **flexibility and opportunities for new commercial retail and entertainment uses** as the foundation for a strong and secure economic base that **supports the City's long-term fiscal health and the provision of quality services** to the community. New diverse development supports the maintenance and improvement of public facilities and contributes to a positive community image.

Safe neighborhoods and business districts are the cornerstone of our community's growth and prosperity. We continue to work with the law enforcement community to develop innovative solutions to eliminate crime within our neighborhoods.

Natural, cultural, and historical resources are preserved and protected for future generations to enjoy and cherish. Multi-use trails, natural desert habitat, and washes are preserved and protected through sustainable approaches and innovative, efficient, and cost-effective strategies. **Sustainable building approaches contribute to resource conservation.**

We maintain the quality community services and public spaces that are the pride of Desert Hot Springs. These are places where neighbors, friends, and families come together and celebrate the strong sense of community through local activities and community events. **City programs and community facilities are maintained and developed in a fiscally sustainable manner** and are designed to meet evolving community needs.

As an accessible community with limited traffic congestion, Desert Hot Springs maintains a local transportation network that allows residents to easily traverse the City. **Our sidewalks and trails are interconnected, accessible, and safe.** Designated streets function as "complete streets" to accommodate users of different ages and abilities, from pedestrians and bicyclists to transit riders.

USER GUIDE

Statutory Requirements

California law requires that each city and county adopt a General Plan for the "physical development of the county or city, and any land outside its boundaries which bears relation to its planning." The role of the General Plan is to act as a community's "constitution," leading to rational decisions regarding long-term physical development and incremental change. Desert Hot Springs' General Plan expresses the community's development and conservation goals and embodies public policy relative to the distribution of future land uses.

Every General Plan is also required to address a collection of seven "elements" or subject categories. The City has the authority to address these elements in whatever organization makes the most sense for Desert Hot Springs. The following table (Table I-1) identifies how the sections of the plan address each State-required element.

Table I-I: State Required and Optional Elements

General Plan Elements	State Required Element	Optional Element
Introduction	Not Applicable	
Land Use and Community Design Element	Land Use	Community Design: Optional
Housing Element	Housing	
Economic Development Element		▫
Mobility and Infrastructure Element	Circulation	
Open Space and Natural Resources	Open Space and Conservation	
Health and Community Resources		▫
Safety and Noise Element	Safety and Noise	

Key Terminology: Goals, Policies, and Implementation Programs

Each topical chapter, or "Element," of the Desert Hot Springs General Plan includes an introduction, foundation section, summary of key opportunities, and objectives looking forward. The Implementation Plan includes implementation actions that consists of specific action items to implement the goals and polices. Goals, policies, and implementation actions are defined as follows:

- **Goal:** a broad statement of values or aspirations needed to achieve the vision.
- **Policy:** a more precise statement that guides the actions of City staff, developers and policy makers necessary to achieve the goal.
- **Implementation Measures:** a specific task or action item that the City will undertake to implement the policy and work toward achieving the goals.

DESERT HOT SPRINGS GENERAL PLAN

LAND USE AND COMMUNITY DESIGN ELEMENT

- INTRODUCTION
- FOUNDATIONS FOR LAND USE PLANNING
- LAND USE PLAN
- COMMUNITY DESIGN
- LAND USE AND COMMUNITY DESIGN GOALS AND POLICIES

LAND USE AND COMMUNITY DESIGN ELEMENT

This Element establishes the foundational patterns of development activity and use that will support desired community growth and change. Coupled with community design goals and policies, land use will help guide the future physical conditions in the City. This Element will guide public officials, residents, and the development community as they identify and describe the types, intensities, and general distribution of land for housing, business, industry, and open space uses.

INTRODUCTION

State planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of. This Element, through maps and text, defines the distribution and intensity of development of residential neighborhoods, commercial, hospitality, and industrial districts; parks and open spaces; and public or quasi-public uses of property in the Planning Area.

The Land Use portion will guide the City toward achieving a responsible and sustainable built environment with complete neighborhoods, vibrant commercial and industrial districts, accessible parks and recreation facilities, and equitable distribution of public services and resources. The Community Design portion will shape visual character and community identity, together with design components within the public and private realms.

FOUNDATIONS FOR LAND USE PLANNING

The City's origins were founded by the unique hot water resources that fostered the development of spas and resorts. The spa and resorts have contributed to the growth of the City over the years and are still prevalent in the northeast area of the City. The predominantly residential land use pattern represents the City's historical role as a "bedroom" community, providing housing options to many in the Coachella Valley. The City's established commercial centers include several along Palm Drive and in Downtown along Pierson Boulevard. Scattered industrial and cannabis cultivation uses are located along Indian Canyon Drive.

Much of land within the western portion of the City and its sphere of influence is generally undeveloped. While certain vacant areas are located within sensitive habitat conservation areas or within floodways, the majority of vacant lands are suitable for development.

Complete neighborhoods incorporate pedestrian-friendly streets and access to public gathering spaces and parks.

Complete Neighborhoods

The term "complete neighborhood" refers to a neighborhood where people have safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, options for walking and biking, and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable scale and meets the needs of people of all ages and abilities.

Infrastructure Services

The City's transportation and infrastructure systems must support the type and intensity of land uses accommodated by the Land Use Plan. To balance development demands on transportation and infrastructure facilties, the City has enacted an impact fee program to fund new development's fair share of the costs to provide new or expanded infrastructure services. The Development Impact Fee Program helps finance transportation enhancements, the undergrounding of utilities, sewer and storm drain improvements, and police and fire department programs. Development impact fees are based on the type of development and the number of homes or square feet of new development created.

Sustainability

A commonly accepted definition of sustainability is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." This calls for communities to become better stewards of the environment to preserve a high quality of life for future generations.

Inherent in the City's long-range view of development is the concept of sustainability. Planning for tomorrow's Desert Hot Springs includes understanding that natural resources are limited and that these natural resources must not be consumed faster than they can be replenished. However, sustainability does not preclude development, growth, and advancement. Sustainability can promote positive economic growth and can stimulate technological innovation, advance competitiveness, and improve life for the entire community.

A sustainable future for Desert Hot Springs, under this General Plan, will utilize various strategies to conserve and enhance local resources and safeguard the environment. The Land Use and Community Design Element addresses sustainability and environmental conservation by promoting site and building design elements in new developments; development design and amenities that support transit, walking, and bicycling; and mixed-use developments that encourage commercial services near residential uses.

Land Use and the Conservation Plan

The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) establishes areas for conservation within the region. While the CVMSHCP has specific requirements for areas and amount of conservation lands to be provided, it is up to the City—primarily through land use regulation—to determine how these conservation areas are to be provided and how development will occur within and around conservation areas.

This Element allows for uses and development intensities that limit residential densities within the conservation areas to encourage greater potential for conservation and provide opportunities for passive recreation, such as trails, without impacting sensitive habitat. To support the habitat conservation goals of the CVMSHCP, the allowable uses and residential densities within the designated conservation areas have been reduced to be consistent with those of Riverside County. To offset any impacts from the reduction of density and uses within the conservation areas, the density and intensity of uses adjacent to the conservation areas have been increased and strategically centered at key locations and intersections. The Community Resources Element discusses the CVMSHCP in greater detail.

Land Use and Equity

Creating a livable community means that all districts and neighborhoods within Desert Hot Springs have an equitable distribution of land uses, services, and resources. To accomplish this, the distribution of land uses must be physically balanced to provide long-term fiscal and economic viability, protect established residential neighborhoods, ensure equitable distribution of public resources, conserve natural resources, provide adequate infrastructure and public services, enhance recreation and open space opportunities, and assure environmental justice and a healthful living environment.

New communities developed in the City will not be allowed to use resources and services in a wasteful manner.

Coachella Valley Multiple Species Habitat Conservation Plan reserve lands

LAND USE PLAN

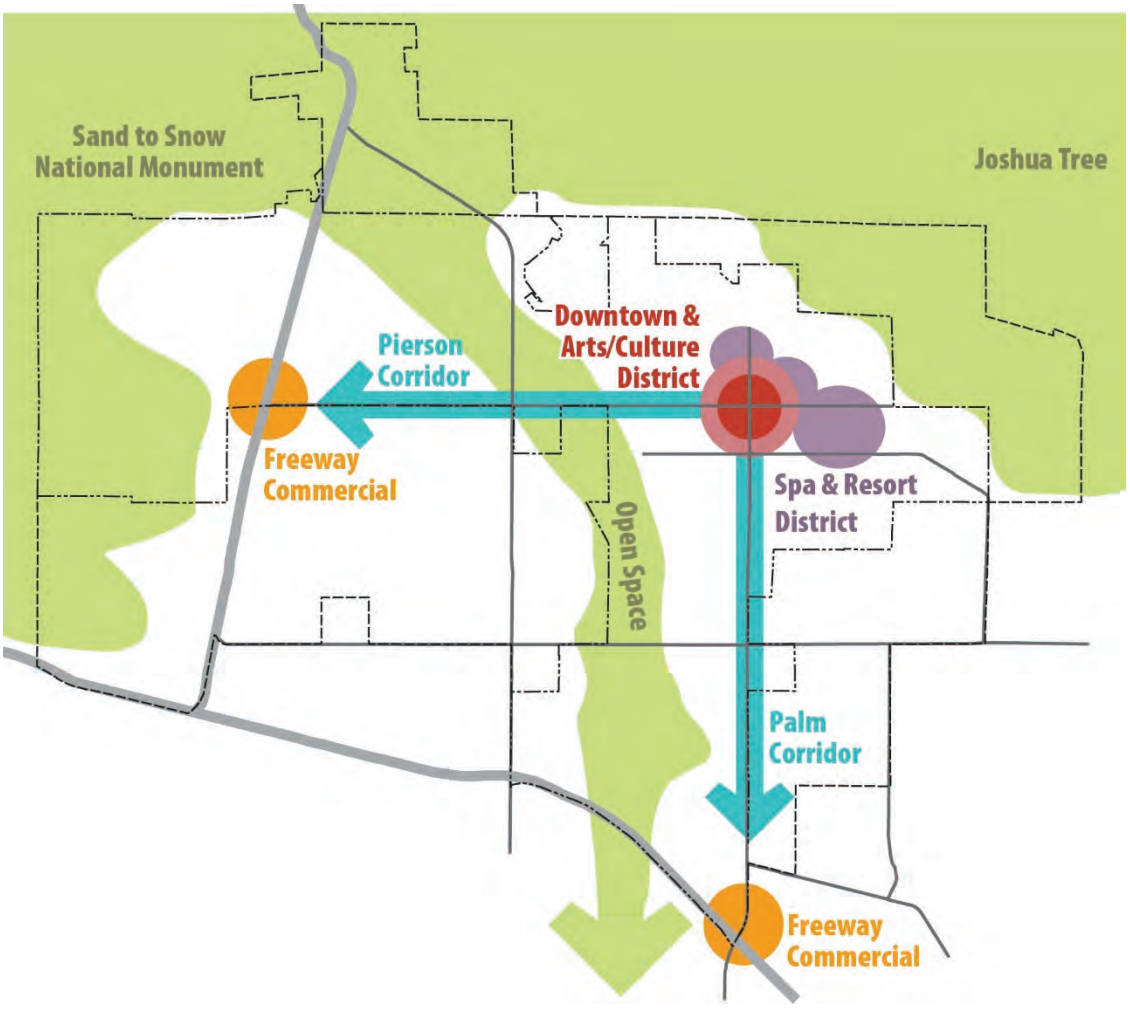
This Land Use Plan will guide the development, maintenance, and improvement of land and properties in Desert Hot Springs. The Plan will preserve the qualities and characteristics that define the City.

Land Use Framework

The Land Use Framework (Figure LU-1) provides a general overview of the foundational elements that will guide the Land Use Plan.

- **Downtown/Arts and Culture District.** Downtown is the City's central business district and serves as the key area for local businesses, government functions, and public gatherings. Downtown parallels the Arts and Culture District, where art galleries, studios, and events are concentrated, forming a vibrant core.
- **Mixed-Use and Commercial Corridors.** Palm Drive and Pierson Boulevard are the two key corridors that connect Downtown and the freeways. These roadways allow for commercial businesses and mixed-use districts to create interesting, functional, and useful corridors.
- **Freeway Commercial.** This area takes advantage of the proximity to freeways and where regional-serving commercial and hospitality uses will be concentrated.
- **Spa & Resort District.** This district applies to properties overlying the hot water aquifer, where spa and resort uses are concentrated.
- **Open Space.** With surrounding national parks and monuments and natural habitat areas associated with Coachella Valley Multiple Species Habitat Conservation Plan, open space services a key visual and biological resource component to the Land Use Plan.

Figure LU-1: Land Use Framework



Defining and Measuring Use of Land

Land use is a term that describes different types of activities that occur in a particular area. For example, different areas of Desert Hot Springs contain homes, shops, industries, parks, and schools. In some places, such as Downtown, a mixture of uses can create a well-rounded active place for living, dining, shopping, working, and enjoying leisure time.

Residential Density

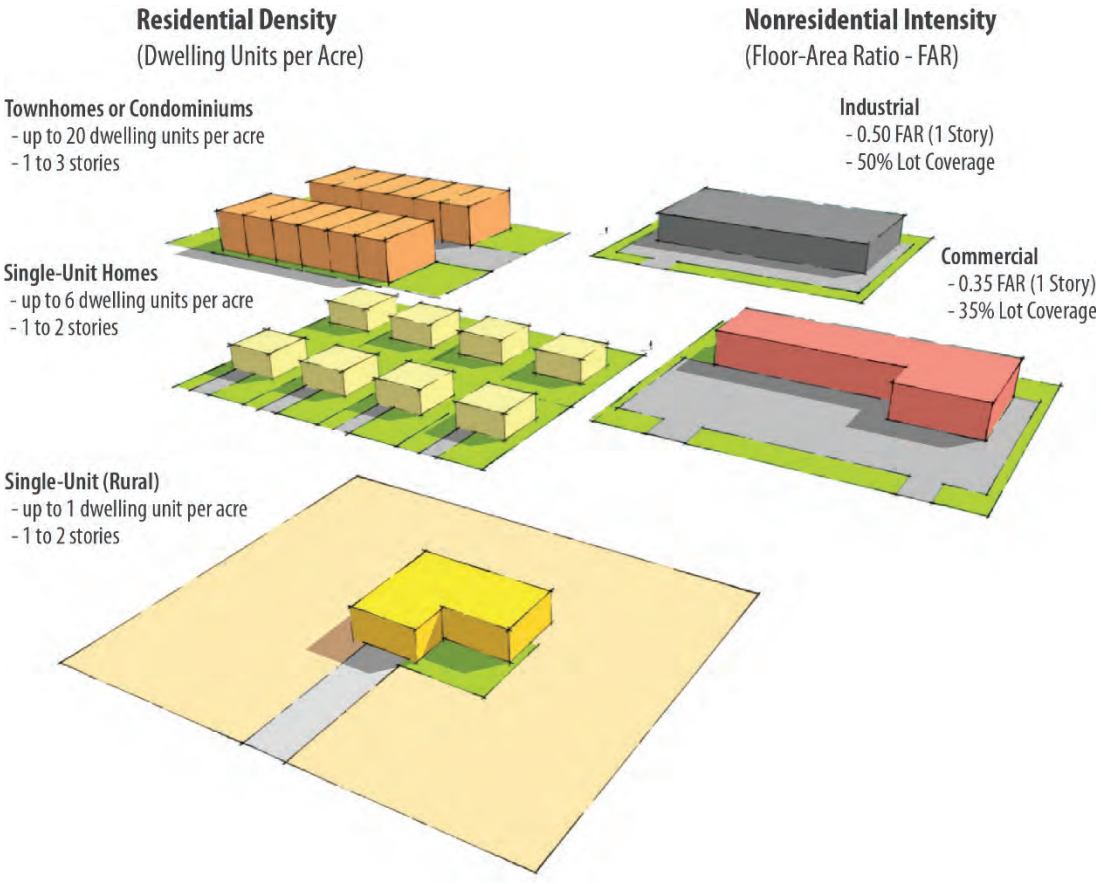
The term "density" in a land use context is a measure of the population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (dwelling units per acre); thus, the density of a residential development of 60 dwelling units occupying 10 acres of land is 6.0 dwelling units per acre (see Figure LU-2). A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size. Gross residential density is defined as the area devoted to residential use, including local serving streets, alleys, or arterials.

Nonresidential Intensity

The term "intensity" refers to the degree of nonresidential development based on building characteristics such as height, bulk, floor area ratio, and percentage of lot coverage. Floor-area ratio (FAR) is a common expression of nonresidential land use intensity. The FAR results from dividing the total gross floor area of all buildings on a lot by the total area of that lot. Higher FARs generally indicate larger buildings and/or more stories.

The use of density and FARs as described in this General Plan reflects a maximum range or development envelope under appropriate conditions, and in accordance with applicable more detailed zoning regulations. Many factors may limit or affect a development achieving the maximum permitted density or FAR on a specific parcel, resulting from a parcel's physical limitations, the City's zoning requirements, and how a developer chooses to address the function and design of the development.

Figure LU-2: Residential Density and Floor-Area Ratio



Land Use Categories and Descriptions

State General Plan law requires the Land Use Element to indicate the type, density, and intensity of development on all lands in the City. While terms like "residential," "commercial," or "industrial" are generally understood, State law requires a clear and concise description of the land use categories depicted on the Land Use Policy Map (Figure LU-3).

This Land Use and Community Design Element and the Land Use Policy Map contain the following land use categories:

Residential

The residential designations apply to properties intended to support only residential uses, together with supportive institutional and recreational uses such as schools, fire stations, and public parks. Maximum residential yield is calculated by multiplying the maximum dwelling unit density by the size of the lot in acres, excluding any public rights-of-way.

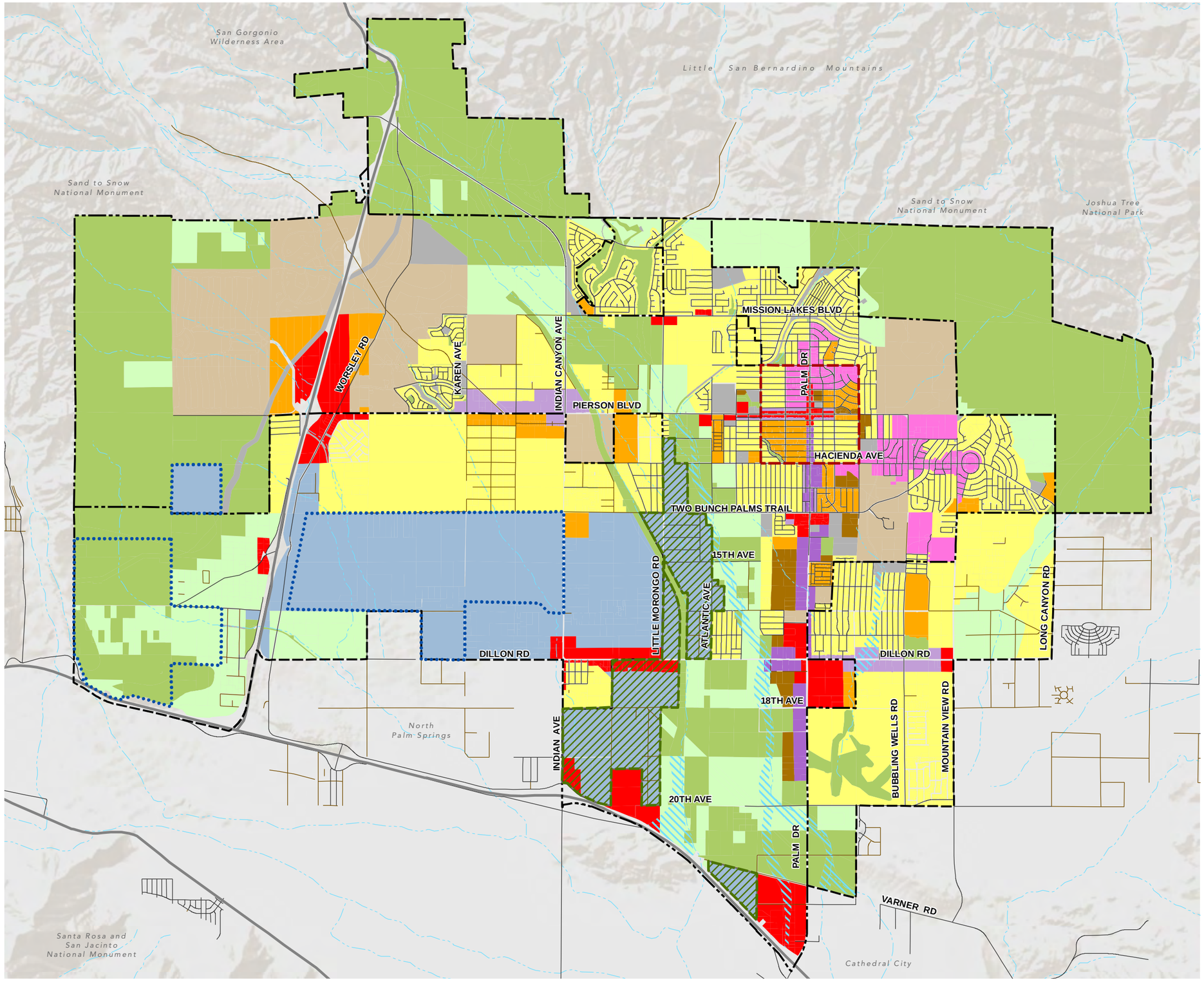
In addition to these residential designations, specific plans may be adopted that allow for higher density residential development and supportive commercial, provided that definitive community benefits are included as part of the development plan.

Table LU-1: Land Use Categories

Land Use Designations		Density/FAR Maximums
R-RD	Residential Rural Desert	1 unit/5 acres
R-L	Residential Low	Up to 6.0 units/acre
R-M	Residential Medium	Up to 20.0 units/acre
R-H	Residential High	20.0-30.0 units/acre
C	Commercial	0.30 FAR
V-S	Visitor-Serving	15 units/acre
MU-N	Mixed-Use Neighborhood	15 units/acre
MU-C	Mixed-Use Corridor	20.0-30.0 units/acre
I	Industrial	0.60 FAR
OS	Open Space	N/A
P	Public/Institutional	N/A
SP	Specific Plan	Varies

DESERT HOT SPRINGS GENERAL PLAN

Figure LU-3
Land Use Policy Map



Land Use Designations

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

Land Use Overlays

- Arts and Culture Overlay
- Industrial Cannabis Overlay
- Floodway Overlay
- Energy Overlay

Base Map Features

- City Boundary
- Sphere of Influence
- Highway
- Major Road
- Minor Road
- Water Courses

Source: City of Desert Hot Springs and Riverside County.
Date: June 9, 2020.

0 0.25 0.5 1 1.5 2 Miles

The Residential Rural Desert designation promotes preservation of native landscaping and habitat.

Residential Rural Desert

The Residential Rural Desert (R-RD) designation allows for residential development at up to one dwelling unit per five acres. This designation is primarily located within the CVMSHCP's identified conservation and hillside areas to provide for minimal impacts on the natural landscape and encourage conservation. Septic systems are allowed to serve existing and new developments.

Density: 1 dwelling unit per 5 acres

Population Density: 3 persons per 5 acres

Typical Building Height: 1 story

Complete Neighborhoods: Access to trails system and open space areas; access to major or secondary streets

Sustainability: Locate buildings on the site to maximize protection of native habitat and natural drainages and washes, encourage the use of native and/or established landscaping, and integrate sustainable site design and building features.

The Residential Low designation allows for neighborhoods of quality single-unit homes.

Residential Low

The Residential Low (R-L) designation allows for residential development at densities up to 6.0 dwelling units per acre. This designation is intended to accommodate single-unit residential product types on individual lots. Mobile home park developments may be appropriate within this designation. Clustering of units is encouraged for the preservation of natural open space and the development of active or passive recreation areas and amenities. Proposed developments should be designed to respect adjacent existing or planned land uses and to create aesthetically pleasing architecture that address scale and massing appropriately without obstructing scenic views.

Density: 1 to 6 dwelling units per acre

Population Density: up to 19 persons per acre

Typical Building Height: 2 stories

Complete Neighborhoods: Access to trails, parks, schools, neighborhood commercial centers, transit lines, and bicycle facilities; plan for public parks; emphasize safe pedestrian street design and streetscape

Sustainability: Cluster development to protect natural habitat and natural drainage systems; orient buildings to maximum roof exposure toward the sun for solar panels; require desert landscaping; encourage green building approaches, sustainable site design, and drought-tolerant landscaping; and limit natural turf to small aesthetic accent features.

Townhomes are allowed in the Residential Medium land use designation

Residential Medium

The Residential Medium (R-M) designation allows for detached and attached residential development approaches up to 20.0 dwelling units per acre. Attached product types at this level of density, but detached product design is also possible as small-lot subdivisions. Attached developments are restricted to a maximum height of four stories. High quality of design is emphasized for long-term preservation of neighborhood quality.

Density: 6.1 to 20 dwelling units per acre

Population Density: up to 63 persons per acre

Typical Building Height: 2 to 4 stories

Complete Neighborhoods: Access to trails, parks, schools, neighborhood commercial centers, transit lines, and bicycle facilities; integrated private recreational facilities and communal gathering spaces; building façades oriented toward the street; design for pedestrian emphasis; integrated sustainable site design and building features; crime prevention through environmental design approaches

Sustainability: Orient buildings to maximum roof exposure toward the sun for solar panels; consider passive solar design approaches; require landscaping appropriate for the desert environment; encourage green building approaches; require vehicle charging stations; require bicycle parking; include pedestrian access to transit stops.

Multi-unit developments in the Residential High designation should include internal playgrounds and other amenities for residents.

Residential High

The Residential High (R-H) designation allows for multiple unit developments between 20.0 and 30.0 units per acre. This designation is primarily located near transit lines and commercial centers that offer convenient services and amenities to residents. Developments are restricted to a maximum height of four stories. High quality of design is encouraged for long-term sustainability. The development of internal active or passive recreation areas and amenities are required. Proposed developments should be designed to transition to adjacent existing or planned land uses with respect to building height and to create aesthetically pleasing architecture that address scale and massing. Quality site and product design are important in providing an appropriate development at this density.

Density: 20.0 to 30.0 dwelling units per acre

Population Density: up to 95 persons per acre

Typical Building Height: 2 to 4 stories

Complete Neighborhoods: Access to trails, schools, neighborhood commercial centers, transit lines, bicycle facilities, and employment opportunities; integrated private recreational facilities and communal gathering spaces; building façades oriented toward streets; design for pedestrian emphasis; crime prevention through environmental design approaches; integrated sustainable site design and building features

Sustainability: Orient buildings to maximum roof exposure toward the sun for solar panels; consider passive solar design approaches, require landscaping appropriate for desert environment; encourage green building approaches; require vehicle charging stations; require bicycle parking; include pedestrian access to transit stops

Mixed use can include commercial services on the first floor and residential or office uses on the upper floors, or stand-alone residential or commercial uses.

Mixed Use (Neighborhood and Corridor)

Mixed-use development refers to an integration of residential and commercial uses as part of a cohesive development plan, with the residential component either in the same building as the commercial (vertical mixed use) or on an adjacent lot with a clear relationship to the commercial use (horizontal mixed use). Mixed-use projects must include a viable neighborhood-serving retail and service component.

The Mixed-Use designation is intended to allow for a mix of compatible residential and commercial uses within a single development, with either horizontal or vertical integration. Stand-alone residential uses are also allowed consist with zoning regulations. The design of these developments is integral in establishing their function as places where people can live, work, shop, recreate, and simply enjoy life in a compact district. The design of mixed-use development should encourage socialization and pedestrian activity, combining the typically opposing types of land uses into a complementary relationship.

Mix-Use Neighborhood

Density: maximum 15 dwelling units per acre

Intensity: maximum 1.00 floor-area ratio

Population Density: up to 48 persons per acre

Typical Building Height: 1 to 3 stories

Mix-Use Corridor

Density: 20.0 to 30.0 dwelling units per acre

Intensity: maximum 1.50 floor-area ratio

Population Density: up to 95 persons per acre

Typical Building Height: 2 to 4 stories

Complete Neighborhoods: Access to trails, schools, neighborhood commercial centers, transit lines, bicycle facilities, and employment opportunities; integrated private recreational facilities and communal gathering spaces; building façade oriented toward the street; designed for pedestrian emphasis; crime prevention through environmental design approaches; integrated sustainable site design and building features

Sustainability: Orient buildings to maximum roof exposure toward the sun for solar panels; consider passive solar design approaches; require landscaping appropriate for the desert environment; encourage green building approaches; require vehicle charging stations; require bicycle parking; include pedestrian access to transit stops

Diversified commercial uses that are pedestrian friendly

Commercial and Industrial

Commercial

The Commercial (C) designation accommodates commercial services, retail, professional and creative offices, restaurants, entertainment, hospitality, and similar uses that support local and regional needs. Businesses should have limited impact on adjacent residential areas, particularly in terms of lighting, signage, traffic, odor, noise, and hours of operation. Commercial development should be designed and intended to accommodate and encourage pedestrian access and connectivity and must be compatible with surrounding development in terms of scale, building design, materials, color, and overall enhanced architecture.

Intensity: maximum 0.30 floor-area ratio

Typical Building Height: 2 stories

Sustainability: Install internal electrical system for roof-top solar panels; require landscaping appropriate for the desert environment; encourage green building approaches; require vehicle charging stations; require bicycle parking; include pedestrian access between building front door to transit stops and sidewalks

The Visitor-Serving designation allows for resorts that use the restorative hot waters.

Visitor-Serving

The Visitor-Serving designation applies to areas that overlie the natural hot water aquifer that runs beneath Desert Hot Springs. The area should be predominantly developed with spa/resort type uses and residential uses. Spa/Resort uses include hotels, motels, spas, resorts, bathhouses, and similar tourist and hospitality uses. Developments should be focused on tourist-oriented uses that respect the surrounding residential neighborhoods.

Intensity: maximum 1.00 floor-area ratio

Density: maximum 15 dwelling units per acre

Population Density: up to 48 persons per acre

Typical Building Height: 2 to 5 stories for Spa/Resort uses, 1 to 2 stories for residential

Sustainability: Encourage adding internal electrical system for potential roof-top solar panels; encourage solar passive design; require landscaping appropriate for the desert environment; encourage green building approaches to reduce energy and water consumption; include bioswales and similar to assist with biofiltration and reduce urban runoff; require vehicle charging stations; require bicycle parking; include pedestrian access to transit stops

Industrial parks and warehouses can be designed to respect the natural landscape.

Industrial

The Industrial (I) designation allows for a broad range of light industrial, light manufacturing, and indoor cultivation uses housed in multi-tenant, low-scale industrial developments. Business and industrial parks, professional offices, and research and development are also allowed. Large-scale warehouse and distribution facilities are also allowed but are encouraged to locate near freeways and freeway access routes and away or buffered from residential uses. Supporting or complementary commercial retail or service uses are allowed as well.

Intensity: maximum 0.60 floor-area ratio

Typical Building Height: 2 stories

Sustainability: Encourage adding internal electrical system for potential roof-top solar panels; encourage solar passive design; require landscaping appropriate for the desert environment; encourage green building approaches; include bioswales and similar to assist with biofiltration and reduce urban runoff; require vehicle charging stations and consider charging stations for trucks; require bicycle parking; include pedestrian access to transit stops; encourage rideshare and transit incentives

Desert Hot Springs' integrated Recreation Center, Health & Wellness Center, and the John H. Furbee Aquatics Center provides recreational and health services to the community.

Public, Institutional, and Open Space

Public/Institutional

The Public/Quasi-Public designation applies to public and quasi-public uses such as public schools, colleges, libraries, fire and police stations, community facilities, utility and infrastructure facilities, major drainage facilities, and government service facilities. In addition to the City's facilities, multiple agencies with primarily public-serving administrative and operational uses have facilities in Desert Hot Springs. The building intensity is highly variable and tied to each individual use.

Intensity: maximum 0.60 floor-area ratio

Typical Building Height: 2 stories

Sustainability: Encourage roof-top solar panels; require landscaping appropriate for the desert environment; require green building approaches; require vehicle charging stations; require bicycle parking; include pedestrian access to transit stops

Open space areas in western Desert Hot Springs

Open Space - Conservation

The Open Space - Conservation designation applies to public and quasi-public owned or private lands that have been set aside for conservation or pursuant to the CVMSHCP. This designation is primarily located within the foothills surrounding the City and within and along wash areas. This designation can continue to be applied to additional properties within CVMSHCP-designated conservation areas as the Regional Conservation Agency takes ownership of properties.

Intensity: not applicable

Sustainability: Protect native habitat and natural drainage systems; avoid pedestrian access within sensitive habitat areas; work with agencies and other groups to acquire additional open space lands

Open Space – Parks and Recreation

The Open Space - Parks and Recreation designation applies to public parks, private parks that have deeds recorded limiting their use to parkland, and private recreation facilities, such as golf courses. This designation may also be applied to City-owned paseos, detention basins, and drainage areas that offer some form of passive or active recreation.

Intensity: 0.35 floor-area ratio

Typical Building Height: 2 stories

Sustainability: Use native landscaping and minimize turf, except for play fields; orient shade trees around playgrounds; utilize shade features; require green building approaches for all park structures; encourage use of grey-water systems for irrigation

Park amenities such as shade features, use-appropriate landscaping, and small play features create gathering opportunities for all users.

Specific Plans

Specific plans may be utilized to accommodate cohesive master planned developments that implement the overall vision General Plan vision. Specific plans can provide flexible land use regulations tailored to the location and also incorporate innovative land use and development approaches. For those areas, the type and amount of development is guided by the applicable specific plan.

Some of the specific plans are outdated and may need to be revised or rescinded. Any specific plan older than 10 years should be reviewed by City staff to determine if it is appropriate to comprehensively revise or to rescind the plan.

Specific plans are documents for focused development projects that are adopted by the City Council and implement the General Plan.

Overlays

The land use designations in this General Plan establish broad-based policies for uses of property and development intensities. However, special considerations are necessary to address unique characteristics in certain areas of the City, identified on the Land Use Plan as Overlays. Those special considerations apply in addition to the underlying land use designations. Specific policies have been developed to address the special issues for each overlay district.

Arts and Culture Overlay

The Arts and Culture Overlay is established to promote a district where local art and culture uses thrive. Allowed land uses include art galleries and artist's studios; indoor and outdoor exhibit spaces; arts and craft retail sales; museums; outdoor gathering areas; and complementary commercial services, retail, live entertainment venues, and restaurants. Artists' live/work units are also allowed, combing artist workspace and living quarters. The Arts and Culture Overlay complements and supports commercial businesses in the larger Downtown area.

Industrial Cannabis Overlay

The Industrial Cannabis Overlay creates a district that allows for cannabis-related uses within an industrial setting, including cannabis cultivation, manufacturing of cannabis products, and cannabis research and development enterprises.

Floodway Overlay

The Floodway Overlay applies to unimproved drainage areas where drainage facilities may potentially be constructed. Limited development is permitted within this designation to ensure preservation of the drainages and future construction of flood control improvements. Upon revision of plans for flood control improvements, the boundaries of this designation may be revised.

Energy Overlay

Energy generating resources provide the power necessary to operate and maintain the quality of life enjoyed by most City of Desert Hot Springs residents and businesses. Wind energy resources are among the beneficial energy resources available in the City. In addition to providing local renewable power sources, development of wind resources provides economic and revenue advantages. Many types of wind energy and other power-generating facilities exist or will be built within the time frame of the General Plan consistent with local land use regulations. The City recognizes that the potential aesthetic, land use, noise, and ecology issues often associated with wind turbine development necessitate adequate policy direction to protect quality of life and habitat. Wind turbines, commonly referred to as Wind Energy Conversion Systems (WECS), should generally be located away from natural hazards, critical habitat, and residential land uses. Nonetheless, wind turbines have an essential role as electric power generators and consistent with these policies, may be constructed and maintained in areas proven to have a wind resource.

The Energy overlay area indicated on the land use map is considered to be one of the best areas in the nation for the development of energy resources, including wind, solar, natural gas and hydrogen fueled generators, battery storage, hydrogen production and carbon dioxide sequestering facilities; and infrastructure related thereto. This is due primarily to the prevailing West Wind at this latitude and the air pressure differences that exist between western Riverside County and the Coachella Valley. As air moves from the high pressure to the low-pressure area, it is funneled through the pass, creating ideal wind energy conditions.

However, the siting of wind energy facilities can result in impacts to the environment and the general community, including scenic viewsheds, nearby residents, and increasingly, nearby existing wind energy facilities. The sheer size of the wind turbine structures may block scenic views. Noise generated by wind turbines could impact nearby residents. The spinning wind turbine blades could create wake effects, which could adversely affect existing downwind wind turbines. To address potential concerns, the City will incorporate appropriate protections into zoning regulations.

Buildout of the General Plan

To assess the long-term implications of land use policy, a calculation of the estimated potential type and amount of development was performed (see Table LU-2). Assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, non-residential building square feet, and employment potential. In the calculation of growth, the buildout considered infill development around Downtown and along Palm Drive by evaluating established parcel sizes, existing street rights-of-way, and vacant subdivided properties. The buildout of large vacant lands considered accommodating new streets, public infrastructure and services, and park facilities to provide for master planned communities.

Due to the Planning Area's extent, amount of vacant land available for development, and future water supply constraints, the City does not anticipate that full build-out would occur within the 20-year lifespan of the General Plan. A realistic buildout for a 40-year lifespan may be appropriate for the future growth of the City. However, the environmental documentation for this General Plan assumes and analyzes the shorter planning period of 20 years to assess the worst-case scenario and to go beyond an evaluation of theoretical environmental impacts.

The City also recognizes that future water supplies are unreliable due to protracted drought conditions, desert environment with limited water sources, climate change impacts to water supplies, and the increasing costs and unpredictability of importing water from other regions. As a result, there are limitations to the overall development capacity in Desert Hot Springs. This General Plan recognizes these constraints and includes policies and measures to ensure adequate consultation between the City and water agencies to ensure coordination is in place when developing long-range water supply plans.

Table LU-2: Land Use Plan Buildout

Land Use Type		Desert Hot Springs		Sphere of Influence		Planning Area	
		Baseline (2019)	Anticipated (2040)	Baseline (2019)	Anticipated (2040)	Baseline (2019)	Anticipated (2040)
Dwelling Units	Single Unit	8,358	22,214	7,292	18,025	15,650	40,239
	Multiple Unit	3,204	12,594	246	831	3,450	13,425
	Total	11,562	34,808	7,538	18,856	19,100	53,664
Population		29,390	88,476	19,160	47,926	48,550	136,402
Non-Residential Building Sq. Ft.[1]		2,655,016	13,140,605	559,250	7,209,099	3,214,266	20,349,704
Employees		4,162	14,611	1,020	5,920	5,182	20,531
Hotel/Motel Rooms		755	1,652	--	--	755	1,652
Students		6,326	12,900	763	7,100	7,089	20,000

Note: 1) Non-residential building: commercial, office, and industrial buildings

Source: City of Desert Hot Springs and General Plan Update GIS data, California Department of Finance, Southern California Association of Governments, 2019.

General Plan Land Use Policy and Zoning

The General Plan is a policy document that sets forth broad direction for development decisions; the Zoning Ordinance is a regulatory document that implements General Plan land use policy by establishing specific standards for the use and development of all properties in the City. State law requires that the Zoning Ordinance be consistent with the General Plan. Consequently, zoning is the most important regulatory tool for implementing the land use vision. The City works to ensure consistency between the General Plan and Zoning Ordinance by reviewing development proposals for compliance with all applicable land use regulations.

This General Plan establishes flexible land use designations to facilitate zoning consistency and to limit the zoning of isolated parcels in a manner inconsistent or incompatible with surrounding zoning or land uses. More than one zoning district may implement a single General Plan land use designation. Table LU-3 identifies which zoning classifications are

Table LU-3: General Plan Land Use and Zoning Districts Consistency

Land Use Designations		Zoning Disriccts	
R-RD	Residential Rural Desert	▪ Residential Rural Desert ▪ Specific Plan	
R-L	Residential Low	▪ Residential Low ▪ Specific Plan	
R-M	Residential Medium	▪ Residential Medium ▪ Specific Plan	
R-H	Residential High	▪ Residential High ▪ Specific Plan	
C	Commercial	▪ Downtown Commercial ▪ General Commercial ▪ Neighborhood Commercial	▪ Highway Commercial ▪ Business Park ▪ Specific Plan
V-S	Visitor-Serving	▪ Visitor-Serving - Commercial ▪ Visitor-Serving - Mixed	▪ Specific Plan
MU-N	Mixed-Use Neighborhood	▪ Mixed-Use Neighborhood ▪ Specific Plan	
MU-C	Mixed-Use Corridor	▪ Mixed-Use Corridor ▪ Specific Plan	
I	Industrial	▪ Light Industrial ▪ Industrial - Energy Production	▪ Specific Plan
OS	Open Space	▪ Open Space - Conservation ▪ Open Space - Recreational Park	▪ Open Space - Private ▪ Specific Plan
P	Public/Institutional	▪ Public/Institutional ▪ Specific Plan	
SP	Specific Plan	▪ Specific Plan	
AO	Arts and Culture Overlay	▪ Arts and Culture Overlay District	
CO	Industrial Cannabis Overlay	▪ Industrial Cannabis Overlay	
FWO	Floodway and Watercourse Overlay	▪ Floodway Overlay	
EO	Energy Overlay	▪ Energy Overlay	

Views toward Mt. San Jacinto and the desert valley floor

COMMUNITY DESIGN

Community design encompasses many components for cities: the functional aspects of buildings and space, landscaping, safety and accessibility, and elements of a more subjective nature. The primary objective of community design is to achieve attractive, inspiring, and successful neighborhoods and business districts that blend development into the desert environment. Well-designed, well-built projects that fit into their environments create positive citywide benefits. Good community design not only improves the physical appearance of the City but also stimulates the local economy by creating an attractive physical environment that attracts businesses and tourists.

Visual Character

Community Image

Desert Hot Springs, which values its small-town, desert character, is framed by desert open spaces and foothills. Views toward the Mt. San Jacinto create striking views. Building forms and materials reflect the textures and colors of the natural environment, thereby allowing new structures and landscapes to blend well with the geography of their surroundings. New development approaches will feature low-scale buildings and pedestrian-friendly design for residential and commercial developments. Mixed-use and commercial development will be designed to transition appropriately to lower-scale residential neighborhoods.

Desert Landforms and Viewsheds

The surrounding foothills and natural desert areas in Desert Hot Springs represent significant scenic and biological resources. They provide critical habitat for plants and wildlife, watershed capacity to recharge groundwater basins, and sustaining a natural environment that provides a contrast to the built environment. The City balances the needs of property owners in hillside areas with those of the environment and the community by allowing low-density residential and other uses in these areas, while requiring preservation of natural habitat and desert washes in the selection of building sites.

The public realm includes outdoor public spaces and gathering areas

Public Realm

The term "public realm" refers to the spaces in a community common to everyone: the streets, sidewalks, parks, plazas, and open spaces.

Public Art

A public art program enhances the quality of the visual environment, both natural and built; in so doing, public art adds to the visual quality and raises the level of citizen awareness to the importance of aesthetic and intellectual experiences in everyday life. Public art programs are intended to integrate public art with private development and can:

- Increase public access to art and promote understanding and awareness of the visual arts in the public realm
- Contribute to the civic pride and economic development of a community
- Enhance the climate for artistic creativity in a community

The City's public art program requires specified residential and commercial development projects to provide public art within the development or donate pieces to the City for placement elsewhere. Smaller developments, based on valuation, are allowed to pay an in-lieu fee to the program fund for the City to provide for public art. The value of the public art or in-lieu fee required is based on a percentage of the overall development value. Public art proposals are subject to approval by City policy makers.

Public art along Pierson Boulevard

Public art gateway feature along Pierson Boulevard

Corridors and Gateways

Entry into the City of Desert Hot provides the first impression for motorists or pedestrians visiting here. Creating boundaries and entries can successfully signal arrival into the City and help create a strong City identity.

Entryway indicators that can help define the City's major entry points include landscaping, entry markers and monuments that integrate architectural elements, and signage. Together or separately, these indicators can portray a distinguishing visual identity for the City. Major corridors are potential locations for entryway elements, including Palm Drive, Indian Avenue, Pierson Boulevard, and Dillon Road.

Streetscapes

Streets with comfortable sidewalks and planted parkways and medians can provide a unifying structure for neighborhoods and districts. Street trees provide shade canopy, define the street public right-of-way edges, introduce seasonal change and color, and contribute to wayfinding. Enhanced street crossings for bicyclists and pedestrians, along with dedicated bike lanes where feasible, should be a high priority. Shade trees that are climate appropriate will improve the pedestrian experience, increase property values, and reduce heat island effects.

Shade features to make streetscape more enjoyable.

Desert Hot Spring gateway signage into Downtown

Building features can provide shade for pedestrians

Great Spaces

Successful public spaces typically have four key qualities: they are easily accessible, people engage in activities there, the space is comfortable, and people feel safe using the space.

Great spaces have shade—trees or structures—and pedestrian-scale lighting. Shade trees improve the pedestrian environment, increase property values, and reduce urban heat island effects. Retail uses, including sidewalk vending, with clear access cater to pedestrians. Often public art and streetscape elements (plantings, pavement designs, public art, historical markers, wayfinding signage, etc.) reflect the character and ecology of the area and celebrate a city's past, present, and future.

Great spaces are destinations. Street interventions such as festivals, cultural markers, and gateway elements enliven that space and adjacent areas, making them great places to visit and linger.

Desert Landscaping and Sensitive Design

Landscaping enhances the look and feel of communities. Often treated as a secondary consideration or eliminated altogether due to cost constraints, landscaping is a critical component of any successful development project and should be considered an essential part of the design process. Landscaping along major corridors in Desert Hot Springs creates a first impression of the community. Landscape treatments provide a more inviting environment for pedestrians in key activity centers and corridors. In the interests of enhancing walkability, community design should take into account how and when pedestrians will interact with the environment. If new development and redevelopment is to contribute to the local aesthetic beauty, landscaping will be an important tool to achieve this.

Appropriate desert landscaping for street median

Desert landscaping

Walkways and access points that connect parking areas and building are more pedestrian friendly.

Connectivity Through Design

To promote enhanced connectivity between developments and land uses, individual developments should be designed to maximize integration with existing and planned adjacent developments.

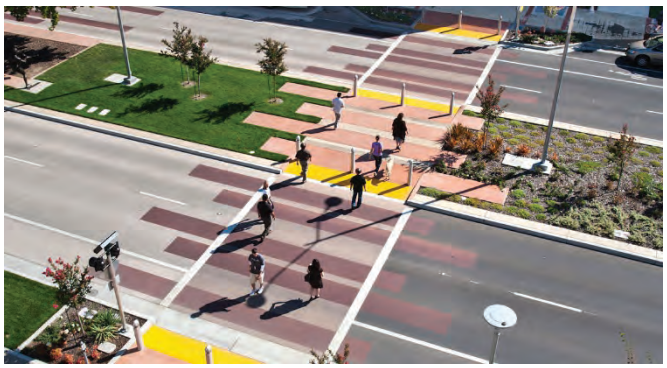
Good community design that incorporates pedestrian access and amenities and offers a pleasurable walking environment can help create successful neighborhoods and business districts.

In residential areas, creating walkable environments and especially pedestrian linkages to commercial or public uses will encourage residents to consider alternatives to the automobile and also create a sense of camaraderie between neighbors that can positively affect the quality of life for residents.

Walkability in the City can be enhanced by the following:

- Discouraging wide expanses of parking lots
- Providing pedestrian linkages between uses and buildings
- Creating an appealing street scene with attractive street furniture and landscaping
- Integrating features such as awnings and verandas that can shield visitors from weather elements and add visual interest

Multi-purpose trails can provide alternative connections.



Mid-block crossing creating safer streets

Quality design combines landscaping, site, and building design.

Private Realm

Requiring Quality Design and Development

With new development and rehabilitation of existing buildings, Desert Hot Spring seeks to create unified and harmonious building compositions, promote quality architecture with high-quality and durable materials, and promote diversity of design that reflects its distinct community character. Design standards and guidelines will be used and relied upon to implement citywide design objectives.

Complementary Design

Compatibility between differing adjacent land uses can often be accomplished through proper buffering or separation. The application of adequate setbacks is the simplest practice to distance conflicting land uses from each other, thereby limiting potential nuisance issues between them. Screening is also commonly used utilizing hard surfaces, such as walls, or more soft features, like landscaping and graded berms, to visually separate land uses. These practices aid in limiting light and noise spillover or offensive views between land uses.

High-quality commercial development

High-quality multi-unit development

Community Safety

In addition to creating aesthetically pleasing and functional development, planning and design can also help make communities safer. This concept is often referred to as Crime Prevention Through Environmental Design (CPTED). When CPTED principles are applied, people who use an area feel safer, and would-be criminals are discouraged from committing crime. Some of the key principles to CPTED are access control, surveillance, and territoriality. When considered together, these principles can be an effective tool in creating safer communities.

By controlling access to an area, a design may limit how someone accesses an area and who is allowed to have access. The proper design and placement of a combination of fences, walls, and gates are simple features that can be utilized to achieve the desired level of access control.

Surveillance strategies provide ways for people to watch an area. Surveillance may be performed passively by residents walking around their neighborhood, by patrolling public safety officers, or even remotely through cameras. The removal of hiding places, large and small, allows for quick and easy visibility. The installation of lighting also increases visibility during the night for public areas. The orientation and location of buildings, streets, and sidewalks or trails can also provide for greater surveillance by providing more of a possibility for someone to be watching an area.

Territoriality involves showing that an area is maintained and cared for, thereby sending the message "this area is watched". The use of nonthreatening signs and attractive fences and gates that are architecturally compatible with on-site buildings and landscaping can mark a protected area.

Apartment unit windows are directed toward the playground.

Windows and patios face an internal driveway.

Outdoor seating areas face the building and are visible from windows.

Prioritizing Sustainable Design

Sustainable design means public and private realm structures and site planning that help assist in reducing energy usage, water consumption, water pollution, and solid waste generation.

Desert Hot Springs will ensure that sustainable design is context sensitive. In particular, the City is committed to protecting hillside and habitat areas from large-scale energy generation facilities and the further expansion or creation of landfills within and outside its borders.

Site Design

Evaluation of building and site design should focus on the relationship of new and infill development to other structures and the larger environment. Scenic, architectural, and landscape architectural resources—together with the established character of a neighborhood—provide a basic frame of reference for proposed development.

Community Maintenance

A safe and attractive community is a key priority for the City, as residents take pride in the appearance and livability of their neighborhoods. The City is dedicated to continuing to improve neighborhoods and economic conditions so that Desert Hot Springs is recognized as a desirable place to live, raise families, work, learn, and play in. When properties are left in a state of disrepair or are not maintained, the aesthetic value of not only the property itself, but also that of the City as a whole is affected. Code enforcement is an integral part of the City's efforts to improve the appearance of substandard structures and properties, and is the primary means to ensure that properties are maintained in accordance with the Municipal Code.

Building materials can reflect and complement the environment.

Shade features can create comfortable outdoor areas

Window louvres minimize direct sunlight and help cool buildings.

GOALS AND POLICIES

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

Policy LU-1.1: Balanced Growth. Support development and growth that balance residential, commercial, industrial, and open space uses in a manner that meet the needs of the community without overburdening community resources and infrastructure.

Policy LU-1.2: Complete Neighborhoods. Create complete neighborhoods that integrate trails, parks, open space, community facilities, gathering spaces, and commercial services with residential development.

Policy LU-1.3: Compatibility. Require that new development be visually and functionally compatible with established residential neighborhoods, industrial and commercial areas, and natural desert habitat areas.

Policy LU-1.4: Sustainability. Promote sustainable land uses and building practices that promote efficient energy use and resource sustainability.

Policy LU-1.5: Reduce Vehicular Trips and Miles Traveled. Coordinate land use patterns with the Mobility and Infrastructure Element to improve and protect air quality, reduce vehicular trips, and promote active transportation modes and transit use.

Policy LU-1.6: Infill Revitalization. Encourage revitalization of underutilized and vacant infill properties within the City closest to available infrastructure and community services.

Policy LU-1.7: Infrastructure. Ensure that infrastructure is integrated into the community concurrently with new development projects.

Policy LU-1.8: Lot Consolidation. Encourage lot consolidation, and utilize land assembly strategies and incentives to promote compatible infill developments.

Policy LU-1.9: Community Health through Land Use Planning. Maintain and promote the pattern and linkage of land uses citywide to promote mobility choices and healthy lifestyles.

Policy LU-1.10: Land Uses with Potential Public Health and Safety Impacts. Limit—or disperse to the greatest extent possible—the overconcentration or disproportionate burden of businesses that may contribute to adverse public health and safety conditions, such as but not limited to tobacco and alcohol sales uses, unhealthy fast food outlets and convenience stores, and check cashing and/or payday loans.

Policy LU-1.11: Project Coordination. Coordinate with the Riverside County Planning Department and surrounding agencies in the review of projects within the City's sphere of influence to seek consistency with the City's land use designations and policies and those projects in unincorporated areas adjacent to the City.

Residential

GOAL LU-2: PROVIDE A VARIETY OF HOUSING TYPES AND DENSITIES TO ACCOMMODATE EXISTING AND FUTURE RESIDENTS

Policy LU-2.1: Residential Compatibility. Encourage preservation and character of the established residential neighborhoods, and ensure a consistent and compatible residential land use pattern as new neighborhoods develop and expand.

Policy LU-2.2: Development Transitions. Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and adjoining higher-density development.

Policy LU-2.3: Consistent Development. Require that new residential development be visually and functionally consistent in scale, mass, and character with structures in the surrounding neighborhood.

Policy LU-2.4: Housing Innovation. Consider innovative housing types and services that meets the needs of the community.

Policy LU-2.5: Adequate Services. Ensure that adequate community services are provided to residential development.

Policy LU-2.6: Safety. Promote development of safe and well-maintained neighborhoods by implementing crime prevention through environmental design.

Policy LU-2.7: Higher Residential Density Corridor. Allow higher-density and mixed uses along Palm Drive and Pierson Boulevard to encourage shopping, services, and entertainment amenities in closer proximity to established infrastructure and transit services.

Policy LU-2.8: Specific Plans. Update or rescind specific plans that are outdated and do not meet the community goals.

Policy LU-2.9: Residential Master Plan Communities. Ensure residential master plan communities protect desert habitat resources, provide community services, provide neighborhood retail and commercial services, and provide the necessary infrastructure that does not overburden established community resources.

Commercial

GOAL LU-3: VIBRANT AND ECONOMICALLY SUCCESSFUL COMMERCIAL CENTERS THAT RESPOND TO CHANGING ECONOMIC CONDITIONS AND THAT ARE WELL DISTRIBUTED CITYWIDE

Policy LU-3.1: Commercial Services. Ensure that zoning regulations allow for a full range of commercial services, retail activity, and entertainment and restaurant uses.

Policy LU-3.2: Neighborhood-Serving Commercial. Promote opportunities for neighborhood-serving commercial uses as part of complete neighborhoods. Such uses can include sit-down restaurants, local retail, public spaces within shopping centers, and neighborhood-oriented retail areas that provide essential goods and services.

Policy LU-3.3: Balance Commercial. Maintain a balanced distribution of retail and commercial services—including local

businesses, national chains, and experiential commercial uses—to meet diverse local needs in the community.

Policy LU-3.4: **Promote Local Businesses.** Work with commercial, office, and industrial business owners to promote businesses in Desert Hot Springs.

Policy LU-3.5: **Diversified Businesses.** Encourage a variety of businesses to locate in Desert Hot Springs, including quality grocery stores, retail stores, health and personal services, and diverse restaurant types.

Policy LU-3.6: **Commercial Intensification.** Encourage the intensification of commercial uses on underutilized and vacant commercial properties within Downtown and along the Pierson Boulevard and Palm Drive corridors.

Policy LU-3.7: **Medical and Health Services.** Promote medical and health services such as urgent care facilities/clinics, hospitals, health facilities, and medical offices.

Policy LU-3.8: **Freeway-Oriented Uses.** Promote regional-serving commercial uses along freeways and highways that accommodate and provide services to motorists, including lodging, large-scale commercial centers, automotive-related, tourism, and entertainment uses.

Policy LU-3.9: **High Sales Tax Producing Retail Uses.** Pursue high sales tax producing retail uses within established shopping centers, provided the development is compatible with the surrounding area in terms of building scale, design, and traffic.

Policy LU-3.10: **City-owned Land and Resources.** Maximize revenue from the utilization of City-owned land and resources.

Policy LU-3.11: **Efficiency in Providing City Services and Infrastructure.** Accommodate a diversity of uses that create a tax base which allows the City to maintain efficient operations in the delivery of services and maintenance of public infrastructure, including community centers, parks, roads, storm drainage, and other infrastructure.

GOAL LU-4: A VIBRANT, ENGAGING, AND ATTRACTIVE DOWNTOWN

Policy LU-4.1: **Central Business District.** Require new development to be pedestrian friendly and oriented toward Pierson Boulevard and Palm Drive to allow retail, commercial services, and experiential uses to contribute to a thriving Downtown environment.

Policy LU-4.2: **Pedestrian-friendly Environments.** Accommodate outdoor cafes and neighborhood-serving uses as a means of promoting pedestrian activity and commercial center vitality.

Policy LU-4.3: **Downtown Vitality.** Promote activities, events, land uses, and development projects that enhance the vitality and vibrancy of the Downtown area.

Policy LU-4.4: **Downtown Gathering Spaces.** Create public gathering spaces with flexible areas that allow for passive social gatherings and spaces for public events in Downtown, including a central town square with plazas and courtyards for community gathering spaces, public art, and community events.

Policy LU-4.5: **Downtown Events.** Facilitate and promote special events and community celebrations in Downtown to stimulate its role as a community focal point and to encourage commercial activity.

Policy LU-4.6: **Seismically Constrained Properties.** Encourage gathering spaces and small pocket parks on properties that are located on or near active earthquake faults and other seismically constrained areas.

Policy LU-4.7: **Arts and Culture District.** Establish an Arts and Culture District within Downtown that supports artist studios, galleries, live/work studios, and public places for events and activities.

GOAL LU-5: **A SUSTAINABLE AND ATTRACTIVE SPA/RESORT BUSINESS COMMUNITY**

Policy LU-5.1: **Spas and Resorts.** Encourage the development of well-designed spas and resorts that respect the surrounding residential uses.

Policy LU-5.2: **Vacation Residential Uses.** Encourage the development of vacation-styled residences within the Spa Zone area.

Policy LU-5.3: **Tourism.** Expand the development of well-designed spa resorts, lodging accommodations, and related supporting land uses that encourage tourism.

Policy LU-5.4: **Transient Occupancy Tax.** Continue to implement transient occupancy taxes to all lodging facilities, including short-term and long-term accommodations and tourism experiences.

Mixed Use

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

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

Policy LU-7.2: **Mixed-Use Street Interface.** Ensure that development enhances pedestrian activity by providing active uses, walkability, and connectivity within mixed-use districts. Require appropriate design features along a majority of the building street frontage. Residential developments should include architecturally enhanced main entrances, lobbies, front stoops and porches, open space, and other similar features.

Policy LU-7.3: **Mixed-Use Building Transition.** Provide design and development standards that require mixed-use buildings to approximate the scale of the surrounding area. Setbacks, landscaping, and/or building transitions should buffer abutting single-unit residential areas, and all development lighting should be mitigated to avoid intrusion onto adjacent uses.

Policy LU-7.4: **Gathering Spaces.** Require the incorporation of gathering areas such as plazas and comfortable outdoor seating areas.

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

Policy LU-7.6: **Innovative Parking Solutions.** Allow mixed-use developments to utilize shared parking plans, park once and walk districts, and other innovative and flexible parking strategies.

Industrial

GOAL LU-8: **INDUSTRIAL OPPORTUNITIES AND NEW DEVELOPMENT THAT BROADEN THE ECONOMIC AND EMPLOYMENT BASE OF THE CITY**

Policy LU-8.1: **Employment Centers.** Ensure employment centers provide a variety of land uses and infrastructure that will allow the City to remain economically competitive.

Policy LU-8.2: **Safe Industrial Uses.** Promote industrial development projects in areas with available infrastructure and adjacent to major transportation corridors. Site such uses in areas where impacts on public health and safety can be minimized.

Policy LU-8.3: **Protect Industrial Uses.** Limit non-industrial uses within industrially designated areas to protect the viability of those areas for industrial businesses.

Policy LU-8.4: **Employment Expansion.** Facilitate industrial developments that accommodate businesses which are employee intensive, provide high-skilled jobs, and are economically beneficial to the City.

Policy LU-7.5: **Prioritize Industrial Development.** Prioritize business attraction and retention of employment and revenue-generating uses on industrial land.

Public Facilities and Institutional

GOAL LU-9: **PUBLIC AND QUASI-PUBLIC USES AND FACILITIES THAT BENEFIT THE COMMUNITY AND ARE VITAL TO MEETING RESIDENTS' NEEDS**

Policy LU-9.1: **Public Services.** Encourage the development of public facilities in a manner which ensures high levels of service, are located to efficiently serve the community, and are compatible with existing and future land uses.

Policy LU-9.2: **Public Uses.** Accommodate public and quasi-public uses at appropriate locations: those that are convenient to the persons served and that minimize impacts to residential neighborhoods.

Policy LU-9.3: **Community Involvement.** Encourage community involvement to assess the needs of City residents to determine priorities for rehabilitation or new construction of public facilities.

Policy LU-9.4: **Available Land for Public Uses.** Protect those lands needed for public and quasi-public services which benefit the City as a whole.

Policy LU-9.5: **Public Safety Siting.** Avoid establishing public services and safety facilities in or near flooding and seismic hazard areas.

Open Space/Recreation

GOAL LU-10: PROVIDE A HIGH QUALITY OF LIFE FOR THE COMMUNITY THROUGH THE PROVISION OF PARKS AND RECREATIONAL SERVICES AND THE PRESERVATION OF THE NATURAL DESERT LANDSCAPE

Policy LU-10.1: Public Services. Parks and Open Space. Preserve, protect, and maintain open space, parks, and recreation facilities as critical spaces in Desert Hot Springs, recognizing that such uses contribute to the high quality of life in the City. Promote land use decisions that provide for conservation of open space.

Policy LU-10.2: Private and Common Open Space. Require the provision of adequate private and common open space for all residential unit types and densities.

Policy LU-10.3: Development Cluster. Encourage the clustering of development for the preservation of natural open space, away from floodplains and desert washes, and for the provision of parkland and other community amenities and services.

Policy LU-10.4: Recreation. Encourage the use of mountain and hill areas for recreational purposes within the limits and restrictions described and outlined in the Coachella Valley Multispecies Habitat Conservation Plan.

Policy LU-10.5: Preserve Hillside Areas. Encourage the preservation of hillside areas that frame views of the community.

Policy LU-10.6: Hillside Acquisition. Encourage the acquisition of hillside parcels by public trusts or other conservation-oriented entities to meet the City's and Coachella Valley Multispecies Habitat Conservation Plan's goals for conservation.

Policy LU-10.7: New Park Facilities. Plan for and establish new parks to meet the needs of the community.

Balancing Development and Habitat Conservation

GOAL LU-11: SUSTAINABLE DEVELOPMENT APPROACHES THAT RESPECT AND RESPOND TO THE DESERT ENVIRONMENT

Policy LU-11.1: Efficient Land Use Patterns. Encourage a land use pattern that preserves the City's desert environment, limits impact to natural habitat areas, and minimizes sprawl.

Policy LU-11.2: Cluster Development. Encourage proposed projects within designated conservation areas to cluster development to provide for the greatest amount of conservation while respecting surrounding established and planned uses.

Policy LU-11.3: Density Transfers. Encourage lands within conservation areas to participate in density transfers to maintain property owner rights and meet the conservation objectives of the Coachella Valley Multispecies Habitat Conservation Plan.

Policy LU-11.4: Development Transitions. Encourage natural transitions between development projects in the conservation areas in keeping with the natural state of the environment. Avoid staggered and unnatural borders along conserved areas.

Policy LU-11.5: Flood Control. Encourage the construction/improvement of necessary flood control facilities within the conservation area in a manner sensitive to natural habitat.

Community Design

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

Policy LU-12.1: Natural Landforms. Encourage development that respects natural landforms and notable vegetation on a site.

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

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

Policy LU-12.4: Desert-Sensitive Design. Encourage architectural and landscape design that minimizes the impacts of the sun and wind for pedestrians along public rights-of-way, walkways, and large parking areas.

Policy LU-12.5: Complementary Design. Assure development proposals' designs enhance the aesthetics of the community and respect surrounding existing and planned land uses.

Policy LU-12.6: Community Safety. Encourage development design that enhances community safety through crime prevention through environmental design (CPTED)

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

Policy LU-12.8: Public Art. Encourage public art works within public rights-a-way, along streetscapes, at gateways, and integrated with private projects in a manner visible to the public.

Policy LU-12.9: Community Image. Encourage a unique and consistent community image that celebrates the desert environment, surrounding hillsides, and mountain views, and incorporates sustainable development approaches.

Policy LU-12.10: Visual Character. Encourage residential development that enhances the visual character, quality, and uniqueness of neighborhoods and districts.

Policy LU-12.11: Trees and Landscaping. Encourage visually attractive residential neighborhoods by expanding desert appropriate street trees and other types of streetscape and hardscape, and by encouraging the use of attractive and appropriate drought-tolerant landscaping.

GOAL LU-13: ANNEXATION OF UNINCORPOATED LANDS THAT BENEFITS THE CITY

Policy LU-13.1: Level of Service. Require that residents in newly annexed receive the same level of service as current residents.

Policy LU-13.2: Undue Fiscal Burden. Ensure that annexation decisions do not create an undue fiscal burden on the City.

Policy LU-13.3: **Future Growth.** Ensure that annexation provides guidance for future growth plans and policy decisions made by the major utility providers.

GOAL LU-14: HIGH QUALITY AND CHARACTER OF THE CITY THROUGH COMPLIANCE WITH CODES AND REGULATIONS

Policy LU-14.1: **Code Enforcement.** Provide equitable, consistent, and effective code enforcement services that resolve complaints citywide, addressing quality of life issues that come from poorly maintained properties.

Policy LU-14.2: **Compliance.** Encourage voluntary compliance with the Municipal Code and other applicable laws and regulations; maintain a respectful and satisfactory relationship between the City and the community.

Policy LU-14.3: **Graffiti.** Continue to promote and support graffiti removal and deterrent programs.

Policy LU-14.4: **Community Enhancement.** Promote community enhancement and property maintenance on all properties citywide.

Policy LU-14.6: **Enforce City Codes.** Strictly enforce building and safety, zoning and land use regulations, and property maintenance codes to instill community pride and make Desert Hot Springs an attractive place for residents, businesses, visitors, and investors.

DESERT HOT SPRINGS GENERAL PLAN

MOBILITY AND INFRASTRUCTURE ELEMENT

- FOUNDATION FOR MOBILITY
- COMPLETE STREETS
- TRANSPORTATION TECHNOLOGY
- FOUNDATION FOR INFRASTRUCTURE
- MOBILITY AND INFRASTRUCTURE GOALS AND POLICIES


CLEAN AIR VEHICLE
14 SOUTHBOUND
627
Sunbus
1401283

MOBILIITY AND INFRASTRUCTURE ELEMENT

The Mobility and Infrastructure Element plans for safe, complete, and functional street and utility systems. The mobility component plans for a functional multimodal transportation network, including policies addressing roadway safety, pedestrian connections, bike and nature trails, and transit access—all designed to provide for the movement of people and goods throughout Desert Hot Springs and to destinations outside the City. The infrastructure component defines Desert Hot Springs' commitment to ensuring the development of quality public facilities for residents—and supporting desired business growth and success—by investing in public capital projects. These public investments can catalyze private development that supports community needs.

FOUNDATION FOR MOBILITY

The primary goal of transportation planning is to provide efficient, safe travel routes for all mobility modes. The Desert Hot Springs community has expressed a desire for safer streets and intersections. They have identified sidewalks free of obstructions, safer crosswalks for pedestrians, more streetlights in neighborhoods and main commercial streets, more bicycle facilities, additional trail access, better traffic control, and safer street conditions around schools.

A secondary goal, although no less a priority, is to reduce the pollutant loads associated with fossil fuel combustion from vehicles on the roadway. The State legislature has adopted several laws focused on reducing greenhouse gases to address climate change. California Assembly Bill (AB) 1358 (Complete Streets Act), AB 32 (Global Warming Solutions Act), and California Senate Bill (SB) 375 (Sustainable Communities and Climate Protection Act) form the basis of greenhouse gas reduction policies and establish requirements that link land use(s) and transportation policy planning.

Regional Context

Desert Hot Springs is well served by a regional freeway and highway network that provides easy access to destinations throughout the Coachella Valley, into Joshua Tree National Park, and east toward the Inland Empire and greater Los Angeles region.

Freeway and Highway Access

- **Interstate 10.** Interstate 10 (I-10) provides regional east-west access from its westerly origin in Santa Monica, through the Coachella Valley, and eastward through the southern United States. I-10 is an eight-lane divided freeway through the region. Interchanges providing access to Desert Hot Springs are at Indian Canyon Drive and Palm Drive.
- **State Route 62.** State Route 62 (SR-62) generally trends in a north-south direction along the western side of the City before transitioning into an east-west orientation in Yucca Valley. SR-62 is a four-lane divided highway providing regional access from the junction at I-10 to its eastern terminus at US 95S at the Arizona state line. Primary access points for City access are provided at Indian Canyon Drive, Pierson Boulevard, and Dillon Road.

Complete streets ensure streets are safe for people of all ages and abilities

COMPLETE STREETS

A Complete Streets approach to mobility planning integrates people and places in the planning, design, construction, operation, and maintenance of the transportation networks. This helps ensure streets are safe for people of all ages and abilities, balances the needs of different modes, and supports local land uses, economies, cultures, and natural environments. The City incorporates a multimodal approach into the design of its street systems to maximize effectiveness.

Complete Streets is a proven policy approach that creates healthier, more equitable communities. Health benefits include reduced traffic and fewer traffic collisions, more active living and exercise opportunities, and better air quality for surrounding neighborhoods. Complete streets can also provide social spaces for pedestrians. Spaces can be created for outdoor seating, public spaces for event programming, park spaces, and outdoor dining areas.

Walkable Streets for Pedestrians

Safe, accessible, and comfortable pedestrian paths are critical qualities for walkable environments within residential neighborhoods and business districts. When the street environment supports walking—through sidewalks, crosswalks, street trees, easily accessible building entrances, convenient destinations, and the like—the number of people who walk increases significantly.

Principles of Walkable Streets

What do pedestrians need to feel comfortable as they walk around an area? Walkable environments meet three crucial needs:

- **Safety.** People walking need to be protected from vehicle collisions and crime.
- **Convenience** – People on foot need to be able to get where they are going directly, without going out of their way.
- **Comfort –** People walking need the street to provide for their physical needs and mental ease.

Safer Streets

The City has identified a focused strategy to eliminate traffic fatalities and minimize severe injuries that occur on its streets. It is a multipronged approach focused on programs and policies categorized by design, law enforcement, and information.

As many modern roadways have been designed for the efficient use of motor vehicle traffic, the consideration of bicyclist and pedestrian safety and convenience has often been a secondary concern. A Complete Streets strategy involves designing to meet pedestrian and bicyclist mobility and safety needs rather than assume they will not use the facility.

Key principles in keeping streets safer include:

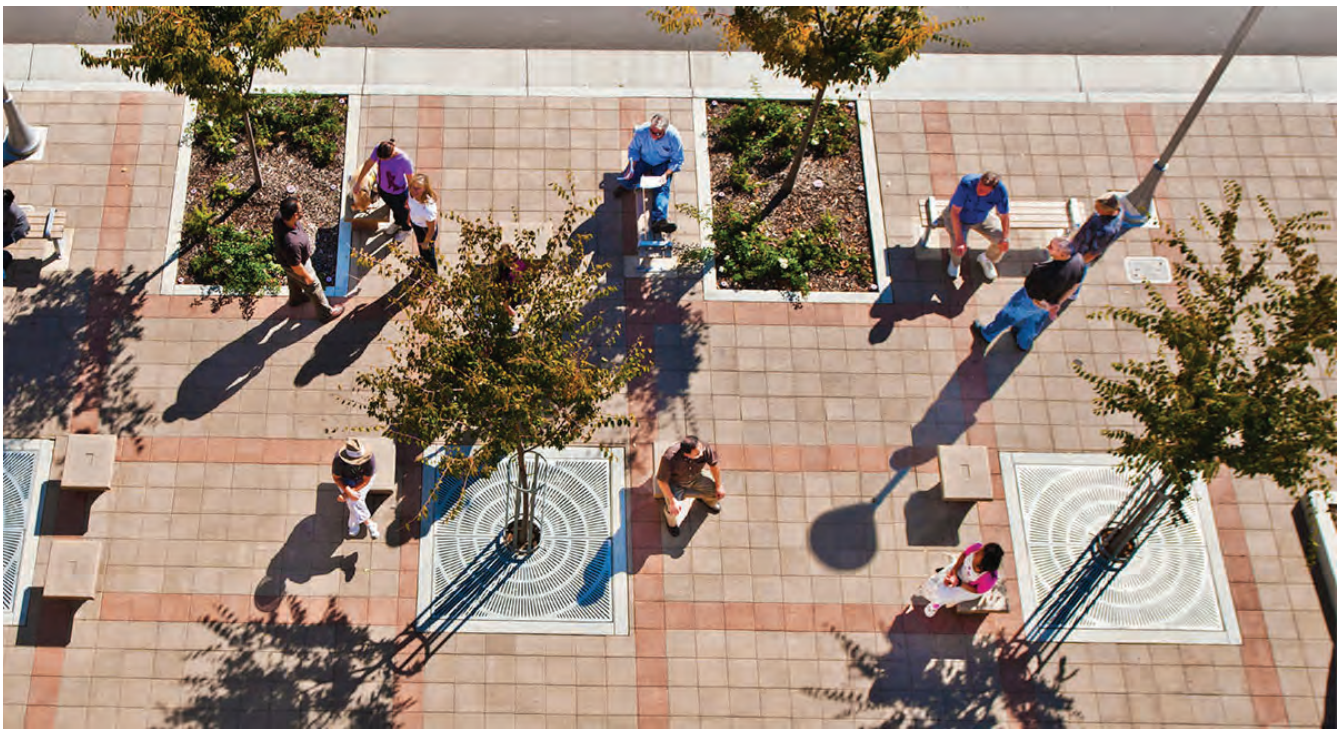
- **Eyes on The Street.** People on the street are safer from crime when they are not secluded.

Streets and buildings can be designed to provide "eyes on the street" so that residents, passersby, business owners, and workers can all casually keep an eye on what is happening on the street. The fact that someone might be watching from an overlooking window decreases the likelihood of crime, even if no one happens to be looking out at a given moment. People on foot feel safer and are safer when they can be seen from balconies, through ground floor windows, or by people sitting on benches or drinking coffee in a sidewalk café.

- **Buffers Between Pedestrians and Vehicle Traffic.** Trees and other landscaping, bicycle lanes, and cars parked along the street all provide a cushion between people walking and vehicle traffic that increases pedestrians' actual safety as well as their feeling of comfort.
- **Traffic Calming.** When cars move faster, they increase the number of collisions and the severity of injuries for motorists and especially pedestrians. The rates of injury and death are even higher for children and older adults.

For example, Palm Drive historically has experienced numerous collisions associated with high vehicle speeds and long distances between signalized pedestrian crossings, among other factors. In response, in 2019 the City designated Palm Drive—between Pierson Boulevard to Camino Aventura—as a Safety Enhancement Zone and implemented design improvements to slow traffic and increase pedestrian safety. Also, traffic fines doubled within the zone to discourage and penalize poor driving behaviors.

Parking area and bike lanes provide visual buffer between traffic lanes and sidewalk area.



Wide sidewalks, benches, and trees create comfortable areas for pedestrians

Convenient Streets

For someone in a vehicle, being required to travel an extra half mile to a destination takes an extra minute. But for a pedestrian, those ten additional minutes of walking can mean the difference between being willing to make the trip or not, the difference between a quick stroll and an uncomfortable, exhausting slog. Because people walking go more slowly than cars and must engage in physical work in order to move, direct access is much more important for travel on foot than by car.

- **Good Lighting.** At night, crime and traffic collisions are less likely to occur where lighting is designed for pedestrians and is closely spaced, avoiding pools of darkness between lights.
- **Direct Access to Buildings.** Accessible storefronts face the street, ensuring that pedestrians don't have to trek across expansive parking lots or wander in perplexity seeking an entrance.
- **Street Connectivity.** With short blocks, many intersections, and frequent street crossings, pedestrians can get to their destinations by the most efficient and direct route. Grid street patterns offer alternative routes, which add interest to frequently traveled paths.
- **Destinations and Density.** If there isn't anywhere to go or destinations are far from one another, would-be pedestrians will be discouraged from setting out. When many potential destinations are located close together, people can walk where they want to go quickly.

Comfortable Streets

When a pedestrian sets out on a trip, his or her comfort depends on the environment. On hot days, walkers will be uncomfortable unless their route is shaded, with places to rest and water to drink. When people on foot get hungry or thirsty, they must either carry an extra load or find food and drink along the way. If signs are misleading, pedestrians may become tired and frustrated during searches for their destination. When sidewalks are ill maintained and graffiti covers walls or fences, people walking may feel threatened, in contrast to people in cars who can relax in the familiarity of their vehicle. This means that people walking rely heavily on features such as:

- Short blocks
- Shade trees and landscaping
- Convenient seating and benches
- Clear, abundant wayfinding and building signage
- Buildings and lighting designed at a human scale
- Ready access to public transportation

Streets can also create areas for socializing.

Sidewalks and Crosswalks

Many residential neighborhoods lack sidewalks. Adding sidewalks to existing streets can be costly and infeasible in many cases, but retrofits can be accomplished when funds are available. Improvements to existing walking paths can include adding shade trees and curb cuts to accommodate wheelchairs and strollers. All new residential development will require sidewalks on both sides of the streets and include the planting of drought-tolerant trees, except for rural areas.

Marked crosswalks are an essential tool for helping pedestrians move safely, conveniently, and predictably across roadways. Crosswalks can also provide a unique streetscape design treatment to emphasize pedestrians' presence and primacy. Streetscape design should emphasize crosswalks as a fundamental part of the pedestrian realm, not as an intrusion into the roadway reserved for vehicles only.

Midblock crosswalks and safety islands facilitate crossings to places that people want to go but that are not well served by the existing traffic network. These pedestrian crossings, which commonly occur at schools, parks, bus stops, and other destinations, have historically been overlooked or difficult to access, creating unsafe or unpredictable situations for both pedestrians and vehicles.

Mid-block crossings create safer places to cross the street.

Universal Access and Design

The barriers faced by seniors and disabled persons are similar since the two groups encounter the same issues: transportation system designs and policies that impair their ease of mobility and access. Such barriers include missing sidewalks, poorly marked intersections, inadequate time to cross large intersections, and a lack of benches for resting.

Universal Design (also called Inclusive Design or Accessible Design) refers to facility designs that accommodate the widest range of potential users, including people with mobility and visual disabilities and other special needs.

Transportation efficiency can be encouraged by Universal Design techniques. Increased walkway widths and smooth walking surfaces improve convenience for all travelers, not just those with mobility impairments. Curb ramps are important for people using handcarts, scooters, baby strollers, bicycles, and wheelchairs.

Curb ramps accommodate strollers, wheelchairs, handcarts, and similar.

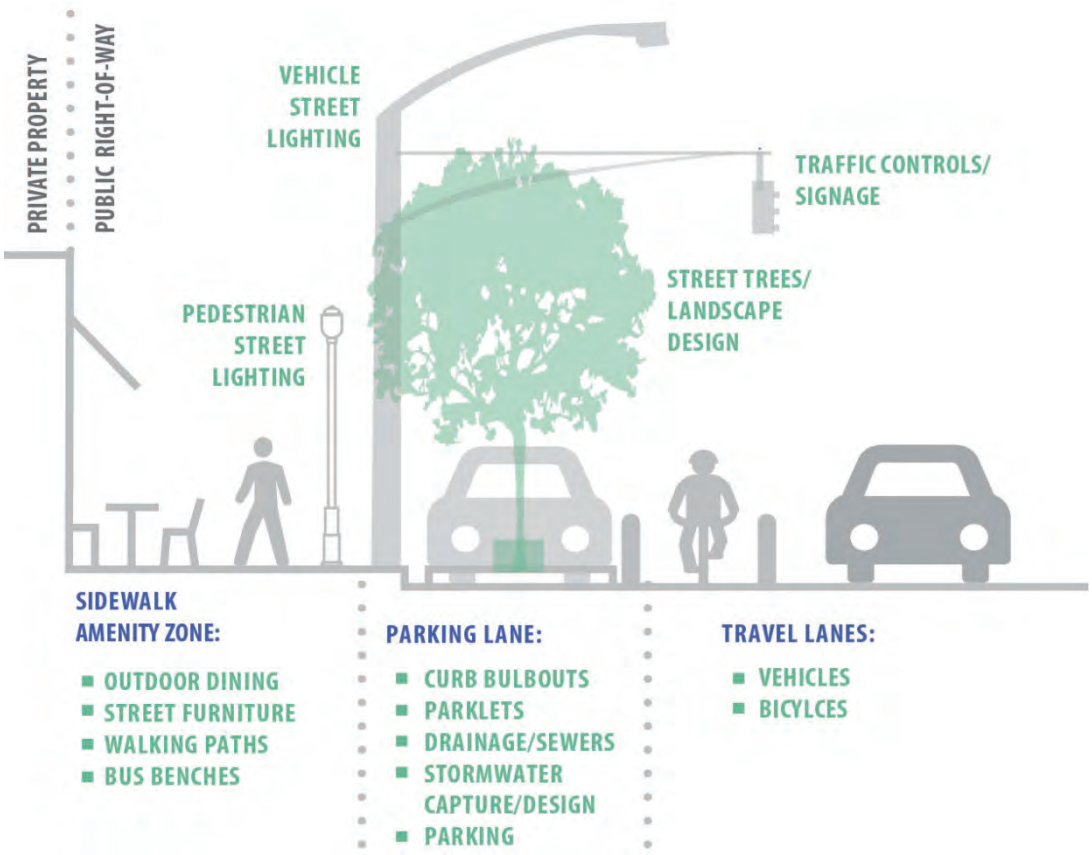
Pedestrian Plan

Pedestrian Priority Streets

Pedestrian Priority Streets include improvements that increase the safety, convenience, and comfort for pedestrians. These can streets can provide direct routes to schools, parks, and commercial districts. The following are the different types of priority streets, as shown on Figure M1-1.

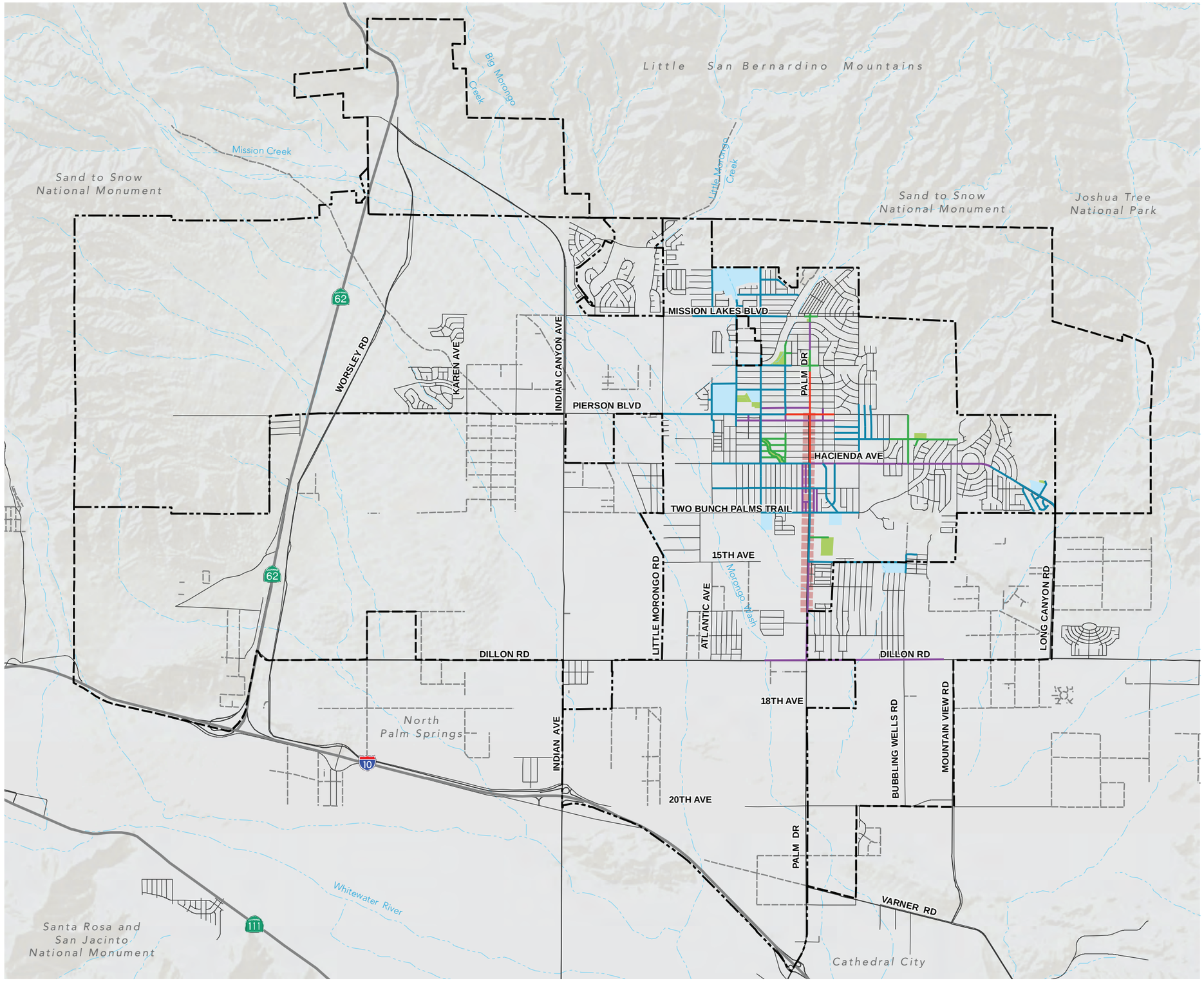
- **Safe Routes to School.** Safe Routes to School streets—located primarily adjoining residential and school areas—are areas targeted for improvements to intersections and crosswalks, and missing sidewalks or cub cuts are added, where feasible. Many of the improvements are identified in the City's *Safe Routes to School Master Plan.*
- **Safe Routes to Parks.** Safe Routes to Parks also provide street, sidewalk, and intersection amenities and improvements to areas around parks, recreational facilities, and museums. These routes should also include streetlights, connected sidewalks, and bicycle facilities.
- **Downtown and Commercial and Mixed-Use Districts Safe Streets.** These streets include pedestrian-friendly amenities and wider sidewalks and have specialized pedestrian zones (see Figure MI-1). The sidewalk amenity zone is the area between the building and sidewalk where outdoor seating and street furniture can be located. This space also ensures that pedestrians have a safe and adequate place to walk.
- **Safety Enhancement Zone.** Safety Enhancement Zones are designed to slow traffic and increase pedestrian safety. Traffic fines are doubled within these zones. Recommended improvements include connected sidewalks, streetlights, visible crosswalks, mid-block crossings, and other improvements to increase safety.

Figure MI-1: Street Elements of Downtown or Commercial District



DESERT HOT SPRINGS GENERAL PLAN

Figure MI-1: Pedestrian Plan



Pedestrian Plan - Priorty Streets

- Safe Routes to School
- Safe Routes to Parks
- Downtown Safe Streets
- Mixed-Use/Visitor-Serving Safe Streets

Safety Enhancement Zone

- Safety Enhancement Zone

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses
- Parks
- Schools

Date: July 2019.

0 0.25 0.5 1 1.5 2 Miles

Bicycle Network

A transportation system that integrates a comprehensive network of bicycle facilities—from bicycle routes to bike racks—results in fewer vehicle trips, reduces greenhouse gases, and improves air quality while providing a recreational resource and a functional transportation option.

Bicycle Classifications

In planning and designing bicycle facilities, the City takes design cues from Caltrans' *Highway Design Manual* standards and the *Bicycle and Pedestrian Master Plan*. Desert Hot Springs supplements these classes of facilities with modified design standards customized for its context and in the future, to accommodate other bicycle design classifications. Shared street facilities are comparatively low-cost ways to start a comprehensive and functional bicycle network since existing rights-of-way are used.

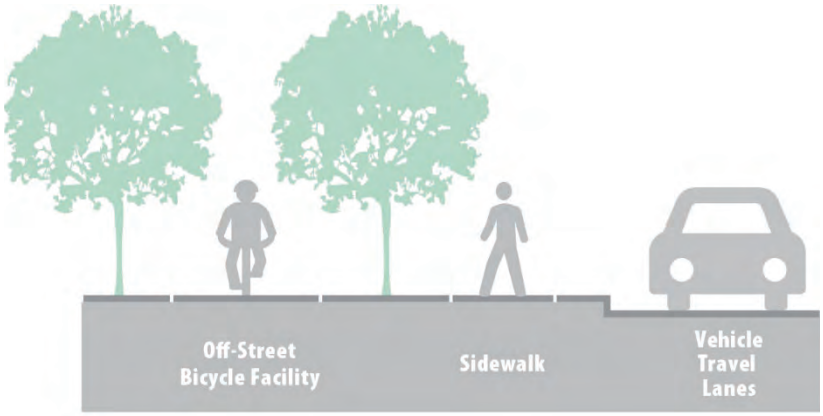
Off-Street Bike Facilities

Pathways separated from the street right-of-way and intended for the exclusive use by bicyclists are called off-street bike facilities. The wider paths can also allow neighborhood electric vehicles (NEVs) and similar electric vehicles.

On-Street Bike Facilities

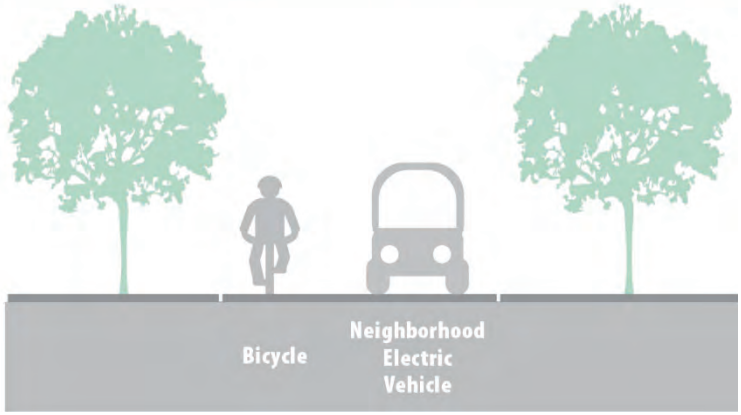
On-street facilities include striped bike lanes, buffered bike lanes, and protected bike lanes (i.e., Class IV facilities). These facilities are recommended where the desired bicycling route follows an existing street and where traffic speeds and volumes are low enough to permit an adjacent facility, but high enough to preclude a "shared" facility. As a simple rule for low-stress bike lanes, the greater the separation from vehicle traffic, the better. Buffered bike lanes are recommended anywhere roadway space allows. Protected bike lanes, which are separated from vehicle lanes by vertical physical barriers, are recommended where vehicle speeds and volumes are high.

Figure MI-3: Off-Street Bike Facilities



Off-Street Bike Path (Class I)

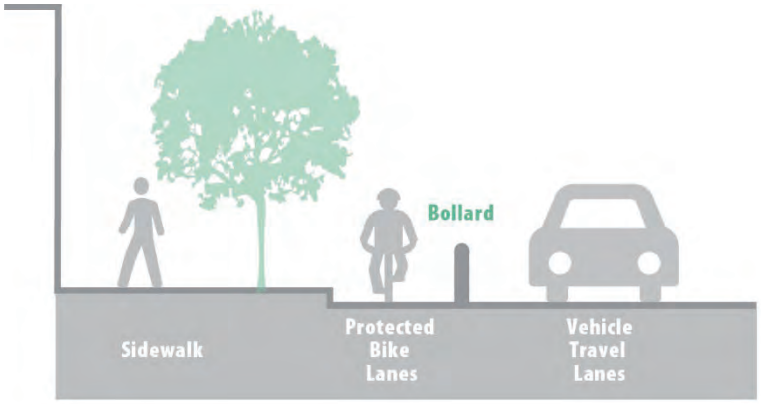
Off-street bicycle facilities include open space, shared used paths (i.e., Caltrans Class I facilities) and roadside shared use paved paths or "urban trails." These facilities are recommended where a recreational experience is desired, where a route is desired and no street exists, and where exceedingly high speed and volume vehicular traffic warrants substantial separation.



Class I NEV Path (CV Link)

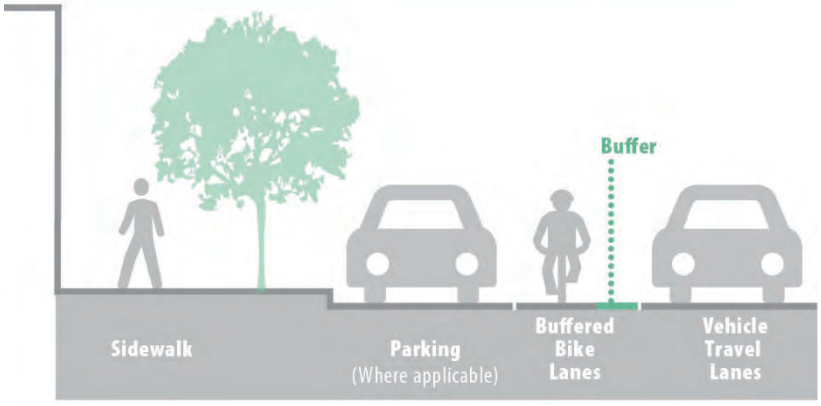
The CV Link is an alternative transportation pathway that would allow low-speed electric vehicles (e.g., golf carts, NEVs, bicycles, and pedestrians).

Figure MI-4: On-Street Bike Facilities



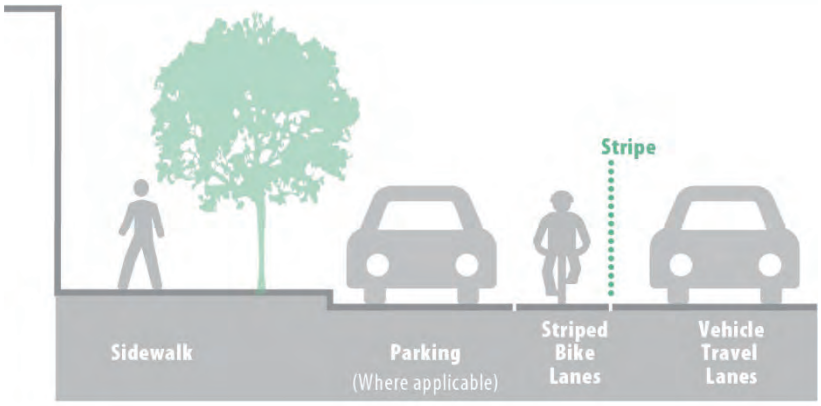
Protected Bike Lanes (Class II)

These bike lanes, also called "cycle tracks," are separated from vehicle lanes by planters, bollards, curbs, parked cars, or posted notices.



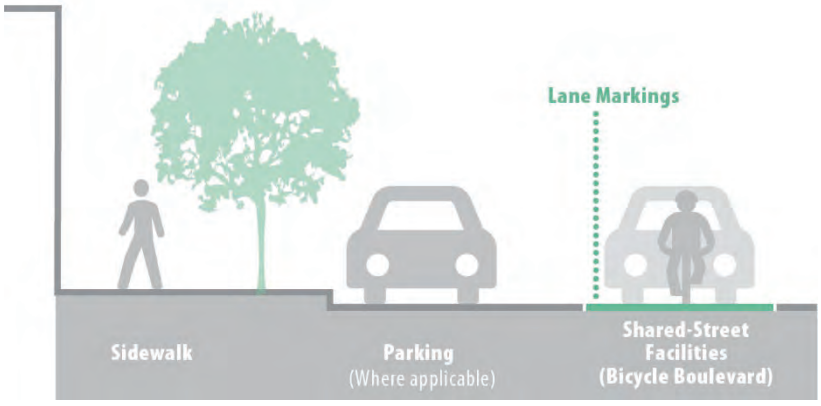
Buffered Bike Lanes (Class II)

Buffered bike lanes are separated from vehicles lanes with designated buffer space.



Striped Bike Lanes (Class II)

These lanes are striped with white paint and are often located on the far-right side of the road. They may be painted a separate color to draw more attention.

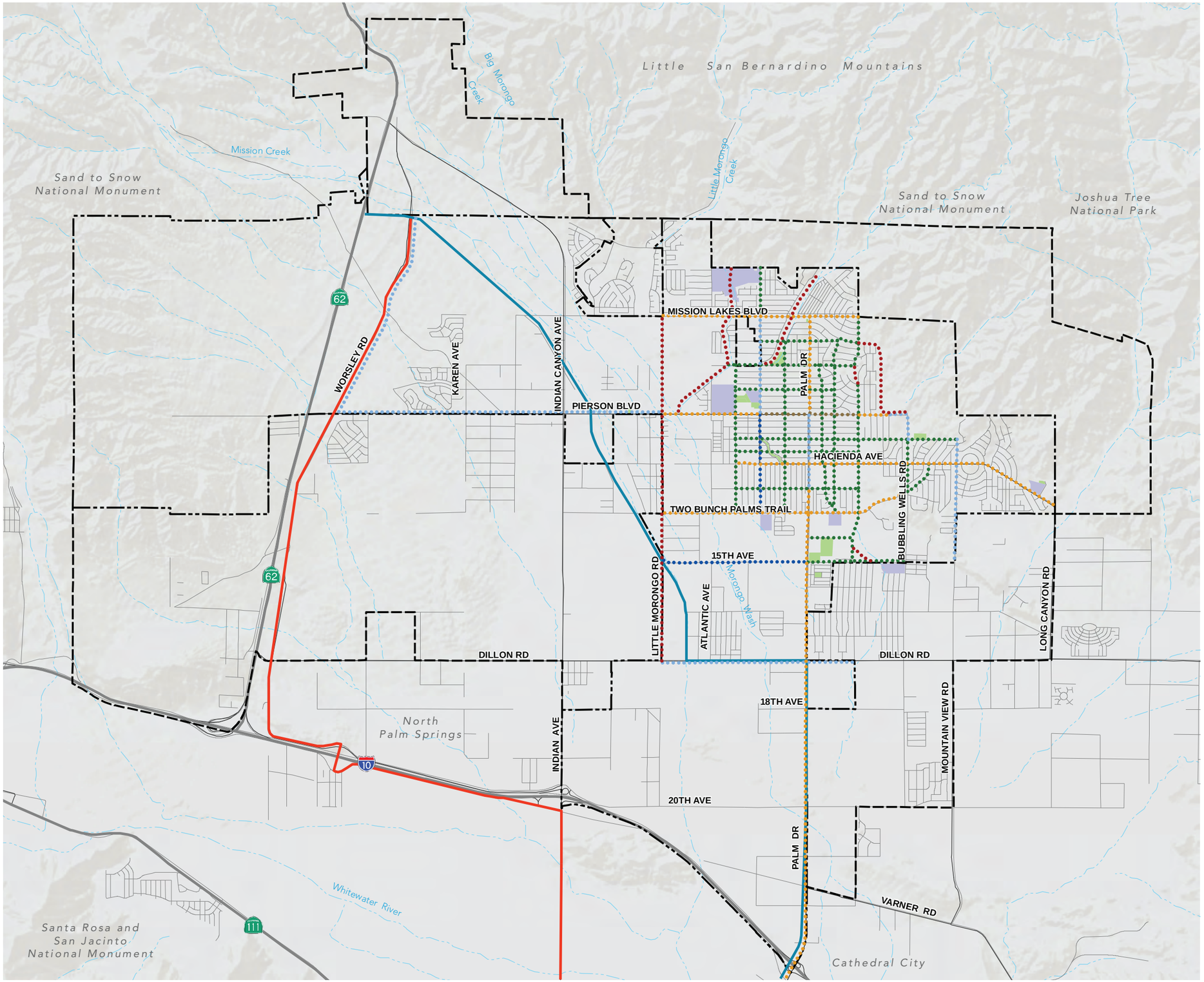


Shared-Street Facilities (Class III)

Shared-street facilities include bicycle routes and bicycle boulevards or "neighborhood greenways." These facilities, marked with "sharrows," are recommended only where vehicle speeds and volumes are low enough for bicyclists and motorists to truly share the road. Sharrows are shared-lane markings on the streets or signage intended to serve as a visual reminder that space on the road is meant to be shared by bikes and cars.

DESERT HOT SPRINGS GENERAL PLAN

Figure MI-5: Bicycle Plan



Bicycle Facilities

- Shared-Street Facilities
- Off-Street Bike Path
- Striped Bike Lanes
- Buffered Bike Lanes
- Protected Bike Lanes
- Bike Route

CV Link Route

- CV Link Alignment
- Worsley Road Connector

Base Map Features

- Parks
- Schools
- City Boundary
- Sphere of Influence
- Water Courses

Source: KTU+A, City of Desert Hot Springs, and Riverside County.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

Sunline buses traverse Desert Hot Springs streets.

Accommodating Transit

Promoting the use of transit within, to, and from Desert Hot Springs is a sustainable practice that reduces the number of vehicles on the street and the amount of fossil fuels consumed by commuters. Transit use could combat increases in growth of traffic congestion, reduce the need for costly street improvement projects, and improve air quality.

Transit service in the Coachella Valley, including the City of Desert Hot Springs, is provided by the SunLine Transit Agency. SunLine provides fixed bus routes as well as para-transit service to elderly and handicapped transit users through its SunDial program.

The Riverside County Transportation Commission (RCTC) continues to explore the Coachella Valley – San Gorgonio Pass Rail Corridor Service to improve the frequency of rail passenger service between the Coachella Valley and Los Angeles region. Desert Hot Springs would be served by connecting to a service-enhanced at the North Palm Springs station.

Bus shelters protect riders from the elements.

Transit Priority

Figure MI-7 identifies the established transit corridors, as of 2019, and future roadways that could accommodate future transit lines. Future transit priority streets will be planned for pedestrian connects and amenities. Buildings fronting transit priority streets will include direct pedestrian connections to a bus stop located at the sidewalk. Transit priority streets should also include pedestrian amenities, including bus shelters that provide extensive shading features for seating areas and information kiosks. The City will work with SunLine Transit to establish bus stops near intersections when two bus tops are directly across the street from each other to avoid pedestrians from crossing the street at mid-block.

As development incrementally grows in Desert Hot Springs, the City will consult with transit agencies to expand bus services to accommodate new passengers. Figure MI-7 identifies future conceptual bus priorities areas that aligns with growth, including mixed-use activity and employment centers.

Figure MI-6: Transit Facilities Design

SIDEWALK

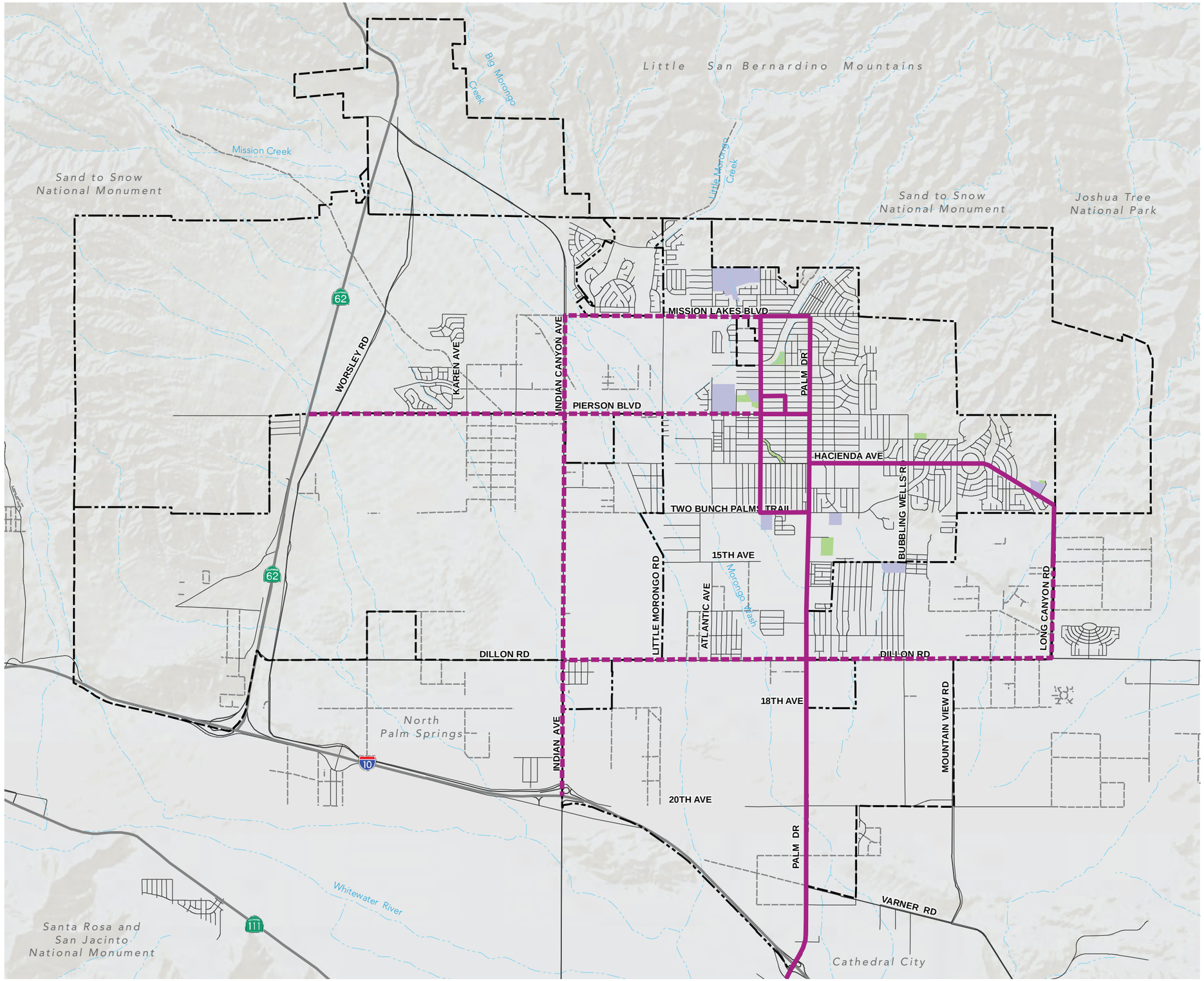
- ACCESS TO BUS STOP
- BUILDING DOOR ORIENTED TO SIDEWALK
- SHADE TREES
- PEDESTRIAN AMENITIES

BUS SHELTER

- MODERN DESIGN
- BENCHES
- DISPLAY CASES FOR MAPS/ TIMETABLES/ADVERTISEMENTS
- LED LIGHTS
- SUN/RAIN PROTECTION

DESERT HOT SPRINGS GENERAL PLAN

FigureMI-6: Transit Plan



Transit Priority Routes

- Established Bus Routes
- Potential Future Bus Routes

Base Map Features

- Schools
- Parks
- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: February 2019.

0 0.25 0.5 1 1.5 2 Miles

The Roadway Classification identifies the designs of streets in Desert Hot Springs

Roadway Plan

The Roadway Plan articulates the City's vision for the development and maintenance of a comprehensive roadway network that will move people and goods throughout the City and region. The plan builds on the street design by providing for improvements such as more pedestrian/bike facilities and methods to address traffic safety and increased vehicle congestion.

Design standards set the baseline for street improvements and dedications. Streets with excess capacity, given their existing configurations and anticipated long-term daily volumes, are candidates for conversion to Complete Streets, where excess capacity can be repurposed for bicycle, transit, pedestrian, or other alternative travel modes.

Local and Regional Access

The City's roadway system is a grid network that easily serves both local and intercity traffic. The primary north-south roads are Palm Drive and Indian Avenue, and the primary east-west roads are Pierson Boulevard and Dillon Road. Throughout the developed portions of the City (primarily the northeast portion of the City), roads are typically paved with asphalt. As developed areas transition to less developed areas, roads transition from paved to unpaved conditions on non-major roadways.

The major roads directly link to two freeways that connect to the rest of the Coachella Valley and to the high desert areas to the north. Interstate 10 (I-10) is the primary regional and interstate freeway connecting the City to the Inland Empire/Los Angeles areas to the west and rest of the United States to the east. Access to I-10 is provided via State Route 62 (SR-62) at the west end of the City. SR-62 provides ready access to the high desert communities of Yucca Valley and Twentynine Palms and to Mojave Desert wilderness destinations.

Roadway Classification

The design of streets within Desert Hot Springs is important to improve the local circulation system while still preserving the City's desert and rural nature. The design or sizing of street facilities has been developed to accommodate anticipated traffic associated with long-term growth allowed by the Land Use Plan. The determination of the appropriate street sizes also helps the City identify areas needing substantial improvement. Figure MI-8 shows the layout and classification of roads, and Figure C-MI-9 shows the anticipated improvements for each road classification.

Roadways in Desert Hot Springs, based on their primary function, are classified as follows:

- Urban Arterial
- Primary I
- Primary II
- Secondary I
- Secondary II
- Collector
- Local Collector

Design standards set the baseline for street improvements and dedications. At intersections and particular locations, deviations from the standards may occur to accommodate unique physical conditions or traffic management objectives. Streets with excess capacity, given their existing configuration and anticipated long-term daily volumes, are candidates for Complete Streets treatment

Urban Arterials

Urban Arterials provide up to eight travel lanes (four in each direction) and have a raised median. The primary function of an Urban Arterial is to provide connectivity to major freeways. Driveway access generally is restricted. Palm Drive is classified as an Urban Arterial between I-10 and Dillon Avenue.

Primary Streets

Primary streets (Primary I and Primary II) provide up to six travel lanes (three in each direction) for Primary I and four travel lanes (two in each direction) for Primary II; each includes a raised median. Direct driveway access generally is restricted. Primary streets include Pierson Boulevard and Indian Avenue.

Secondary Streets

Secondary streets provide connections between arterial streets and provide up to four lanes of travel (two in each direction, divided or undivided) directly to neighborhoods citywide. Secondary I streets are divided by medians, and Secondary II are undivided. Limited or no direct residential driveway access is provided. Secondary streets include Indian Canyon Avenue, Little Morongo Road, Mountain View Road, Two Bunch Palms Trails, Dillon Road, and portions of Pierson Boulevard.

Collector Streets

Collector streets provide connections to higher classification roadways. The roadway geometrics of Collector streets vary depending upon the connective functions they provide. They have four travel lanes without a center raised median. Collector streets include Mission Lakes Boulevard, Worsley Road, Karen Avenue, Hacienda Avenue, and 20th Avenue.

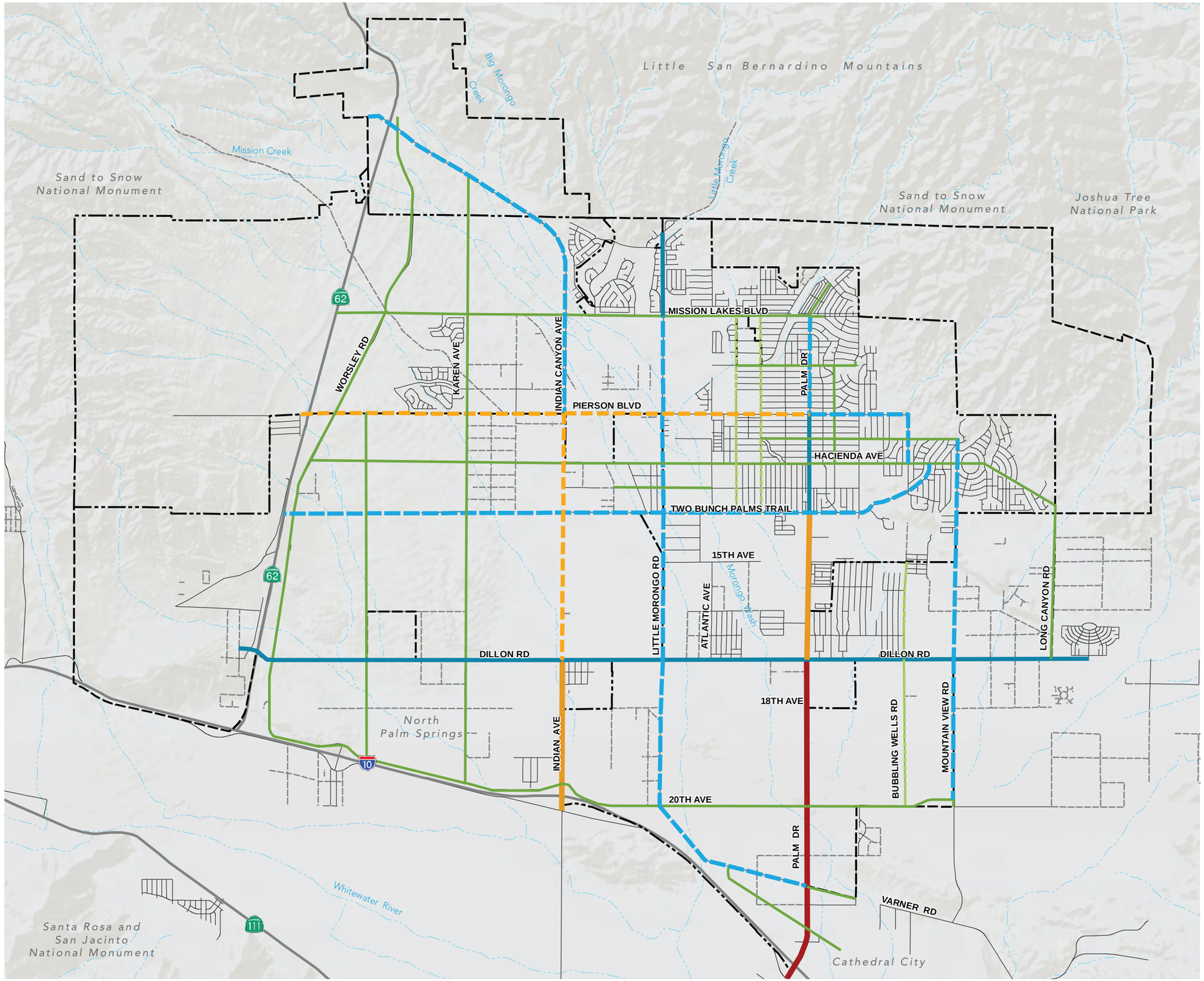
Table MI-1: Roadway Classifications

Classification	Right-Of-Way		Number of Lanes	Level of Service E Capacity[1]	Complete Streets Priorities[2]			
	Without Bike Lane	With Bike Lane			Pedestrians	Bicycles	Transit	Vehicles
Urban Arterial	N/A	142 feet	8 divided	72,000	○	○	■	■
Primary I	110 feet	118 feet	6 divided	54,000	○	○	■	■
Primary II	N/A	110 feet	4 divided	36,000	○	■	■	■
Secondary I	N/A	100 feet	4 divided	36,000	■	■	■	■
Secondary II	80-88 feet	90 feet	4 undivided	26,000	■	■	■	○
Collector	72 feet	82 feet	4 undivided	18,000	■	■	■	○
Local Collector	60 feet	70 feet	2 undivided	13,000	■	■	■	○
Local			2 undivided	< 13,000	■	■	--	--

Notes: 1) See Level of Service under Congestion Management.
2) Complete Streets Priority Types: ■ Primary; ○ Secondary

DESERT HOT SPRINGS GENERAL PLAN

Figure MI-7: Roadways Plan



Road Classifications

- Urban Arterial
- Primary I
- Primary II
- Secondary I
- Secondary II
- Collector
- Local Collector

Base Map Features

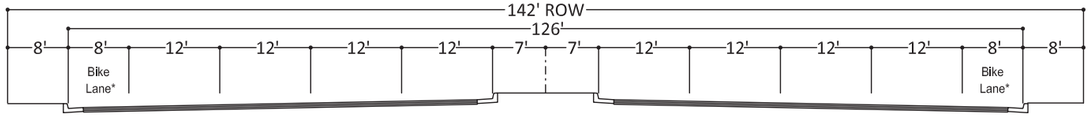
- City Boundary
- Sphere of Influence
- Water Courses

Date: July 2019.

0 0.25 0.5 1 1.5 2 Miles

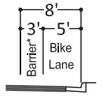
Figure MI-8: Cross Sections

Urban Arterial
8-Lanes Divided
No Parking
With Protected Bike Lane



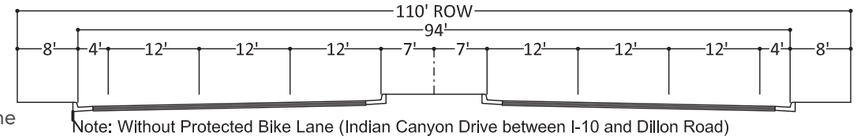
*See Enhanced Bike Lane Detail

ENHANCED BIKE LANE DETAIL:

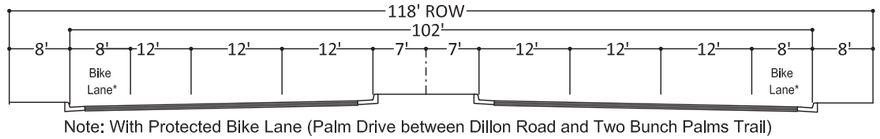


* Buffered bike lanes include painted buffer.
Protected bike lanes may include safety bollards or a landscaped median.

Primary I
6-Lanes Divided
No Parking
With or Without Protected Bike Lane

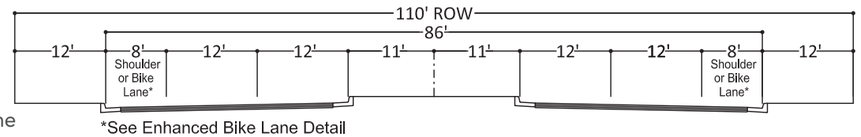


Note: Without Protected Bike Lane (Indian Canyon Drive between I-10 and Dillon Road)



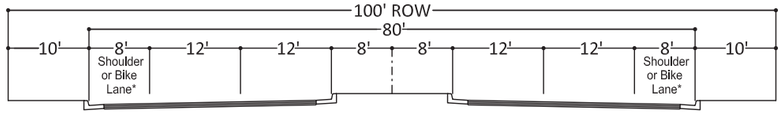
Note: With Protected Bike Lane (Palm Drive between Dillon Road and Two Bunch Palms Trail)
*See Enhanced Bike Lane Detail

Primary II
4-Lanes Divided
No Parking
With or Without Protected Bike Lane



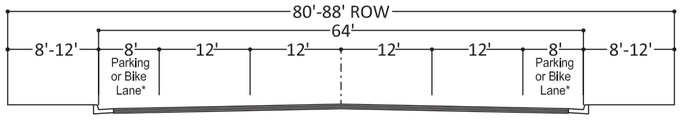
*See Enhanced Bike Lane Detail

Secondary I
4-Lanes Divided
No Parking
With Protected Bike Lane

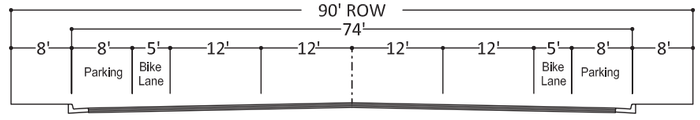


*See Enhanced Bike Lane Detail

Secondary II
4-Lanes Undivided
On-Street Parking
With or Without Dedicated Bike Lane

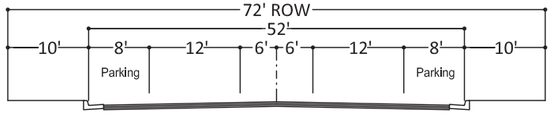


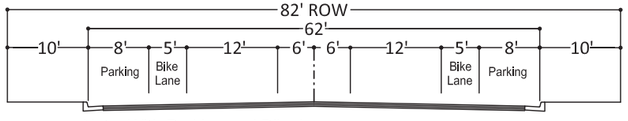
Note: With Parking or Bike Lane
*See Enhanced Bike Lane Detail



Note: With Parking and Bike Lane

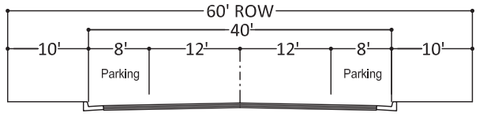
Collector
2-Lanes Undivided
On-Street Parking
With or Without Dedicated Bike Lane

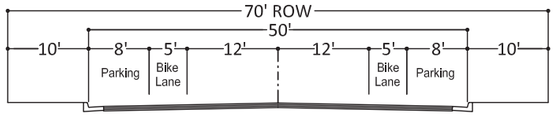




Note: With Parking and Bike Lane

Local Collector
2-Lanes Undivided
On-Street Parking
With or Without Dedicated Bike Lane





Note: With Parking and Bike Lane

Local Collectors

Local Collectors functions like Collector Streets, but with fewer vehicle trips. They have two travel lanes, without a center raised median. Local Collector streets include Cholla Drive, West Drive, Bubbling Wells Road, and the portion of Palm Drive north of Mission Lakes Boulevard.

Local Streets

Local Streets provide local traffic circulation with direct access to adjoining properties. Through traffic is deliberately discouraged.

Congestion Management

Desert Hot Springs is committed to improving local traffic conditions. Driving a vehicle will remain the most common method of travel for residents. The City will continue to find ways to ensure that roadways operate at optimum level. The City will also continue to monitor street performance, and repair and or retrofit as needed and when feasible. The City will continue to require street dedications, transportation system improvements on- and off-site, and traffic impact analysis from all new development when necessary.

Level of Service (LOS)

In 2013, SB 743 introduced Vehicle Miles Traveled (VMT) as the replacement to Level of Service (LOS) as the primary metric of transportation system performance. While the law specifies that VMT will be the baseline metric for future CEQA analysis, it allows local agencies to continue using LOS for purposes of long-term transportation planning.

Overall, the City's goal is to prevent the deterioration of LOS at key intersections and roadway segments in the City. The City will pursue a broad array of strategies to maintain and improve roadway LOS through 2040.

Table MI-2: Level of Service Descriptions

Level of Service	Description
A	**Excellent Operation.** All approaches to the intersection appear quite open, turning movements are easily made and nearly all drivers find freedom of operation.
B	**Very Good Operation:** Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.
C	**Good Operation.** Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	**Fair Operation.** There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.
E	**Poor Operation.** Some long-standing vehicular queues develop on critical approaches.
F	**Forced Flow.** Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop-and-go type traffic flow.

The City standard for the minimum LOS for intersections is LOS D or better. For intersections or roadway segments with a LOS E or F, if a proposed project's traffic study identifies increases in the volume-to-capacity ratio above the thresholds identified in the City's transportation traffic guidelines, then the impact would be considered significant and mitigation would be required.

Street Intersection Improvements

With the growth allowed in the Land Use Element, the City's street system would not be able to accommodate General Plan buildout conditions, as key intersections would experience LOS E or F conditions. To reduce the potential for future traffic congestion, the City is committed to engineering solutions and programs that encourage mode shift.

Design solutions such as protected bike/pedestrian lanes and sophisticated Intelligent Transportation Systems (ITS) for all modes will also help address congestion. Improvements to the street system will be required over time to achieve improved LOS conditions overtime. Table MI-3 identifies the ultimate lane configurations and improvements recommended over time—as needed—to maintain the minimum acceptable LOS D or better for General Plan buildout conditions.

Traffic Calming

Traffic calming strategies are focused on design improvements meant to address excessive speeding on roadways. Traffic calming measures identified in the *Bicycle and Pedestrian Master Plan* offer a menu of design solutions to reduce collisions between drivers and pedestrians, cyclists, and others on the streets. Examples of traffic calming infrastructure include speed cushions, sidewalk bulbouts, or designating and upgrading low-speed streets to "bike boulevard" status. These are in addition to traffic lights and traffic signals that regulate traffic flow. Neighborhood Traffic Management Program (NTMP) is a tool to manage the City's outlay of funds for traffic calming improvements by incorporating relevant data and community input into the process.

Traffic Enforcement

The Police Department maintains order on City streets. Legislative tools such as the Safety Enhancement Zones is a vital companion to design improvements to discourage or stop unsafe behaviors that lead to vehicular collisions due to, for example, impaired drivers, distracted driving, excessive vehicular speeds, and illegal travel and maneuvers.

Traffic law enforcement is critical. Many studies have proven a direct connection between the level of police enforcement and both driving behavior and the number of traffic accidents. Police partnerships with the community, school children and parent education, and public awareness campaigns can also increase safety on public streets.

Table MI-3: Long-term Design Improvements

Intersection	Improvement Description
SR-62 at Indian Canyon Dr.	▪ Northbound: One left turn lane, three through lanes, and one right turn lane ▪ Southbound: Two left turn lanes, two through lanes, and one right turn lane ▪ Eastbound: One shared left/through/right turn lane ▪ Westbound: One shared left/through lane and two right turn lanes
SR-62 at Pierson Blvd.	▪ Install a traffic signal ▪ Northbound: One left turn lane, three through lanes, and one right turn lane ▪ Southbound: One left turn lane, three through lanes, and one right turn lane ▪ Eastbound: One shared left/through lane, one through lane, and one right turn lane ▪ Westbound: One shared left/through lane and one shared through/right turn lane
SR-62 at Dillon Rd.	▪ Northbound: One left turn lane, three through lanes, and one right turn lane ▪ Southbound: One left turn lane, three through lanes, and one right turn lane ▪ Eastbound: One shared left/through lane and one right turn lane ▪ Westbound: One shared left/through lane and one right turn lane
Indian Canyon Dr. at Pierson Blvd.	▪ Install a traffic signal ▪ Northbound: One left turn lane, one through lane, and one right turn lane ▪ Southbound: One shared left/through/right turn lane ▪ Eastbound: One shared left/through lane and one right turn lane ▪ Westbound: One shared left/through/right turn lane
Indian Canyon Dr. at Two Bunch Palms Trail	▪ Install a traffic signal ▪ Northbound: One shared left/through lane and one right turn lane ▪ Southbound: One shared left/through lane and one right turn lane ▪ Eastbound: One shared left/through/right turn lane ▪ Westbound: One shared left/through/right turn lane
Indian Canyon Dr. at Dillon Rd.	▪ Install a traffic signal ▪ Northbound: One left turn, two through lanes, and one right turn lane ▪ Southbound: One left turn, two through lanes, and one right turn lane ▪ Eastbound: One left turn lane, one through lane, and one right turn lane ▪ Westbound: One left turn lane, one through lane, and one right turn lane
Indian Canyon Dr. at 20th Ave.	▪ Northbound: One left turn lane, two through lanes, and one shared through/right turn lane ▪ Southbound: One left turn lane, two through lanes, and one shared through/right turn lane ▪ Eastbound: One left turn lane, one through lane, and one right turn lane ▪ Westbound: Two left turn lanes, one shared through/right turn lane, and one right turn lane
Little Morongo Rd. at Pierson Blvd.	▪ Install a traffic signal ▪ Northbound: One left turn lane and one shared through/right turn lane ▪ Southbound: One left turn lane and one shared through/right turn lane ▪ Eastbound: One left turn lane, one through lane, and one right turn lane ▪ Westbound: One left turn lane, one through lane, and one right turn lane
Little Morongo Rd. at Two Bunch Palms Trail	▪ Install a traffic signal ▪ Northbound: One left turn lane and one shared through/right turn lane ▪ Southbound: One left turn lane and one shared through/right turn lane ▪ Eastbound: One left turn lane and one shared through/right turn lane ▪ Westbound: One left turn lane and one shared through/right turn lane

Table MI-3: Intersection Design Improvements (Continued)

Intersection	Improvement Description
Little Morongo Rd. at Dillon Rd.	▪ Install a traffic signal ▪ Northbound: One left turn lane, one through lane, and one right turn lane ▪ Southbound: One left turn lane, one through lane, and one right turn lane ▪ Eastbound: One left turn lane and one shared through/right turn lane ▪ Westbound: Two left turn lanes, one through lane and one right turn lane
Little Morongo Rd. at 20th Ave.	▪ Construct new intersection with all way stop control ▪ Northbound: One shared left/through/right turn lane ▪ Southbound: One shared left/through/right turn lane ▪ Eastbound: One left turn lane and one shared through/right turn lane ▪ Westbound: One shared left/through/right turn lane
Palm Dr. at Dillon Rd.	▪ Northbound: One left turn lane, two through lanes, and one right turn lane ▪ Southbound: One left turn lane, three through lanes, and one right turn lane ▪ Eastbound: One left turn lane, one through lane, and one right turn lane ▪ Westbound: One left turn lane, one through lane, and one right turn lane
Palm Dr. at 20th Ave.	▪ Install a traffic signal ▪ Northbound: One left turn lane, two through lanes, and one right turn lane ▪ Southbound: One left turn lane, two through lanes, and one right turn lane ▪ Eastbound: One left turn lane and one shared through/right turn lane ▪ Westbound: Two left turn lanes and one shared through/right turn lane
Palm Dr. at Varner Rd.	▪ Northbound: One left turn lane, one through lane, and one shared through/right turn lane ▪ Southbound: Two left turn lanes, one through lane, and one shared through/right turn lane ▪ Eastbound: One shared left/through/right turn lane ▪ Westbound: One shared left/through/right turn lane
Mountain View Rd. at Dillon Rd.	▪ Northbound: One left turn lane, one through lane, and one right turn lane ▪ Southbound: One left turn lane, one through lane, and one right turn lane ▪ Eastbound: One left turn lane, one through lane, and one right turn lane ▪ Westbound: One left turn lane and one shared through/right turn lane
Mountain View Rd. at Varner Rd.	▪ Install a traffic signal ▪ Southbound: One left turn lane and one right turn lane ▪ Eastbound: Two left turn lanes and one shared through lane ▪ Westbound: One through lane and two right turn lanes
Long Canyon Rd. at Dillon Rd.	▪ Northbound: One shared left/through/right turn lane ▪ Southbound: One shared left/through/right turn lane ▪ Eastbound: One left turn lane, one through lane, and one shared through/right turn lane ▪ Westbound: One left turn lane and one shared through/right turn lane

Other Mobility Options

Neighborhood Electric Vehicles, Low-Speed Vehicles, and Golf Carts

Electric-powered golf carts have an established presence in the desert, primarily as transportation for many in golf course communities. The Mobility Plan accommodates planning for the inclusion of these types of vehicles, also called Neighborhood Electric Vehicles (NEVs) or Low-Speed Vehicles (LSV), as a low-emissions alternative to single-occupancy cars. Desert Hot Springs can build upon the Coachella Valley Association of Government Neighborhood Electric Vehicle Transportation Plan for its context sensitive NEV planning. These vehicles are allowed on roadways that do not exceed 35 miles per hour.

As discussed in the Bicycle Network section, NEVs can traverse on the CV Link, an alternative transportation pathway that would allow low-speed electric vehicles (e.g., golf carts, NEVs, and bicycles. The CV Link has two future routes planned to traverse the City. NEVs can also be shared with Class III bike lanes, but typically need a minimum seven-foot width requirement. Most bicycles lanes are five feet wide and eight feet with a buffer.

Hiking Trails

Hiking trails serve as a recreational amenity for people to exercise and to experience their desert community outside of the confines of an automobile via hiking, biking, or horse riding. The Health and Wellness Element, under Parks, Recreation, and Trails, describes the City's Trail Plan.

Goods Movement

The arterial roads connecting to I-10 serve as the primary goods movement infrastructure of Desert Hot Springs. The freeway is adjacent to expanding industries located on the southern portion of the City, carrying goods to regional and national consumers. The Mobility Plan includes initiatives to maintain these truck routes in good condition, accommodating the potential growth of urban freight (home and business deliveries) due to the growth of online commerce and controlling the impacts of goods movement on the environment.

Truck Routes

To ensure that the City's circulation system is not adversely impacted by large commercial trucks, by ordinance the City the designates specific streets for commercial truck use. Truck access is limited to major streets.

Delivery Vehicles

With the dominance of e-commerce, the delivery of merchandise to homes and businesses has increased significantly. As more goods are ordered, more delivery trucks will be dispatched onto City streets. Often, the delivery box trucks will double-park on two-lane streets that lack loading zone, snarling traffic behind them. The City will monitor delivery vehicles and determine if additional loading zones will be required within the highest-need areas to minimize traffic and safety issues.

Greenhouse Gas Reduction

In conjunction with land use planning, the Mobility Plan bolsters City compliance with AB 32 (Global Warming Solutions Act) and SB 375 (Sustainable Communities and Climate Protection Act) to reduce the City's contribution to greenhouse gases (GHGs) that cause anthropogenic climate change. Vehicles on the roadway that rely on fossil fuels are one of the City's main generators of GHGs. Reduction of GHGs will be achieved holistically by a robust Complete Streets strategy, including support for pedestrians and bicycling systems and sustainability policies that reduce the reliance on fossil fuel energy.

TRANSPORTATION TECHNOLOGY

Mobile technology and artificial intelligence are becoming increasingly common and radically transforming mobility options and transportation systems. As the future of transportation continues to evolve, the City will remain flexible in accommodating better and more efficient ways to address transportation. Self-driving cars and trucks, web-enabled parking meters, smart street technology, adaptive signal controls, parking availability information, and other forms of new technology can improve many aspects of all modal experiences. The deployment of advanced technology would be used to assist in traffic enforcement.

Scooter Service and Bike Sharing Systems

A scooter-sharing system is a service in which scooters are made available to use for short-term rentals using a dockless system and activated by mobile devices. Popularly used vehicles include electric-powered devices such scooters and bicycles. These vehicles can travel on City roadways, particularly within bike lanes, and are not recommended on sidewalks. These systems are popular in communities with colleges or tourist attractions. However, these systems could arrive in Desert Hot Springs and may be considered as an alternative transportation option, especially for traversing uphill. The City staff will monitor and regulate any systems before they are established locally.

Ride-Hailing Services

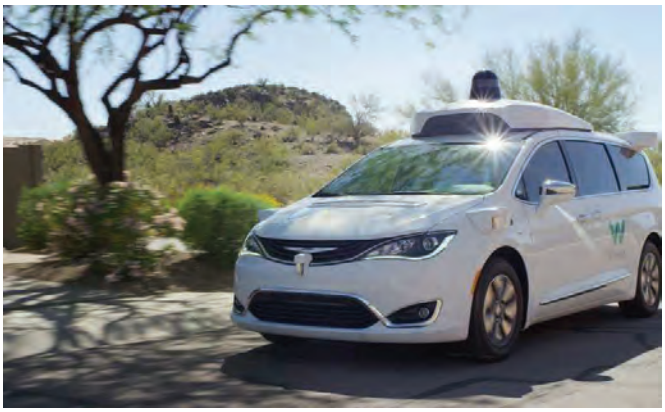
Ride hailing services are services that use online-enabled platforms to connect between passengers and local drivers using their personal vehicles. In most cases, they are a comfortable method for door-to-door transport. As this service continues to expand for not just rides but deliveries, the City may consider designating curb-side pick-up/drop-off areas within Downtown, commercial centers, schools, and other popular activity areas.

Autonomous Vehicles

Self-driving vehicles are cars or trucks in which human drivers are never required to take control to safely operate the vehicle. Also known as autonomous or "driverless" vehicles, they combine sensors and software to control, navigate, and drive the vehicle. This is technology the City will monitor and regulation before establishing in the City.

Intelligent Transportation Systems

Intelligent Transport Systems (ITS) aim to achieve traffic efficiency by minimizing traffic problems. It enriches users with prior information about traffic, local convenience real-time running information, and seat availability, which reduces travel time of commuters as well as enhances their safety and comfort. The purpose of transportation systems technology is to process and share information that can prevent potential crashes, keep traffic moving, and decrease the negative environmental impacts of the transportation impacts.



Autonomous vehicle

Scooter service sharing system

Water storage tank along SR-62

FOUNDATION FOR INFRASTRUCTURE

This section addresses how water and sewer service, electrical and natural gas service, flood control infrastructure, and solid waste disposal are planned and provided through public utilities and contract services. These services require planning and adequate sizing of infrastructure lines to accommodate for future growth of the community pursuant to the Land Use and Community Design Element.

This Infrastructure Plan identifies the challenges ahead for infrastructure in general, such as aging, deterioration of service, and the impact of growth. Infrastructure upkeep and growth have to be sustainable in both usage and funding.

Solar panels over the Desert Hot Springs High School parking lot

Colorado River water flowing into the Coachella Valley

Water

Desert Hot Springs was founded on the quality of its pools of hot and cold water running beneath the City, a vital resource in a hot desert environment. This resource has fueled growth of the local spa resorts and tourism over the years and provides potable water for the community. Continuing to provide adequate water delivery infrastructure will help sustain the existing community and accommodate planned growth.

Hot and Cold Waters

Geothermal waters (hot mineral water) and cold water from the Mission Creek Aquifer are iconic City assets that have stimulated and supported the visitor-oriented economy through spas and hotels that provide a resort experience centered around the waters' therapeutic qualities, and cold potable water that's been recognized for its high quality. The Mission Creek Branch of the San Andreas Fault defines the hot and cold springs locations in the City: on one side is the cold-water aquifer and on the other, the hot-water aquifer.

The City acknowledges the specific, unique role that its rare type of water supply and sources play as a centerpiece of its visitor-serving economy. It will continue to monitor the levels and quality of supply.

Water Supply

The Mission Springs Water District (MSWD) is the primary water service provider in Desert Hot Springs. Water service and fire flow protection are provided through three distribution systems across 12 pressure zones.

Both potable and hot spring waters are derived from the Coachella Valley Groundwater Basin. The basin stretches a distance of over 50 miles, from Banning to La Quinta and beyond. Within this basin, there are several sub-basins: San Gorgonio Pass, Indio, Desert Hot Springs, and Mission Creek. The General Plan planning area overlies three sub-basins –Indio, Desert Hot Springs, and Mission Creek.

MSWD's primary potable water source (cold water) is pumped from the Mission Creek Groundwater Sub-basin. The Desert Hot Springs Groundwater Sub-basin also underlies the City, but this water is separate hot mineral water that comes from fissures in the earth and varies in temperature and mineral content. Hot water temperatures typically exceed 100 degrees Fahrenheit, and the water is highly mineralized and therefore unsuitable for use as drinking water. The Desert Hot Springs Groundwater Sub-basin is primarily pumped by private users at the numerous resort spas located in the northeastern portion of the City.

The Coachella Valley Water District (CVWD) also serves a small portion of the City, generally located south of Dillon Road and east of Little Morongo Road.

Recycled Water

Recycled water (reclaimed water) is wastewater that is treated to remove solids and certain impurities so that it can be reused. In most cases the highly treated water is sent back through the water system via separate pipes (i.e., purple pipes) for non-potable uses, primarily for landscape irrigation and industrial usage. Recycled water is a sustainable method to efficiently utilize water resources.

CVWD does operate water reclamation facilities, but as of 2019 did not serve areas within the City. MSWD's plans to expand its wastewater facilities include facilities to capture, process, and distribute recycled water throughout Desert Hot Springs for approved uses. The City will continue to coordinate and encourage efforts for production and use of recycled water to increase water supply and conservation. Recycle water uses could also benefit, including irrigation for parks, golf courses, and cannabis growers. Water conservation is further discussed in the Community Resources chapter.

Wastewater

Historically, wastewater generated by Desert Hot Springs residents and businesses required use of individual septic systems for disposal. In 2019, roughly half of households in the City relied upon septic systems. Septic systems have the potential to adversely impact groundwater quality. Two assessment districts (AD11 and AD12) fund the construction of wastewater collection and treatment facilities to abate the threat septic systems pose to groundwater. The Desert Crest Wastewater Treatment Plant located about a half mile southeast of the intersection of Dillion Road and Long Canyon Road serves a country club development and mobile home park.

MSWD and CVWD provide sewer (wastewater) collection and treatment services within portions of the planning area. The Horton Wastewater Treatment Plant, located on Verbena Drive south of Two Bunch Palms Trail, is the primary wastewater treatment facility for MSWD. To accommodate the type and scale of development planned in the City, substantial expansion of wastewater treatment facilities will be required. Continued efforts to expand sewer facilities will reduce and ideally eliminate the adverse impact of septic systems.

Drainage channel near Pierson Boulevard

Drainage and Flood Control

Local drainage infrastructure is composed of a system of gutters, pipers, culverts, basins, and channels which carry storm water to regional drainage facilities. Storm water is rainwater plus debris gathered from its flow from impervious and pervious surfaces. In the desert environment, the primary goal regarding storm water control is to capture it and allow it to percolate into the local groundwater basins. A secondary and no less important goal is to protect people and properties from flooding during storm events. As indicated in Figure SN-4 in the Safety and Noise Element, significant areas of the community are exposed to flood hazards.

The Riverside County Flood Control and Water Conservation District (District) is responsible for the management of regional drainage. The District plans, constructs, and maintains drainage facilities that convey storm flows and protect properties against flooding. The District has authority to tax and acquire land for the construction and maintenance of drainage facilities.

The District and City initiated preparation of the West Desert Hot Springs Master Drainage Plan (WDHS MDP) to effectively manage flood hazards by providing storm water management/drainage conveyance. The WDHS MDP includes: (1) regional flood-control improvements for Morongo Wash and Mission Creek; (2) local drainage facilities throughout the planning area; and (3) revised regional flood hazard mapping and floodplain management measures.

Local drainage improvements—funded via assessments and other sources—will be constructed as parcels are developed or as the adjacent street system is constructed.

Solar roof installation services in the Coachella Valley

Energy Utilities

Energy systems are essential to support daily activities, particularly the ones that provide power, cooling, heating, and lighting to Desert Hot Springs. Planning today for energy in the future allows the City to address long-term needs and the sustainability of energy sources of energy.

Natural gas and electric power services are provided by the Southern California Gas Company and Southern California Edison, respectively. These service providers install and maintain mainline systems throughout the City. The key issues of concern are increased use of nonrenewable resources and the providers' ability over time to meet regional demands.

The energy-producing wind turbines that tower over the southern desert floor adjacent to Desert Hot Springs illustrate the Coachella Valley's renown as a prime wind-energy production area. The windfarms may not provide direct power to local residents and businesses, but the City supports the continued operation of wind and solar energy production sites to contribute to greater regional energy sustainability.

Solid Waste and Recycling

The solid waste we produce requires dedication of land resources for disposal (in landfills) and energy resources for processing. Beginning in 1989 with the passage AB 939 (The Integrated Waste Management Act), the California legislature initiated statewide programs to reduce the amount of waste generated, ramp up recycling, and improve environmental conditions related to landfills. Since that landmark legislation, the State has continued to pass related laws, such as bans on single-use plastic bags, focused on reducing waste volumes and limiting impacts on land, water, and air resources.

The City relies upon contract waste haulers to address State requirements for source reduction, recycling, and composting. Disposal of hazardous and electronic wastes are coordinated through the County.

While the City provides education to help residents and business understand the importance of disposing of all waste materials appropriately, illegal dumping does occur occasionally on vacant parcels. During quarterly citywide cleanup campaigns, known locations for illegal dumping are identified by Code Enforcement and pickup is coordinated with the City's contract waste services provider. Ongoing monitoring of illegal dumping activities is overseen by the Police Department and Code Enforcement.

Disadvantaged Unincorporated Communities

As required by Senate Bill 244, Disadvantaged Unincorporated Communities (DUCs) within or adjacent to a city's sphere of influence are required to be identified in the General Plan, along with information regarding existing and planned water, sewer, flood control infrastructure, and fire protection services within those communities. DUCs are defined as inhabited unincorporated areas with an annual median household income (MHI) that is less than 80 percent of

the statewide annual MHI. The MHI data is from the U.S. Census Bureau – American Community Survey 2006-2010. The State MHI for this period was $60,883. The qualifying income for a DUC is 80% of that figure, $48,706.

Three areas within Desert Hot Springs' sphere of influence have been identified as DUCs, as shown on Figure MI-9. Additional unincorporated areas within the City's sphere exist, but they are not defined as DUCs due to either an annual MHI that exceeds the minimum or a lack of population (fewer than 10 dwelling units).

DUC-1 is located between Indian Canyon and Little Morongo Road Avenue, south of Pierson Drive, and north of 18th Avenue. DUC-2 is located within the Mission Lakes Country Club neighborhood. DUC-3 is located south of 15th Avenue, north of 20th Avenue, east of Palm Drive, and west of Mountain View Road. DUC-1 and DUC-3 consist primary of vacant land and low-density residential development and DUC-2 consists primarily of single-family homes and a golf course.

Water and Wastewater

Water and wastewater service to the DUC areas are provided by the MSWD and CVWD, as discussed in previous sections of this Chapter. The majority of the incorporated City and sphere of influence areas are served by MSWD. CVWD serves the southeastern portion of the Planning Area, primarily south of Dillon Road.

In accordance with SB 610 and SB 221, MSWD and CVWD requires large developments to prepare a water supply assessment and/or water supply verification to evaluate adequate water supplies are available to meet the proposed development's demand. Generally, if adequate water supplies are not available, either growth is curtailed, or additional supplies are acquired to meet growth.

Proposed development in the DUC would result in new and expanded wastewater treatment facilities. Currently, there are a substantial number of households in the City and sphere that are not connected to the municipal sewer system. MSWD is in the process of transitioning these households to the sewer system while also planning to expand wastewater treatment facilities. To fund the existing residential development on septic systems to the sewer laterals, MSWD charges $2,520 for new sewer hook-ups for single family dwellings and $2,020 for multi-unit dwellings. MSWD makes available a Financial Assistance Program for households that meet eligibility requirements.

Flood Control

The Riverside County Flood Control and Water Conservation District manages regional drainage facilities with the Planning Area. The District plans, constructs, and maintains drainage facilities that convey storm flows and protect properties against flooding. The District has authority to tax and acquire land for the construction and maintenance of drainage facilities.

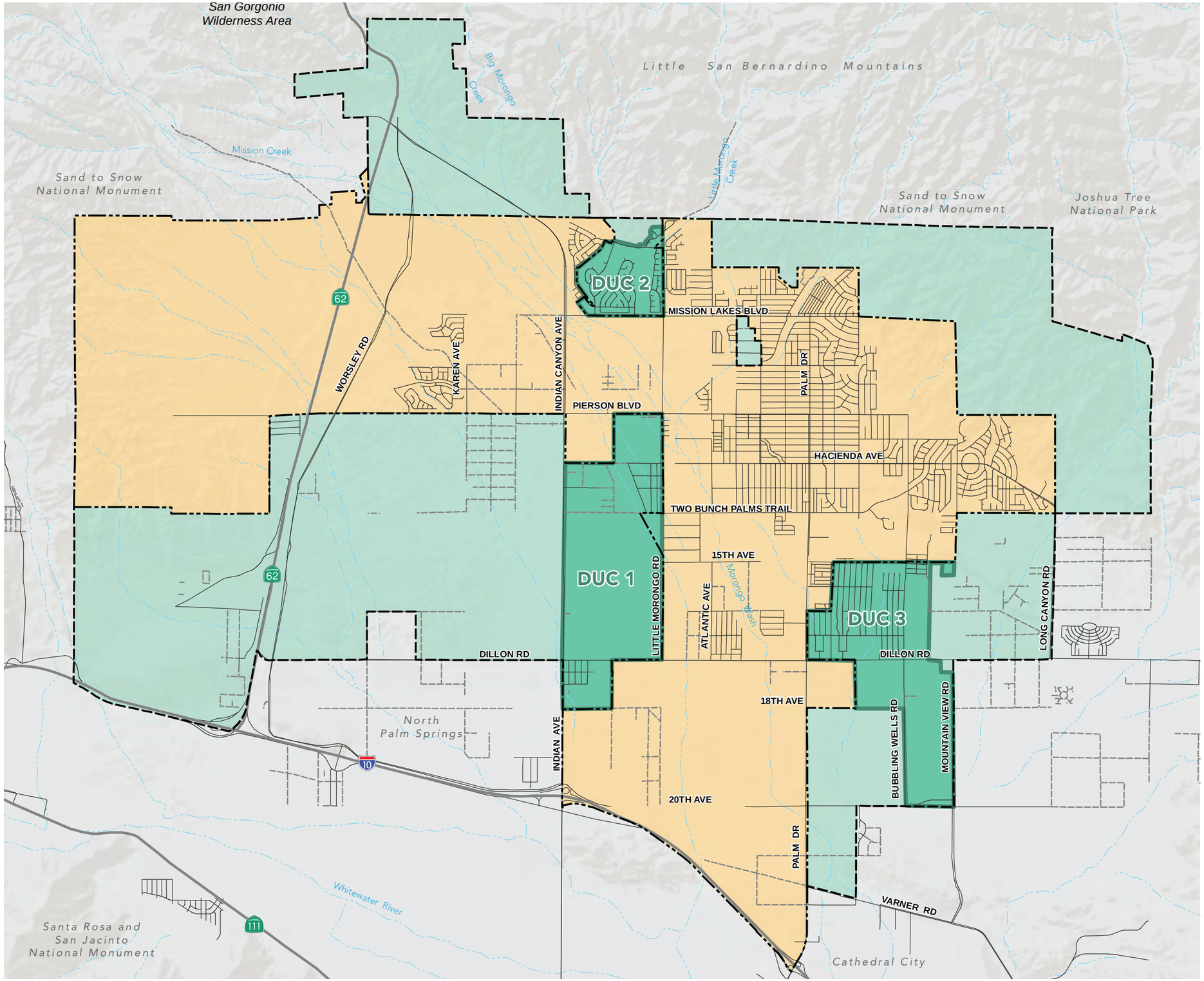
Drainages in the DUC areas are managed by the West Desert Hot Springs Master Drainage Plan to manage flood hazards. The plan includes regional flood-control improvements for Morongo Wash and Mission Creek, local drainage facilities, and regional flood hazard mapping and floodplain management measures. Local drainage improvements—funded via assessments and other sources—will be constructed as parcels are developed or as the adjacent street system is constructed.

Fire Services

The City contracts for fire protection and prevention services with the Riverside County Fire Department (RCFD) under contract with the California Department of Forestry and Fire Protection. As of 2019, the Riverside County Fire Department operated two fire stations: Station 36 (11535 Karen Avenue) and Station 37 (65958 Pierson Boulevard) in Desert Hot Springs. The DUCs are all located within two miles of a fire station; this distance typically allows for adequate response time for urban uses, pursuant to National Fire Protection Association response time standards. DUC-3 is the furthest from Station 37. As new residential and industrial development increases within the City and sphere, the City will consider a new fire station in either the western or southern portion of the City to expand fire services to new development, including new residential development DUC-3.

DESERT HOT SPRINGS GENERAL PLAN

Figure MI-9 Disadvantaged Unincorporated Communities



Disadvantaged Unincorporated Communities (DUC)

- DUC

Planning Area

- Desert Hot Springs City Boundary
- Desert Hot Springs Sphere of Influence

Base Map Features

- Highway
- Major Road
- Minor Road
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

MOBILITY AND INFRASTRUCTURE GOALS AND POLICIES

Complete Streets

GOAL MI-1: AN INCLUSIVE MOBILITY FRAMEWORK THAT SAFELY AND EFFICIENTLY MOVES AND CONNECTS PEOPLE, DESTINATION, VEHICLES, AND GOODS

Policy MI-1.1: Transportation Network Improvements. Establish and maintain a multimodal mobility plan which sets forth improvement plans and project prioritization for a variety of modes and users of the transportation network.

Policy MI-1.2: Community Engagement. Involve the community in transportation planning and project design decisions for improving the transportation infrastructure and mobility network.

Policy MI-1.3: Multi-Modal. Aim to develop a multimodal and/or multipurpose approach when implementing infrastructure outlined in the Mobility Plan.

Policy MI-1.4: Resilient Mobility Network. Ensure a strong all-weather, connected, and resilient emergency and recovery mobility network.

Policy MI-1.5: Roadways in Planning Communities. Require—as appropriate—that roadways and other transportation facilities within planned communities be installed and maintained as private rights-of-way. Require—as appropriate—that private roadways be developed in accordance with the standards with the City's adopted design standards and guidelines.

Policy MI-1.6: Street Classification. Designate a street's functional classification based upon its current dimensions, land use context, and role.

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

Policy MI-2.1: Complete Streets. Implement complete streets strategies to accommodate all users of different ages and abilities.

Policy MI-2.2: Balanced Transportation System. Implement a balanced transportation system using complete streets principles to ensure the safety and mobility of all users.

Policy MI-2.3: Context Sensitive Improvements. Pursue context-sensitive Complete Streets strategies that recognize the City's various neighborhood and community character and geographic complexity.

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

Policy MI-2.5: Retrofit Streets. Use opportunities such as planning for capital improvement projects or new developments to retrofit streets that have excess projected capacity.

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

Policy MI-2.7: **Streetscape Aesthetics.** Promote an enhanced aesthetic image through streetscaping, median improvements, and careful implementation of non-essential signage when revising infrastructure for complete streets.

Safer Streets

GOAL MI-3: STREETS AND SIDEWALKS THAT PRIORITIZE SAFETY

Policy MI-3.1: **Safety Prioritization.** Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.

Policy MI-3.2: **Street Maintenance.** Enhance roadway safety by maintaining the street system in good to excellent condition.

Policy MI-3.3: **Adaptive Street Strategies.** Repurpose underused roadway space for safety, mobility, and public space improvements using low-cost, temporary solutions.

Policy MI-3.4: **Test Street Improvement.** Install temporary, low-cost materials to test street improvement ideas prior to incorporating permanent designs for successful projects.

Policy MI-3.5: **Neighborhood Traffic Control.** Use neighborhood traffic control techniques to address excessive vehicle speed, excessive volumes, or pedestrian/vehicle safety concerns when it has been demonstrated through traffic and safety analysis that such controls are needed.

Policy MI-3.6: **Traffic Calming.** Use traffic-calming techniques such as roundabouts and sidewalk extensions, more frequent and innovative crosswalks, pedestrian signals, and clearly marked bicycle lanes.

Policy MI-3.7: **Pedestrian Street Design.** Explore enhanced pedestrian designs, including but not limited to way-finding, street trees, pedestrian-scaled street lighting, enhanced crosswalks at all legs of the intersection, automatic pedestrian signals, reduced crossing lengths, wider sidewalks, and specialty paving and seating areas.

Policy MI-3.8: **Safe Routes to School.** Work with school districts to implement safe routes to school plans and to expand school safety programs.

Policy MI-3.9: **Safety Enhancement Zones.** Build upon Safety Enhancement Zones, which deploy law enforcement resources to address traffic safety, with design and educational campaigns that overall promote traffic safety.

Policy MI-3.10: **Safety Education.** Develop informational and educational efforts that encourage safer motorist ad pedestrian behaviors.

Policy MI-3.11: **Public Engagement.** Engage with the community to understand needs and desires related to transportation.

Policy MI-3.13: **Transportation Data.** Use available public data sets to understand problematic intersections and streets regarding collisions with pedestrians, vehicles, and bicycles.

Pedestrian and Bicycle Network

GOAL MI-4: CONNECTED PEDESTRIAN AND BICYCLE NETWORK

Policy MI-4.1: Prioritize Walking. Recognize walking as a component of every trip and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy MI-4.2: Active Transportation Facilities. Coordinate all active transportation facilities. Connect to nearby regional designations and facilities to ensure a seamless bicycle and pedestrian network.

Policy MI-4.3: Connectivity. Require that new developments increase connectivity through direct and safe pedestrian and bicycling connections to the established network.

Policy MI-4.4: Pedestrian Connections through Parking Lots. Require parking lots to include clearly defined paths for pedestrians' safe and convenient access from building entrances and to adjoining public sidewalks.

Greenhouse Gas Reduction

GOAL MI-5: REDUCTION IN TOTAL VEHICLE MILES TRAVELED TO HELP IMPROVE LOCAL AIR QUALITY AND REDUCE GREENHOUSE GAS EMISSIONS

Policy MI-5.1: Reduce Vehicle Miles Traveled. Implement development and transportation improvements that help reduce greenhouse gas emissions by reducing per capita Vehicle Miles Traveled (VMT), reducing impacts on the City's transportation network, and maintaining the desired service levels for all modes of transportation.

Policy MI-5.2: Sustainable Transportation and Land Use Strategies. Implement sustainable transportation and land use strategies that can effectively reduce vehicle miles traveled. Consider using vehicle daily trips as the benchmark demand for determining potential levels of parking and vehicular congestion.

Policy MI-5.3: Clean Vehicles. Support the development of a network of public and private clean and/or carbon-neutral fuel vehicle charging and fueling stations.

Policy MI-5.4: Traffic Mitigation. Consider a locally collected and administered traffic mitigation fee program to guarantee that new development pays for its fair share toward improvements resulting in reductions in air pollutant and GHG emissions and traffic impacts generated by the development.

Policy MI-5.5: Green Streets. Encourage "green street" strategies to improve stormwater quality and protect the environment, including local washes and drainages.

Policy MI-5.6: Repaving and Repairing. Consider the use of sustainable and carbon-neutral material when repaving, repairing, or constructing streets and other transportation facilities.

Transit System

GOAL MI-7: A COMPREHENSIVE TRANSIT SYSTEM THAT PROVIDES CONVENIENT AND RELIABLE TRANSIT ACCESS TO RESIDENTIAL NEIGHBORHOODS AND ACTIVITY DESTINATIONS

Policy MI-7.1: Bus Service. Improve the performance and reliability of existing and future bus service.

Policy MI-7.2: Transit Expansion. Encourage expansion of the service area and the ridership of the public transit systems operated by the Sunline Transit Agency, Native American tribes, and other external providers within the City.

Policy MI-7.3: Transit Facilities. Require that development projects include amenities to support public transit use, such as bus stop shelters, space for transit vehicles, and pedestrian amenities such as trash receptacles, signage, seating, shelters, and lighting.

Policy MI-7.4: Paratransit. Continue paratransit programs, and seek to augment services from suitable partners to alleviate travel costs of seniors and/or the disabled.

Goods Movement

GOAL MI-8: EFFICIENT AND SAFE MOVEMENT OF GOODS

Policy MI-8.1: Truck Routes. Continue to enforce the City's restrictions on truck and commercial vehicle use of non-designated routes.

Policy MI-8.2: Delivery. Consider pickup and delivery activities associated with various land uses when reviewing new development, implementing projects, and improving arterials and streets.

Policy MI-8.3: Evolving Delivery Approaches. Consider evolving delivery vehicle types, purpose, and operational hours that balance minimization of impacts and allow for more efficient deliveries.

Policy MI-8.4: Accommodating Trucks. Design roadway system to accommodate trucks and heavier vehicles between industrial areas and highway and freeway routes.

Street Design, Operations, Planning, and Maintenance Partners

GOAL MI-9: LEVERAGE PROMISING TECHNOLOGICAL ADVANCES AND CHANGES IN USE OF MOBILITY SERVICES

Policy MI-9.1: Intelligent transportation Systems. Implement intelligent transportation systems strategies—such as adaptive signal controls, fiber optic communication equipment, closed circuit television cameras, real-time transit information, and real- time parking availability information—to reduce traffic delays, lower greenhouse gas emissions, improve travel times, and enhance safety for drivers, pedestrians, and cyclists.

Policy MI-9.2: Autonomous Vehicles. Update, when warranted, existing transportation systems and policies as autonomous and automated vehicles and their attendant facilities are developed locally and regionally.

Ensure that policies for autonomous vehicles and non-vehicular modes of travel are compatible with the Circulation and Infrastructure Element and other applicable General Plan sections.

Policy MI-9.3: **Funding Sources.** Pursue grants and other innovative funding sources to pay for transportation improvements.

Policy MI-9.4: **Special Assessments.** Support special assessment districts for street and traffic improvements.

Policy MI-9.5: **Mobile Technology.** Encourage the use of mobile or other electronic devices with similar on-demand hailing functions, particularly for seniors, the disabled, and other mobility challenged persons.

GOAL MI-10: **SUSTAINABLE REVENUES TO FUND TRANSPORTATION IMPROVEMENTS AND MAINTAIN EXISTING NETWORK**

Policy MI-10.1: **Funding Transportation Network.** Operate under a fiscally constrained model to fund and maintain the existing and planned transportation network.

Policy MI-10.2: **Expand Funding.** Prioritize funding to improve the built environment for people who walk, bike, take transit, and for other vulnerable roadway users, where fiscally prudent.

Policy MI-10.3: **Impact Fees.** Ensure that impact fees provide adequate funding for necessary transportation improvements that will benefit all travel modes, while also incentivizing development that is less dependent on expensive, new transportation.

Policy MI-10.4: **Mitigation Fees.** Continue to support programs that allow for traffic mitigation fees. Seek to adjust mitigation fee programs when needed so that developments pay fair-share contributions toward improvements that result in reductions in air pollutant and GHG emissions and traffic impacts generated by the development.

Policy MI-10.5: **Capital Improvement Planning.** Coordinate capital improvement planning and implementation inclusive of both transportation and utility infrastructure that efficiently use rights-of-ways.

Policy MI-10.6: **Regional Participation.** Participate and represent the City's interest in mobility-related regional planning activities and encourage acceptance of City positions on regional transportation issues.

Infrastructure

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

Policy MI-11.1: **Infrastructure Service.** Continue to work with service providers to ensure adequate funding, service levels, equitable planning, and maintenance of utility services and physical infrastructures.

Policy MI-11.2: **Master Planning.** Develop strategies to ensure the City's interests are reflected in any master planning and implementation of infrastructure and utility services.

Policy MI-11.3: **Private Service.** Ensure private service contracts sufficiently address the City's infrastructure needs consistent with the Infrastructure Plan.

Policy MI-11.4: **Utility Management.** Explore and encourage community-choice utility management and planning to supplement or add to current arrangement of utility services provisions.

Policy MI-11.5: **Development Impacts.** Require new development, intensification of existing developments, and annexations to disclose and adequately mitigate for impacts on utility services.

Policy MI-11.6: **Capital Improvements.** Continue capital improvements planning to fund and prioritize infrastructure projects.

Policy MI-11.7: **Rights-of-Way.** Seek opportunities to integrate mobility and infrastructure planning, particularly to efficiently use rights-of-way.

Policy MI-11.8: **Infrastructure Funding.** Pursue a diverse funding and management strategy that includes a variety of sustainable financing mechanisms.

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

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

Policy MI-11.11: **Reduce Energy.** Implement regulations and provide incentives that require public and private developments to reduce energy use over the long term.

Policy MI-11.12: **Energy Efficiency.** Encourage energy-efficient design of all new projects (public and private), including appropriate structure orientation and the use of shade trees to maximize cooling and reduce fossil fuel consumption for heating and cooling.

Policy MI-11.13: **Minimize Solid Waste Streams.** Reduce the solid waste stream taken to landfills through recycling efforts, waste diversion, and zero-waste programs.

Policy MI-11.13: **Infrastructure Planning.** Incorporate infrastructure planning and construction into the development greenhouse gas emissions reduction policies and programs.

Policy MI-11.14: **Wastewater Services Consultation.** Consult with Missions Springs Water District and Coachella Valley Water District to ensure that regional collection and treatment facilities have sufficient capacity to meet future wastewater treatment needs.

Policy MI-11.15: **Wastewater.** Require developers to pay their fair share of costs for localized wastewater infrastructure upgrades to ensure that service levels are met.

Policy MI-11.16: **Septic Tank Removal.** Encourage removal of existing septic tanks and transition to sewer services.

Policy MI-11.17: **Water Treatment and Delivery Infrastructure.** Use a coordinated review process with local water supply agencies to assess the rate of growth in the City and the near- and mid-term impacts of growth on water treatment and delivery infrastructure. Link the City's ability to approve projects and issue building permits to the agencies' capacity to deliver services based on its capital improvement programs and fee structures.

Policy MI-11.18: Long-Range Water Supply Coordination. Coordinate with water agencies during the preparation of long-range water supply plans, including Urban Water Management Plans and updates to the Sustainable Groundwater Management Act (SGMA) groundwater sustainability plans.

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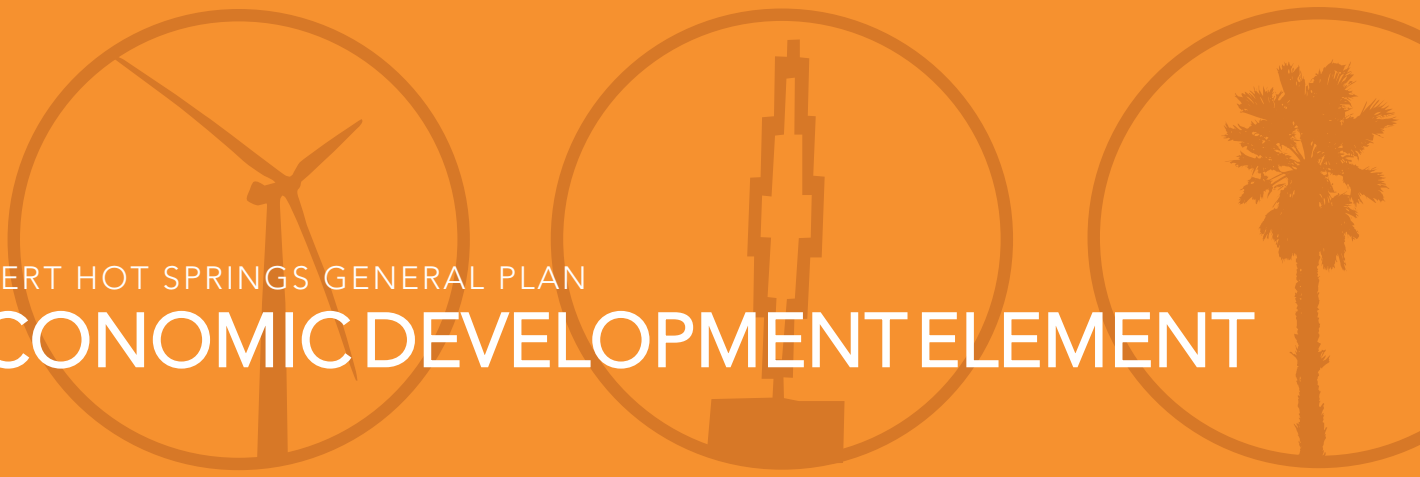

DESERT HOT SPRINGS GENERAL PLAN

ECONOMIC DEVELOPMENT ELEMENT

- FOUNDATION FOR ECONOMIC DEVELOPMENT
- ECONOMIC DEVELOPMENT PLAN
- ECONOMIC DEVELOPMENT GOALS AND POLICIES


Welcome to
DESERT
HOT SPRINGS
THE SPA CITY

ECONOMIC DEVELOPMENT ELEMENT

This Economic Development Element guides the City of Desert Hot Springs in **expanding, maintaining, and enhancing the local economy that provide jobs, attract and retain businesses, support diverse and vibrant commercial areas, and provide sufficient revenue to local government.** The entire General Plan lays the foundation for the long-term growth and development of Desert Hot Spring's economy. Indeed, the General Plan may be fairly described as the City's top-line strategy to grow its revenue base. This Economic Development Element provides the central organizational unit to establish the goals and policies focused specifically on economic development.

FOUNDATION FOR ECONOMIC DEVELOPMENT

The City's potential to grow and sustain the local economy is critically tied to its ability to leverage competitive advantages and find new opportunities to overcome constraints. Desert Hot Springs is primarily a bedroom community, providing a substantially higher proportion of houses to jobs. As a result, almost all of the labor force commutes to jobs outside of Desert Hot Springs. The City also has the lowest median household income, median home value, and taxable retail sales per capita among cities in the Coachella Valley. But opportunity abounds. Desert Hot Springs is well positioned to capture growth from a wide range of industries, both emerging and those in place.

Economic development is the growth of a local economy toward community-defined goals for economic well-being. The following goal statements represent a broad consensus of the community to evolve the economy and take advantage of industries critical to and suitable for the desert environment:

1. **A strengthened and diversified economic base** that supports the City's ability to provide quality services to residents and business owners that enhances economic resiliency.
2. **Regionally recognized and highly competitive core industries** such as tourism, hospitality, and cannabis.
3. **Ample employment opportunities** and paths to prosperity for residents.
4. **Alternative and sustainable sources of revenue**.
5. **Promotion of the City's image, identity, and opportunities**.

This Economic Development Element provides policies and programs that support broad-based community goals and vision in all General Plan elements. The Land Use Element and Community Design Element establishes the preferred balance and location of land use designations vital to economic revitalization. The Mobility and Infrastructure Element ensures that transportation and other infrastructure can meet future needs while the Community Resources, Housing, and Community Safety Elements work to attract quality development and reinforce Desert Hot Springs as a great place to live, work and enjoy life.

ECONOMIC DEVELOPMENT PLAN

The Economic Development Plan is broad-based and long term, providing the foundation for improving the community's overall quality of life. Quality of life is closely tied to a community's economic health. Business activity creates jobs, which means income, which creates wealth, which raises the quality of life, which attracts more business activity and so on: a positive economic development cycle. Community livability is measured by the environmental and social quality of an area as perceived by its residents or visitors. If the everyday resources of a community, such as jobs and commercial, retail and services are not available the livability of a community suffers. For these reasons, **the Desert Hot Springs Economic Development Plan is built around three basic objectives: making existing industries more competitive, attracting and retaining businesses, and capturing more local dollars.**

What is Economic Development?

Economic development is about **creating a vibrant community in which people want to live and work.** Economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base. Economic development also requires improvements to the wider social and natural environment. **One of the main reasons businesses locate to a region is access to qualified workers.** At the same time, workers look to relocate to cities that offer a high quality of life: affordable housing, good schools, low crime rates, and adequate transportation.

STRENGTHEN ESTABLISHED INDUSTRIES

Tourism has long been an economic driver in the Coachella Valley. Desert Hot Springs' primary asset in this regard are the eponymous hot springs. The City's tourism foundation will be supported with expanded and improved tourist-related services, open space access and commercial offerings that capture an ever-growing market for desert sun and adventure. The rapidly growing cannabis industry is a new pillar of economic stability and requires attention and investment to maintain a competitive advantage.

Although much of the City's branding should be focused on spa-resorts and wellness resources, highlighting the City's connections to the region's natural resources will attract a more diverse tourist market and provide opportunities to capture economic contributions of outdoor recreation: trip-related expenditures and equipment and supply-related expenditures. Establishing the infrastructure and associated services needed by cannabis producers is critical to limiting increasing competition from nearby desert cities and fostering a reliable alternate revenue stream for the City.

PRIORITY INDUSTRIES: TOURISM

Desert Hot Springs is a known regional health and wellness destination thanks to an abundance of boutique spas that draw on the natural hot mineral water aquifers. Some have called the Desert Hot Springs water "miracle water" because the curative spring waters are said to improve health, reduce pain, and increase metabolism. The spas and hot springs destinations offer an opportunity for revenue growth with limited competition from other cities in the region–they don't have hot springs. Expanded development of well-designed spa resorts, lodging accommodations, and related supporting land uses will be key to supporting and enhancing the spa tourism industry.

Additional tourism and recreation opportunities exist but must be cultivated. The ecotourism trend has provided valuable revenue to areas where unique or impressive natural resources exist, with amenities to serve tourists. The City and surrounding area offer numerous impressive natural resources: the foothills to the north, the best views in the valley, natural washes, the Sand to Snow National Monument, Joshua Tree National Park. Mission Creek Preserve and Big Morongo Canyon Preserve, located immediately north, are accessible by trails leading from the City. Developed and natural flood control channels and washes citywide form an informal network of trails throughout the community connecting with trailheads that access regional open space areas.

Mission Creek Preserve, located within the Sand to Snow National Monument, includes a trailhead accessible from Mission Creek Road.

PRIORITY INDUSTRIES: CANNABIS

As the first city in Southern California to legalize large-scale medical marijuana cultivation, Desert Hot Springs has seen intense and ever-growing interest from cannabis cultivators and industrial developers. Cannabis businesses have purchased land at sometimes three times the market price in hopes of capitalizing on an emerging recreational cannabis market. Marketing the affordability and availability of industrial properties for cannabis businesses–as well as the City's business-friendly approach–will help secure Desert Hot Springs' position as a top destination for cannabis businesses. Despite the high interest in Desert Hot Springs, a critical lack of infrastructure to support indoor cannabis-growing projects has restrained growth below its full potential. Investment in infrastructure and establishing a secure, safe, and business-like environment will be critical to its success of this emerging industry.

BUSINESS ATTRACTION AND RETENTION

Strategically seeking key businesses and industries and promoting Desert Hot Springs as an ideal area for emerging industries to locate will provide the City with a balanced land use base and create a stronger, more diversified economy, ensuring long-term fiscal stability.

Desert Hot Springs is located at the northern edge of the Coachella Valley, an expanding market area for tourism and business development. The City is in a position to leverage opportunities related to its location: land availability and land affordability and its location along a major transportation and goods movement corridor that connects Southern California to the Arizona market area to the east. These opportunities can result in increased development of employment-generating land uses that will in turn increase the demand for housing and the related demand for an expanded offering of retail, entertainment, and services.

The City will implement and sustain an economic development marketing campaign that raises awareness of the opportunities in Desert Hot Springs and the City's willingness to facilitate investment that is in line with desired economic outcomes and priorities.

Supporting core and emerging industries will also require public realm improvements, merchant organizing, public programming, and business support services. Highly reliable and up-to-date power and technology infrastructure will be prioritized. **Land use analysis and planning will be an essential part of the City's economic development strategy, as the City's ability to recruit and retain businesses–and to make Desert Hot Springs an attractive place to live and work–will depend upon sufficient and improved land for commercial and industrial uses.**

Increasing housing opportunities is an important but often overlooked part of an economic development strategy. **In Desert Hot Springs, more housing for a variety of income levels will contribute to a more competitive advantage in attracting and retaining businesses and workers.**

PRIORITY INDUSTRIES: WAREHOUSING/FULFILLMENT CENTERS

The exponential growth of online sales has resulted in greater demand for fulfillment centers and warehouse space. Major e-commerce retailers such as Amazon have built warehouses ranging from 800,000 to 1 million square feet, or more, in areas zoned for industrial use, with the result being an increase in the value of land typically chosen for these sites. Many major retailers who operate fulfillment centers require more than 500,000 square feet and face difficulty finding existing spaces to meet their needs. Riverside County is one of Amazon's preferred areas for building distribution centers given its proximity to the major markets of Southern California.

PRIORITY INDUSTRIES: HEALTH CARE AND PROFESSIONAL OFFICE USES

Local and national trends highlight the need for and benefits of expanding the City's health care and professional office employment base. Healthcare, education, and professional office jobs comprise almost half of the local employment base and are expected to remain so for the at least through 2035. National labor statistics indicate that by 2026, employment in healthcare occupations will grow much faster than other occupations due mainly to an aging population that has greater demand for healthcare services. By facilitating the establishment of new medical uses, Desert Hot Springs can benefit from economic activity related to medical uses and a potential increase in the number of professional, higher-paid medical jobs.

CAPTURING LOCAL DOLLARS

Sales tax revenue is an important funding source of funding for local governments. As economies fluctuate and state and federal grant policies change, local revenue sources are important for preserving municipal services during economic downturns. But if residents have to leave the community to shop at their preferred retail outlets, those sales tax dollars end up benefitting a neighboring community. Retail leakage offers some insight into categories for growth for existing and new businesses.

The amount of physical separation of the Desert Hot Springs from other Coachella Valley cities provides the City the opportunity to prevent sales leakage. **The City will pursue commercial development and businesses oriented to local residents to decrease sales leakage. The City will also secure unique entertainment/destination commercial enterprises to attract shoppers from nearby cities.** Maintaining a balanced distribution of commercial destinations in symbiotic arrangements throughout the City will create centers of commerce accessible to all.

stablishing a business friendly and ready-to-develop environment will be critical and may include regulatory changes that provide flexibility and clarity in development standards and the development process. Identifying and evaluating commercial district infrastructure needs and funding necessary improvements will help catalyze private investment. Strategies may include consideration of citywide tax-needed benefits to the local economy similar to those available through the Opportunity Zone program.

Opportunity Zone

Opportunity Zones are areas that have been nominated for special tax treatment by the State and certified by the Secretary of the U.S. Treasury. Opportunity Zones are designed to spark economic development by creating tax benefits for investors. Per the IRS: First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

The Desert Hot Springs' Opportunity Zone is generally located along Pierson Boulevard, North Indian Canyon, Little Morongo, Palm Drive, Two Bunch Palms Trail, and Hacienda Avenue.

PRIORITY INDUSTRIES: COMMERCIAL/RETAIL

Historically, Desert Hot Springs has not been able to attract and retain key regional-serving retail and food businesses at the same level as other Coachella cities. Desert Hot Springs residents have expressed desires for new specialty retail, fast-casual and casual restaurants, and establishments like movie theaters and other family entertainment options.

The City will pursue commercial opportunities that will respond to local desires and strengthen taxable retail sales, particularly along the freeway corridors and in high visibility areas. Addressing the community's needs and interests will help keep sales tax dollars in Desert Hot Springs and contribute to the City's economic stability. Creating an experience will be just as important as creating a destination. With changing consumer shopping habits, success in the retail marketplace will require innovation and ingenuity. Brick and mortar establishments that have experienced success since the rise of e-commerce have moved beyond the transactional process of purchasing products to offer experiences such as hands-on training, more convenient and well-designed technology integration, entertainment, or the simple opportunity to hang out.

GOALS AND POLICIES

To create optimum economic development opportunities, the City will need to be mindful of consumer market conditions, trends, costs of land and infrastructure, physical information on development areas, and incentive programs available to business prospects. Capitalizing on opportunities requires an ability to effectively communicate the advantageous market conditions in Desert Hot Springs and the ability and willingness of the City to facilitate development.

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

Policy ED-1.1 Maximize Jobs and Revenue Generation. Encourage development that maximizes the creation of quality jobs and sustain revenue and minimizes strain on City resources.

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

Policy ED-1.3 Diversify Businesses. Identify and pursue diverse retail, entertainment, and tourist-serving businesses that attract spending from local residents, visitors, and residents of neighboring communities.

Policy ED-1.4 Commercial Development. Attract restaurants, entertainment, and freeway service businesses that capture tourist/visitor/freeway spending. Encourage neighborhood serving commercial development within the community's core areas.

Policy ED-1.5 Employment-Generating Industry Clusters. Identify business and locational opportunities for establishing employment-generating industry clusters such as health care, professional office, and warehouse/fulfillment centers.

Policy ED-1.6 Diversify Local Economy. Attract companies to Desert Hot Springs that diversify the local economy and provide jobs that reduce out-commuting. Increase the number of professional and technical jobs.

Policy ED-1.7 Wellness and Hospitality Outreach. Engage regularly with local wellness hospitality businesses to understand and better respond to their specific economic development needs.

Policy ED-1.8 Wellness and Hospitality Economic Development. Identify and pursue economic development strategies that address the needs of wellness hospitality businesses and that offer an expanded range of commercial and retail businesses to wellness hospitality clients/visitors.

Policy ED-1.9 Cannabis Cultivation. Develop a comprehensive strategy to position the City as the premier center for cannabis cultivation and production businesses and enterprises that support/complement the developing cannabis industry in the Coachella Valley.

GOAL 2 A POSITIVE BUSINESS CLIMATE AND RELIABLE INFRASTRUCTURE THAT FOSTER QUALITY DEVELOPMENT

Policy ED-2.1 Workforce Development. Encourage and expand workforce development and technical training/education for the local youth and adult populations.

Policy ED-2.2 **Economic Development.** Promote economic development through focused land use planning, flexible development standards, and targeted circulation and infrastructure improvements.

Policy ED-2.3 **Streamline Permit Process.** Maintain a development permitting process that provides clarity, consistency, and assistance opportunities for new businesses and existing businesses looking to expand.

Policy ED-2.4 **Public and Private Investment.** Coordinate public and private investment along disinvested and emerging commercial and industrial areas.

Policy ED-2.5 **Service and Infrastructure Improvements.** Identify public services and public infrastructure improvements necessary to encourage new commercial and industrial development.

Policy ED-2.6 **New Technologies.** Support the development and deployment of new technologies to support existing and future industry clusters in the region.

Policy ED-2.7 **Diverse Housing Options.** Encourage the development of high-quality, diverse housing types that meet the needs of local and regional workers.

Policy ED-2.8 **Cannabis Business Regulation.** Maintain business regulations that provide for the development of the cannabis industry in a safe and responsible manner.

GOAL 3 EFFECTIVE MARKETING AND PROMOTION TO ATTRACT AND RETAIN BUSINESSES, VISITORS, AND CONSUMERS

Policy ED-3.1. **Market Health and Wellness Tourism.** Support and expand marketing efforts that emphasize the City's unique health and wellness tourism opportunities.

Policy ED-3.2 **Market Natural Preservation Areas and National Parks.** Expand marketing of the City as a gateway to regional historical and natural resources and amenities, including the Big Morongo Canyon Preserve, Sand to Snow National Monument, Joshua Tree National Park, Mission Creek Preserve, and Whitewater Preserve.

Policy ED-3.3 **Business Development Awareness.** Raise awareness of local business development opportunities, incentives, and assistance available.

Policy ED-3.4 **Marketing, Promotion, and Economic Development.** Fund and expand marketing, promotion, and economic development efforts. Coordinate those efforts with the local and regional business development and marketing partners, such as the Coachella Valley Association of Governments (CVAG); the Indio, Coachella, La Quinta, Palm Desert, and Coachella Valley Hispanic Chambers of Commerce; the Coachella Valley Economic Partnership (CVEP); and the East Valley Coalition (EVC).

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DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

- INTRODUCTION
- NEEDS ASSESSMENT
- CONSTRAINTS
- HOUSING RESOURCES
- PREVIOUS ACCOMPLISHMENTS
- HOUSING PLAN

DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

This Housing Element provides the City of Desert Hot Spring with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element specifically intends to:

- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- Establish community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and challenges; and
- Establish and identify programs to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

FOUNDATION FOR HOUSING

State Housing Element Law and Intent

The California Legislature has identified as the State's key housing goal, the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties, as part of their general plans, prepare a housing element. State law describe the required contents of the element. This Housing Element identifies methods to which the housing needs of existing and future Desert Hot Springs residents can be met and responds to State requirements reflective of conditions and policy directives unique to the City.

Scope and Content of the Housing Element

This 4-year update Housing Element covers the planning period of January 1, 2014 to October 31, 2021 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) address the quality of the existing housing stock in Desert Hot Springs; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

- Toward these ends, this Housing Element consists of:
- An introduction of the scope and purpose of the Housing Element
- An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs per the requirements of California Government Code Section 65583
- A review of potential market, governmental, and environmental constraints affecting housing production
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of the City's past accomplishments under the previous Housing Element
    - A Housing Plan that includes housing goals, policies, and programs.

General Plan Consistency

The Desert Hot Springs General Plan consists of the following elements:

- Land Use and Community Design
- Economic Development
- Mobility and Infrastructure
- Housing
- Community Resources
- Community Safety

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Land Use and Community Design Element—which establishes the location, type, density, and distribution of local land uses, including housing—relate most directly to the Housing Element. The policies and priorities of the Housing Element and the Land Use and Community Design Element have been carefully balanced to maintain internal consistency.

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The mid-cycle Housing Element will be adopted as part of a comprehensive General Plan update. As such, information on flood hazard and flood management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Community Safety and Community Resources Elements upon future Housing Element revisions.

Note on the Housing Element 4-year Update

This 4-year update Housing Element will be adopted concurrent with General Plan update and zoning amendments identified in the Element and is written as such. The Public Review Draft Housing Element states that the General Plan and particular Zoning Amendments have been adopted. While the adoptions will not have happened during the public review period, immediately upon adoption of the Housing Element the General Plan and Zoning Amendments will be in place.

Public Participation

In 2018, the City implemented a community outreach program to receive input during the drafting of the General Plan. To obtain public input at the initial stages of the Housing Element update, the Community Development Department hosted two community workshops in May and December of 2018. The workshops, both at the Carl May Community Center, provided the public with a forum for discussion and an opportunity to partner with the City on this important project. A flyer, in both English and Spanish, provided information about the community workshops was also distributed citywide. The City also distributed workshop invitations via email to interested parties and included a wide range of housing developers and development agencies, representatives from the Tribal Historic Preservation Office of the Agua Caliente Band of Cahuilla Indians, and interested residents. For the second workshop, the City added attendants that expressed interest in future City workshops. The City has a place on the website to sign up for notifications regarding the General Plan Update. This allows interested parties to be notified via email about City workshops, meetings or other items as it relates to the General Plan Update. Everyone on this notification list was invited to the workshops. Workshop invitations were also published in the Desert Sun and Desert Star Weekly newspapers.

May 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on May 30, 2018 from 6:00 PM to 8:00 PM. Workshop flyers were made available in English and Spanish at City facilities and on the City's website. Approximately 80 community members attended a presentation and participated in workshop activity stations. The workshop was structured to solicit input throughout the night, including opportunities available for participants to express comments, following the introductory presentation. Housing-related comments focused on:

- More opportunities for mixed-use development
- The need for continued code enforcement activities to maintain neighborhoods
- Adequate housing supply for new households formation
- Assistance with homes improvement issues
- Expanded affordable housing opportunities for all economic segments

December 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on December 5, 2018 from 5:30 PM to 7:00 PM. Approximately 24 community members attended a presentation and participated in workshop activity stations. To advertise the event, the City posted copies of the workshop flyer in English and Spanish on the City's website. One of the key activities solicited input on whether the proposed land use plan provided for housing at appropriate locations and reasonable densities. This included a presentation of land use designations with expanded residential opportunities

(through acreage designation and increased densities). Comments included:

- Allowing for mixed-use along major thoroughfares
- Limiting residential in some commercial areas but allowing higher densities in some residential neighborhoods (specifically urban nodes)

September 2019 Workshop

The City of Desert Hot Springs held a 4-year update Housing Element community workshop on September 9, 2019. Approximately 10 community members attended a presentation that included background information on the Housing Element. Participants were asked to provide input on housing needs in Desert Hot Spring. To advertise the event, the City posted copies of the workshop flyer on the City's website and at City Hall lobbies and public counters. A Spanish-speaking presenter and City staff members were available at the meeting for translation needs. The City has a place on the website to sign up for notifications regarding the General Plan Update. This allows interested parties to be notified via email about City workshops, meetings or other items as it relates to the General Plan Update. Everyone on this notification list was invited as were a wide range of local housing developers and affordable housing developers, service providers, and development agencies including:

- Catholic Charities
- Coachella Valley Housing Coalition
- Coachella Valley Rescue Mission
- Desert Ability Center
- Desert AIDS Project
- Inland Regional Center
- Jewish Family Services of the Desert
- Martha's Village and Kitchen
- Path of Life Ministries
- Riverside County Housing and Homeless Coalition
- Fair Housing Council of Riverside County
- Coachella Valley Housing Coalition
- Coachella Valley Association of Governments
- Desert Hot Springs Family Resource Center

The workshop was also announced at a Planning Commission hearing well in advance of the workshop and hearing attendees were invited to sign up for workshop notifications. The draft 4-year update Housing Element was posted on the City's website (as part of the draft General Plan) on February 11, 2020. The amended draft with initial HCD comments addressed was added to the website as a standalone document on March 30, 2020.

Comments from the workshop included:

- Consider repurposing older/abandoned motels for affordable housing
- Consider how the tiny house concept could work in Desert Hot Springs
- Encourage development of affordable housing projects through housing grants, permit streamlining and density bonuses

Public Meetings with the Council, Commissions and Committees

During the drafting of the General Plan and Housing Element, a City Council Study Session was held on February 5, 2019 to discuss the land use plan and any other General Plan related issues. No comments related housing was shared.

In October 2019, public hearing was held to adopt the initial 5th cycle Housing Element. In addition to public notices, interested parties on the City's notification list were invited to the hearings.

As the General Plan update process continues, the City will hold two more hearings as follow:

- May 12, 2020, Planning Commission Public Hearing(s)
- May 26, 2020, City Council Public Hearing(s)

Due to the Covid-19 pandemic, State and local officials have issued stay-at-home orders. As a result, the City must conduct the public hearings remotely (through the Zoom videoconferencing service) and broadcast live on the City's YouTube channel. Directions to access to the meeting were made available to the public on the hearing agendas. Public hearing notices were published in the Desert Star Weekly. Planning Commission hearing notices were mailed to every Desert Hot Springs property owner on the latest tax assessment rolls and included direction to sign up for email notices. Hearing notices were also sent via email to interested parties and stakeholders. The City sent

out over 250 email invitations. Public flyers for the hearings were posted on the City website and social media pages including a Spanish language flyer.

Public Comments

This Housing Element addresses as much of the public input on the draft as feasible. Specifically:

- The expansion of mixed use and higher density residential zoning as a means of addressing housing demand at various affordability levels and in expanded locations in the City
- The importance of code enforcement activities and housing rehabilitation programs to maintaining quality homes and residential neighborhoods

NEEDS ASSESSMENT

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583[a][1] and 65583[a][2] requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends guide the crafting the City's housing policies and programs.

Population Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of changes overtime to the population size, age, and racial/ethnic composition of Desert Hot Springs residents.

Population Growth (Relative to County and State Growth)

Between 2000 and 2010, the City's population grew by 56%. Between 2010 and 2018, it is estimated that the population increased another 15% to 29,742 persons; see Table H-1: Population Growth. In both timeframes, the City's population grew faster than the County population (42% and 10%, respectively). Southern California Association of Governments' (SCAG) demographic forecasts estimate that the Desert Hot Springs population may nearly double to 58,900 persons by 2040 (a 98% increase). Comparatively, the County is expected to only grow by 32% in that time period.

Table H-1: Population Growth

	Desert Hot Springs			Riverside County		
	2000	2010	2018	2000	2010	2018
Population Total	16,582	25,938	29,742	1,545,387	2,189,641	2,415,955
Percent Increase	--	56%	15%	--	42%	10%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Age

Age characteristics can influence housing needs. Typically, younger households look for more affordable rental opportunities. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained and accessible.

From 2000 to 2010, the under 18 and 62 and over age groups decreased slightly in the City and the 18 to 61 age groups increased slightly. From 2010 to 2016, the most prominent change was the population increase in the 62 and over age group. The change in age structure at the County level was similar and reflects a nationwide increase in older population groups.

Race/Ethnicity

Race and ethnic population is included as part of the population trends analysis required by California Code Section 65583(a)(1). The local ethnic composition within the City and County shows distinct changes between 2000 and 2010. In Desert Hot Spring, Hispanic residents made up more than half of the population in 2016, a 4% increase from 2010 and a 16% increase from 2000. This increase was accompanied by a decrease in the White population, a trend seen countywide. A slight increase in the Black population occurred between 2000 and 2016.

Employment

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table H-2, in 2016 over 18% of Desert Hot Springs residents were employed in educational, health and social services. A combined 34% of residents were employed in the retail trade and in the arts, entertainment, recreation, accommodation, and food services industry. Census data indicate that workers in the educational, health, and social services sectors report higher wages than the overall City median. Workers in the retail trade and the arts, entertainment, recreation, accommodation, and food services industry report lower wages than the overall City median.

According to the California Employment Development Department, the unemployment rate in Desert Hot Springs for April 2018 was 4.7%, higher than the County and national unemployment rate of 3.8% during the same period. Major employers in Desert Hot Springs include two large supermarkets (Stater Bros. and Vons) and the City of Desert Hot Springs.

Table H-2: Population Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Age						
Under 18	32%	31%	30%	30%	28%	26%
18-29	16%	17%	16%	15%	17%	17%
30-61	37%	40%	40%	40%	40%	40%
62 and over	14%	12%	14%	15%	14%	16%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Median Age	30.1	31.0	33.2	33.1	33.7	34.8
Race/Ethnicity						
Hispanic	40%	53%	56%	36%	45%	47%
White (Not Hispanic)	48%	34%	32%	51%	40%	37%
Black	5%	8%	6%	6%	6%	6%
Asian/Pacific Islander	3%	3%	3%	4%	6%	6%
American Indian/Alaska Native	1%	1%	0%	1%	0%	0%
Other	3%	2%	2%	3%	2%	3%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Employment by Industry						
Agriculture, forestry, fishing, and hunting	0%	1%	1%	2%	2%	2%
Mining	0%	0%	0%	0%	0%	0%
Construction	12%	14%	11%	9%	10%	9%
Manufacturing	3%	2%	2%	12%	10%	9%
Wholesale trade	2%	2%	2%	4%	4%	3%
Retail Trade	17%	16%	17%	13%	13%	13%
Transportation, warehousing, and utilities	4%	3%	4%	5%	5%	6%
Information	3%	2%	0%	2%	2%	1%
Finance, insurance, real estate	4%	4%	4%	6%	6%	5%
Professional, scientific, management, and administrative	11%	12%	12%	9%	10%	10%
Educational, health and social services	15%	17%	18%	19%	19%	21%
Arts, entertainment, recreation, accommodation, and food services	20%	17%	17%	10%	10%	11%
Public administration	3%	3%	2%	5%	5%	5%
Other services	6%	8%	9%	5%	5%	5%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates

Household Characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. A household consists of all the people who occupy a housing unit. There are also different definitions for households and family. A household is the number of related and unrelated person living together in one unit. A family is the number of related persons living together in one unit.

Household Growth

In 2016, the Census Bureau estimated a total of 9,275 households in the City (a 7% increase from 2010 and a 58% increase from 2000). Desert Hot Springs households make up just over 1% of the 705,716 households in the County of Riverside. SCAG forecasts that the Desert Hot Springs population may more than double to 21,900 persons by 2040 (a 136% increase). Comparatively, the County is expected to only grow by 49% in that time period.

Size and Type

The average household size in Desert Hot Springs and the county in general has increased since 2000. The City's average household size is 3.11 persons (smaller than the countywide average household size of 3.26). Table H-3 shows that more than half the households in the City were made up of 1- and 2-person households, meaning that the balance are very large households.

As Table H-3 indicates, most (67%) of Desert Hot Springs households are classified as families, a proportion lower than the County as a whole (74%). This proportion has increased slightly since 2000. The proportion of families with children (37%) has decreased since 2000, a trend also seen at the County level. The proportion of non-families (such as unrelated persons living together) has remained stable.

Household Income

Household income level is probably the most significant factor limiting housing choice. According to 2012-2016 American Community Survey (ACS) Census data, the median household income for Desert Hot Springs was $34,059, lower than the County median of $57,972. Data also indicate that renters in Desert Hot Springs have considerably lower incomes. In 2016, the median income for owner-occupied households ($45,840) was about 80% higher than that of renter-occupied households ($25,395). As shown on Figure H-1, in 2016, a larger proportion of renter households earned less than $24,999 compared with owner-occupied households. In the higher income ranges, owner-occupied households largely outnumber renters-households.

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):

- Extremely Low Income: up to 30 % of AMI
- Very Low Income: 31-50 % of AMI
- Low Income: 51-80 % of AMI
- Moderate Income: 81- 120 % AMI
- Above Moderate Income: >120 % AMI

In State and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area (MSA). For the Desert Hot Springs, the MSA is the County of Riverside. County median income, as published by HCD, must be used to establish income groups for the purpose of the Housing Element. The State 2018 AMI for a four-person household in Riverside County is $65,800. By the State's standards, a four-person household earning $52,600 (80% of the AMI) or less would be considered low income. Table H-4 shows that about 64% of Desert Hot Springs residents are in the lower income categories (up to 80% of AMI) compared to 39% of all County residents. Table H-4 also shows that renter households have a significantly higher proportion of lower income households.

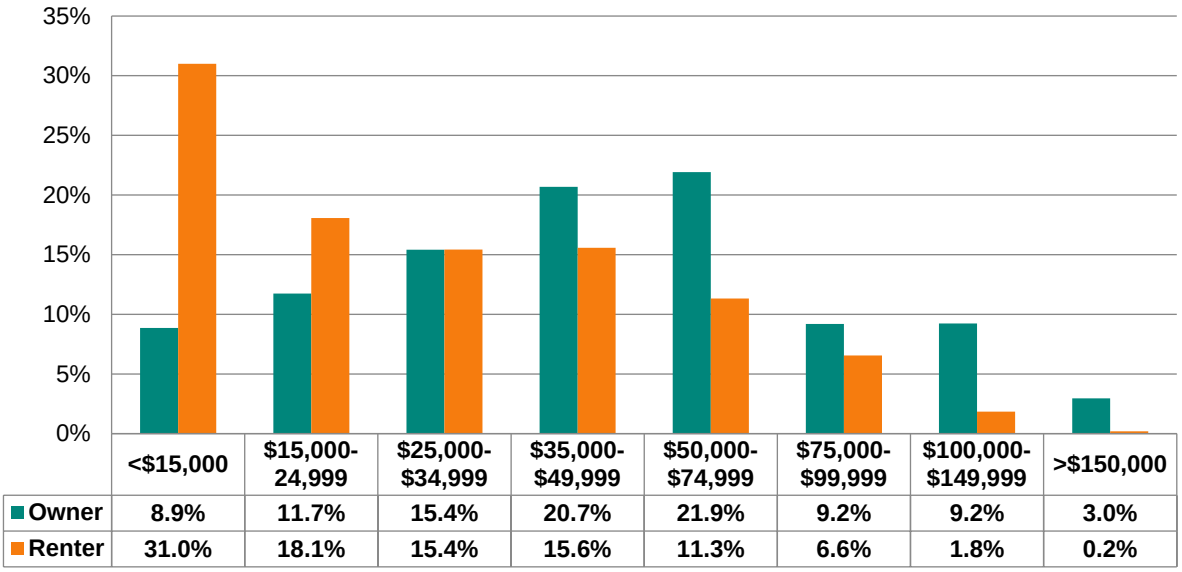
Table H-3: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Households						
Total	**5,859**	**8,650**	**9,275**	**506,218**	**686,260**	**705,716**
Household Size						
1-person HH	28%	24%	25%	21%	19%	21%
2-person HH	29%	27%	28%	30%	28%	29%
3-person HH	14%	15%	16%	15%	15%	15%
4-person HH	12%	14%	15%	15%	16%	16%
5+ person HH	16%	20%	16%	18%	21%	19%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Average Household Size	2.80	2.98	3.11	2.98	3.14	3.26
Household Type						
Single Person HH	28%	24%	25%	21%	19%	21%
Family HH	64%	67%	67%	74%	74%	74%
Families with Children HH	39%	38%	37%	40%	37%	35%
Non-Family HH	8%	9%	8%	5%	6%	6%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-1: Household Income by Tenure



	<$15,000	$15,000-24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	>$150,000
Owner	8.9%	11.7%	15.4%	20.7%	21.9%	9.2%	9.2%	3.0%
Renter	31.0%	18.1%	15.4%	15.6%	11.3%	6.6%	1.8%	0.2%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Table H-4: Household Distribution by Income Group

Jurisdiction	Total Households	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)
Desert Hot Springs					
Owner Households	4,065	355 (8.7%)	525 (12.9%)	960 (23.6%)	2,225 (54.7%)
Renter Households	5,105	1,760 (34.5%)	975 (19.1%)	1,275 (25.0%)	1,095 (21.4%)
All Households	9,170	2,115 (23.1%)	1,500 (16.4%)	2,235 (24.4%)	3,320 (36.2%)
County of Riverside	690,395	75,455 (10.9%)	79,610 (11.5%)	114,645 (16.6%)	420,685 (60.9%)

Note: CHAS data was developed with sample data. Due to the smaller sample size, the CHAS data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Sources: U.S. Census Bureau HUD Comprehensive Housing Affordability Strategy (CHAS) Database, 2011-2014.

Special Housing Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to identify persons with special needs who need assistance in meeting their housing needs. Housing Element law specifically requires quantification of the housing need for seniors, persons with disabilities, female-headed households, large families, farmworkers, and persons and families experiencing homelessness.

Seniors

Table H-5 shows that in 2016, seniors made up 12% of the total City population and almost a quarter of households had a senior occupant.

Housing costs are particularly critical for the elderly, as many are on fixed incomes. Census data (2012-2016 American Community Survey 5-Year Estimates) show that 18% of households in the City have senior heads of households and among those, three-quarters are owners. This data also show that 33% of these senior owners spend more than 30% of their monthly income on housing costs. The situation is more precarious for senior renter households, as 68% of these households spend more than 30% of their monthly income on housing costs.

Persons with Disabilities/Developmental Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, generally speaking, have limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of their income on housing, overcrowding is frequent, as housing expenses are shared with others, oftentimes live-in caretakers. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

As shown in Table H-6, 2012-2016 Census data indicate that 3,701 (13% of total population) civilian, non-institutionalized residents aged five or over with disabilities live in Desert Hot Springs. More than a third of disabled residents are over the age of 65.

Table H-5: Seniors 2010 and 2016

Seniors	Jurisdiction	2010		2016	
		Number	Percent	Number	Percent
Seniors (Age 65+)	Desert Hot Springs	2,488	10%	3,265	12%
	County of Riverside	258,586	12%	306,492	13%
Households with Senior Occupants	Desert Hot Springs	1,928	22%	2,225	24%
	County of Riverside	187,484	27%	209,910	30%

Source: U.S. Census Bureau: Census 2010, 2012-2016 American Community Survey 5-Year Estimates.

Table H-6: Persons with Disabilities, 2016

Desert Hot Springs	Persons with 1 or More Disabilities	Percent of Age Group	Percent of Total Population
Under 18 years	157	2%	1%
18 to 64 years	2,234	14%	8%
65 years and over	1,310	40%	5%
Total	3,701		13%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

A subgroup of disabled residents is the developmentally disabled. Housing Elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 335,500 persons (as of March 2018) with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center (IRC) serves the Desert Hot Springs community and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. IRC is a nonprofit agency that contracts with the Department of Developmental Services to provide or coordinate services and supports for individuals with developmental disabilities. Table H-7 identifies the number of persons with developmental disabilities receiving Regional Center services by age category and residence type for the ZIP codes that include Desert Hot Springs. Most consumers are located in the 92240 ZIP code which includes the portion of the City east of Highway 62. Approximately 61% of the 337 consumers in the 92240 ZIP code are over the age of 18 and predominantly live at the home of a parent, family, or guardian.

Table H-7: Regional Center Consumers by Age and Residence Type, March 2018

Desert Hot Springs	92240	92282
Age		
0-17 years	132	<11
18+ years	205	<11
Total	**337**	**0**
Residence Type		
Home of Parent /Family /Guardian	228	<11
Independent /Supported Living	27	<11
Community Care Facility	11	<11
Intermediate Care Facility	57	0
Foster /Family Home	<11	0
Other	<11	0
Approximate Total	**323**	**0**

Source: State of California Department of Developmental Services, Consumer Count by California ZIP Code, March 2018

Single-Parent Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. 2012-2016 Census data show 2,362 single-parent households in Desert Hot Springs, representing close 38% of all households

Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. 2012-2016 Census data report 1,755 female-headed households in Desert Hot Springs, representing close to 28% of all households. Among female-headed households, 1,187 households had children under 18 years of age, representing 19% of all households in the City, as shown in Table H-8.

Table H-8: Regional Center Consumers by Age and Residence Type, March 2018

Family Type	Number of Families	Percent of All Families
Female Head of Household		
No Spouse Present	1,755	28%
With related children under 18 years	1,187	19%
Male Head of Household		
No Spouse Present	607	10%
With related children under 18 years	480	8%
All Households		
No Spouse Present	2,362	38%
With related children under 18 years	1,667	27%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

Large Families/Households

Large families or large households are defined as those families or groups of people containing five or more persons. In general, large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households of lower income frequently face overcrowding in smaller dwelling units and in time, accelerating unit deterioration. Census data reported 1,508 large households with five or more members in Desert Hot Springs, or 16% of all households; see Table H-9.

Farmworkers

Table H-9: Large Households, 2016

Jurisdiction	Number of Large HHs	Percent of All HHs
Desert Hot Springs	1,508	16%
County of Riverside	131,747	19%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

Census data estimates for 2012-2016 indicate that approximately 140 Desert Hot Springs residents are employed in the agriculture, forestry, fishing, and hunting industry. This represents just 1.4% of the working population (over 16 years of age), a similar proportion seen at the County level (1.5%). Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Desert Hot Springs. The closest farmland areas are located in Coachella Valley, approximately 40 miles to the southeast. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Households with Emergency Housing Needs

Due to the transient nature of the homeless, the precise number of homeless individuals in Desert Hot Springs is difficult to determine. The Riverside County's Department of Public Social Services (DPSS), in partnership with Riverside County's Continuum of Care, conducts an annual Point-In-Time (PIT) Homeless Count. A total of 1,685 unsheltered homeless individuals and a sheltered count of 631 (total homeless of 2,316) were identified in Riverside County during the 2018 Point-In-Time Homeless Count on January 23, 2018. In Desert Hot Springs, the PIT count identified 58 unsheltered homeless persons; see Table H-10.

Homelessness is a regional problem that is most effectively addressed within a cooperative, inter-jurisdictional effort. Several different services and programs in the Desert Hot Springs area are designed to support the homeless. In 2017, the City of Desert Hot Springs pledged $103,000 to a multi-city initiative in the Coachella Valley to provide crisis housing to the valley's homeless. The program, developed by the Coachella Valley Association of Governments and administered by Riverside-based Path of Life Ministries, follows a housing first model, ensuring people have a roof over their heads before connecting them with substance abuse treatment, mental health counseling, employment resources, or any other necessary services.

Table H-10: Desert Hot Springs Homeless Count, 2018

Race	Count	Percent	Age	Count	Percent
White	44	76%	0-17	1	2%
Black	4	7%	18-61	44	76%
American Indian/ Alaska Native	3	5%	62+	10	17%
Asian	1	2%	Blank	3	5%
Other/Blank	6	10%	**Total**	**58**	**100%**
Total	58	100%	**Subpopulations***	**Count**	**Percent**
Ethnicity	**Count**	**Percent**	Chronic Homeless	16	n/a
Hispanic	20	34%	Families with Children	1	n/a
Not Hispanic	37	64%	Veterans	2	n/a
Blank	1	2%	Alcohol/Drug Use	26	n/a
Total	**58**	**100%**	PTSD	14	n/a
Gender	**Count**	**Percent**	Mental Health Condition	10	n/a
Male	36	62%	Physical/Developmental Disability	22	n/a
Female	21	36%	Brain Injury	7	n/a
Blank	1	2%	Domestic Violence Victim	1	n/a
Total	**58**	**100%**	Other	6	n/a
			Total	**105**	**n/a**

Note: Percentages not calculated for subpopulations as respondents may indicate more than one subpopulation characteristic.

Source: County of Riverside Department of Public Social Services Adult Services Division Homeless Programs Unit. County of Riverside 2018 Point-in-Time Homeless Count Report. May 30, 2018.

Housing Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future City residents.

Table H-11 shows that since 2010, there has been an increase of 6% in housing units. Since 2000, the housing stock has increased by 64%. The housing stock in Desert Hot Springs has increased more than in the region (County), which saw housing growth in those periods of 3% and 42%, respectively.

Housing Type

In Desert Hot Springs, single-family housing units make up most of the housing stock (65% total). Multi-family units make up 28% of the housing stock. Compared with the County, Desert Hot Springs has more multi-family housing. Mobile homes make up a small proportion (8%) of the housing stock.

Tenure

Table H-11 shows the breakdown of owner-occupied versus rental units. There are slightly more renter-occupied units as compared with owner-occupied units in the City. At the County level, owner-occupied household represents a larger portion of occupied housing units.

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate is considered to be 2% to 3% for ownership units and 5% to 6% for rental units. When the overall vacancy rate decreases, population mobility within an area becomes limited. When the vacancy rate is high, it means there is not high demand for housing in the specific area. Table H-11 shows that the total vacancy rate in 2016 was 17% for the City of Desert Hot Springs and 12.7% for Riverside County.

Housing Age and Condition

As housing ages, the physical structure can deteriorate over time if not regularly maintained. Deteriorating structures can discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality helps bolster value.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30, while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years. Housing units older than 50 years are more likely to require complete rehabilitation of systems such as roofing, plumbing, and electrical. According to the 2012-2016 American Community Survey, 52% of housing in Desert Hot Springs was built before 1990 (27 years old or more) and 20% was built before 1970 (47 years old or more). These proportions are similar at the County level.

City Code Enforcement staff indicates that approximately 10 properties in Desert Hot Springs are dilapidated and may be considered for demolition or at a minimum a major rehabilitation would be required to make them habitable. These units are mostly single-unit homes.

Housing Cost and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Costs

Figure H-2 indicates that the median sales price in Desert Hot Springs at the end of 2019 was $225,000, a 6% increase from the year prior. In comparison, the median home sales price was $389,000 in Riverside County and $513,000 in California. Between 2016 and 2019, home sale prices increased by 32%. CoreLogic real estate data for January 2020 indicate a median sales price of $225,000 in the City for 55 home sales reported in that month. In spite of housing price increases, the data indicate that in Desert Hot Springs, housing is still moderately priced and therefore more affordable compared to County and statewide housing costs.

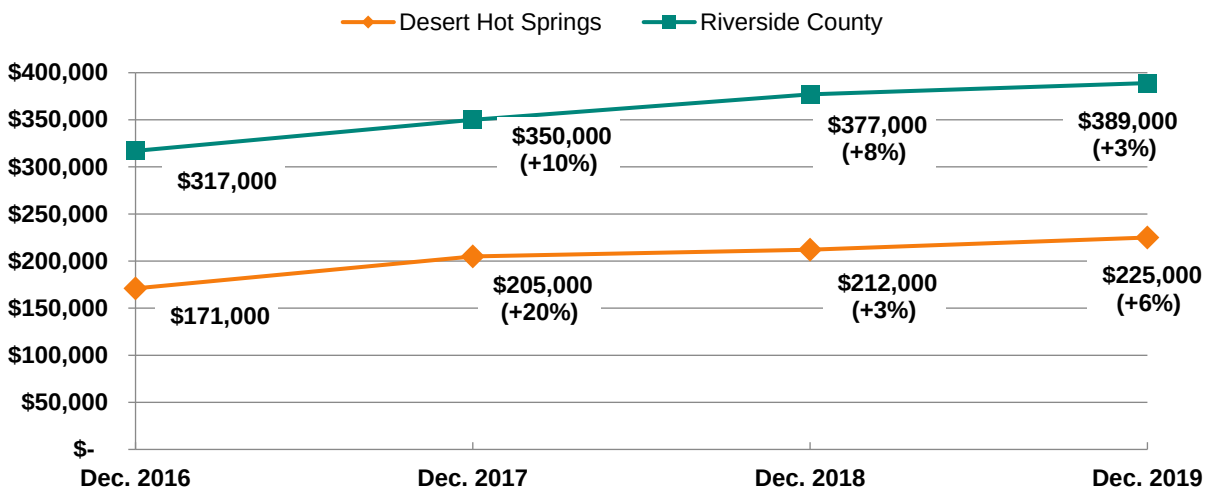
Table H-11: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Housing Units						
Total	7,034	10,902	11,507	584,674	800,707	828,383
Percent Increase		55%	6%		37%	3%
Housing Type						
Single Unit Detached	54%	65%	63%	62%	68%	68%
Single Unit Attached	3%	2%	2%	7%	6%	6%
Multi Family Two to Four Units	17%	14%	15%	5%	5%	5%
Multi Family Five Plus Units	19%	13%	13%	13%	11%	11%
Mobile Homes	8%	5%	8%	13%	10%	10%
Total	100%	100%	100%	100%	100%	100%
Tenure						
Owner Occupied	47%	48%	46%	69%	67%	64%
Renter Occupied	53%	52%	54%	31%	33%	36%
Vacancy Rate						
Vacancy Rate	16.7%	20.7%	17.0%	13.4%	14.3%	12.7%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-2: Median Home Sales Prices 2016-2019



Source: Zillow.com – Accessed 03/24/20) - https://www.zillow.com/desert-hot-springs-ca/home-values/

Rental Costs

In Desert Hot Springs, single-family housing units make up most of the City's housing stock and in turn make up a large portion of the rental market. This trend has intensified since the late 2000s. Census data indicate that during the recession of the late 2000s, 4,600 units in the Coachella Valley changed from owner-occupied housing to long-term rentals. About 4,660 single-family homes were built in the Coachella Valley between 2009 and 2015. In other words, for every home built after the housing market crashed, another house became a rental (Murphy, R. 2010, July 15). As thousands of houses became rentals, a new tenant found a landlord right next door. (http://www.desertsun.com). In Desert Hot Springs, the proportion of single-family units as long-term rentals jumped from 33% in 2009 to 42% in 2015. This proportion is the highest in the Coachella Valley and is more than twice as other cities in the valley.

In March 2020, Zillow.com estimated the median rent price in Desert Hot Springs as $1,480, which is lower than the Riverside County median of $2,150 and the State median of $2,775. A review of rental listings in March 2020 indicates a median rental price of $1,695 for single-family home rentals, $975 for apartment rentals, and $1,463 for all rentals, see Table H-12.

HUD's fiscal year 2018 Fair Market Rent figures for Riverside County are listed in Table H-13 and show that rents in the City are lower or close to equal to the fair market rents for the County.

Table H-12: Median Rents, March 2020

Bedrooms	Single-Family Homes	Count of Listings	Apartments	Count of Listings	All Listings
5	n/a	--	n/a	--	n/a
4	$1,795	5	n/a	--	$1,795
3	$1,723	18	n/a	n/a	$1,723
2	$1,498	8	$1,230	19	$1,278
1	$825	2	$888	8	$888
0	n/a	--	$800	3	$800
All	$1,695	33	$975	21	$1,463

Source: Zillow.com Desert Hot Springs CA Real Estate, accessed March 25, 2020.

Table H-13: Fiscal Year 2019 Riverside County Fair Market Rents by Unit Size

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent	$826	$986	$1,232	$1,717	$2,132

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn accessed March 24, 2020.

Overpayment and Overcrowding

Overpayment, or housing cost burden, is generally defined as households paying more than 30% of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Table H-14 shows the number and percent of overpaying owner households and renter households.

In 2014, 60% of owner households and 38% of renter households were overpaying for housing. Housing affordability has declined for both owners and renters as the percent of households overpaying has increased. Housing overpayment was most acute for extremely low and low-income households. In these income categories, more than three-quarters of all households overpay for housing.

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Although there is more than one way of defining overcrowded housing units, an overcrowded household is defined as one with more than one person per room the same definition used in the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Table H-15 indicates the extent of overcrowding within the City and County for years 2010 and 2016. In 2016, 7% of owner households and 19% of renter households were overcrowded. While the proportion of overcrowded owner households remained stable, the proportion of overcrowded renter households increased. Compared with the County, Desert Hot Springs has almost twice the proportion of overcrowded households.

Table H-14: Households Paying in Excess of 30% for Housing

	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)	Total	All Lower Income (0-80% MFI)
Owner HHs	**1,760**	**975**	**1,275**	**1,095**	**5,105**	**4,010**
Overpaying HHs	1,520	850	570	115	3,055	2,940
% of overpaying owners	86%	87%	45%	11%	60%	73%
Renter HHs	**355**	**525**	**960**	**2,225**	**4,065**	**1,840**
Overpaying renter HHs	270	310	440	505	1,525	1,020
%of overpaying renters	76%	59%	46%	23%	38%	55%
Total HHs	**2,115**	**1,500**	**2,235**	**3,320**	**9,170**	**5,850**
Overpaying HHs	1,790	1,160	1,010	620	4,580	3,960
% of overpaying HHs	85%	77%	45%	19%	50%	68%

Source: U.S. Census Bureau HUD Comprehensive Housing Affordability Strategy (CHAS) Database, 2011-2014.

Table H-15: Overcrowded Housing Units 2010 and 2016

Jurisdiction	2010		2016	
	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units
Desert Hot Springs				
Owner HHs	266	7%	281	7%
Renter HHs	531	13%	953	19%
Total	**797**	**10%**	**1,234**	**13%**
Riverside County				
Owner HHs	20,559	4%	20,204	4%
Renter HHs	26,025	13%	31,106	12%
Total	**46,584**	**7%**	**51,310**	**7%**

Source: U.S. Census Bureau: 2006-2010 and 2012-2016 American Community Survey 5-Year Estimates.

Affordability

Housing experts typically recommend that a household spend less than 30% of monthly earnings on housing costs. The 2012-2016 Census data reported the monthly housing cost in Desert Hot Springs is 58% less than the California average and 11% less than the national average. Nonetheless, the 2014 HUD CHAS data indicated that a large proportion of Desert Hot Springs households spent more than 30% of their income for their mortgage.

Table H-16 summarizes 2019 HCD-defined household income limits for very low-, low-, and moderate-income households in Riverside County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. A four-person family making $83,650 would be classified as moderate income and could afford a monthly rent of $1,844. A three-person household would be classified as low income if its annual income was less than $51,750. This household could afford a $1,083 maximum monthly rent.

Housing is generally very affordable in Desert Hot Springs relative to the rest of the State. The median home sale price in the City ($225,000 in December 2019) would be affordable to moderate income households, as shown in Table H-16. Based on single home prices, it is possible that some lower income households may be able to afford a condominium or smaller housing units. Multi family unit rents in Table H-12 are considered affordable to low income households and as such, based on the affordability levels, even a low-income family of four can afford rent in apartment units, although rents in single family homes may be out of reach.

Table H-16: Affordable Housing Costs by Household Size and Tenure – 2019

Income Group	Annual Income Limits	Affordable Payment		Maximum Affordable Price	
		Renter	Owner	Home (purchase price)	Rental (per month)
Extremely Low (0-30% AMI)					
1-Person	$15,100	$378	$378	$33,048	$218
2-Person	$17,250	$431	$431	$40,496	$260
3-Person	$21,330	$533	$533	$50,178	$322
4-Person	$25,750	$644	$644	$62,373	$397
5-Person	$30,170	$754	$754	$73,637	$467
Very Low (30-50% AMI)					
1-Person	$25,150	$629	$629	$79,828	$469
2-Person	$28,750	$719	$719	$94,025	$548
3-Person	$32,350	$809	$809	$101,472	$598
4-Person	$35,900	$898	$898	$109,618	$651
5-Person	$38,800	$970	$970	$113,807	$683
Low (50-80% AMI)					
1-Person	$40,250	$1,006	$1,006	$150,114	$846
2-Person	$46,000	$1,150	$1,150	$174,318	$979
3-Person	$51,750	$1,294	$1,294	$191,773	$1,083
4-Person	$57,450	$1,436	$1,436	$209,927	$1,189
5-Person	$62,050	$1,551	$1,551	$222,029	$1,264
Moderate/Median Income (80-120% AMI)					
1-Person	$58,550	$1,464	$1,708	$280,717	$1,304
2-Person	$66,900	$1,673	$1,951	$323,501	$1,502
3-Person	$75,300	$1,883	$2,196	$359,808	$1,672
4-Person	$83,650	$2,091	$2,440	$396,774	$1,844
5-Person	$90,350	$2,259	$2,635	$423,849	$1,972

Assumptions: California Department of Housing and Community Development 2019 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 4% interest rate for a 30-year fixed rate mortgage loan; utilities based on Housing Authority of Riverside County 2019 Utility Allowance.

Sources: California Department of Housing and Community Development, 2019; Housing Authority of the County of Riverside, 2019; MIG, 2019.

Affordable Housing Profile

The Housing Authority of the County of Riverside Housing Choice Voucher Program (formerly known as Section 8) serves Desert Hot Springs. The Housing Choice Voucher Program provides rental subsidies to very low-income families that spend more than 30% of their gross income on housing costs. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.

Assisted Housing

Table H-17 presents the inventory of affordable housing developments in the City and shows that there are 665 affordable units (assisted).

At-Risk Affordable Housing

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, which tracks affordable housing assisted or financed by HUD, USDA, or by TCAC through the Low Income Housing Tax Credit (LIHTC). in the next 10 years, no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Table H-17: Affordable Housing Inventory

Name	Address	Affordable Units	Total Units	Program
Arroyo de Paz I Apartments	66765 Two Bunch Palms Trail	59	60	LIHTC
Arroyo de Paz II Apartments	66765 Two Bunch Palms Trail	34	34	LIHTC
Casa del Sol & Casa West Apartments (Site A)	66555 Fourth Street	154	156	LIHTC/USDA
Brisas de Paz	65921 Flora Avenue	61	62	LIHTC
Hacienda Hills	67150 Hacienda Avenue	59	60	LIHTC
Verbena Crossing Apartments	66950 Ironwood Drive	94	96	LIHTC
Desert Hot Springs Portfolio - (Linda Vista Site A)	67200 Hacienda Avenue	97	99	LIHTC
Desert Horizon Apartments	66789 Two Bunch Palms Trail	43	44	LIHTC/USDA
Highland Sunset Village	13704 Avenida Hermosa	16	32	Section 515 Rural Rental Housing (USDA)
Linda Vista Senior Apartments	67200 Hacienda Avenue	48	47	LIHTC; HCD Rental Housing

Source: California Housing Partnership, 2018; City of Desert Hot Springs, 2018.

Notes:

LIHTC = Low-Income Housing Tax Credit

USDA = U.S. Department of Agriculture

CONSTRAINTS TO HOUSING PRODUCTION

This chapter addresses governmental and non-governmental constraints as they relate to housing. Constraints to the provision of housing for all income levels must be addressed within each jurisdiction's housing element. Only with the identification and acknowledgement of such constraints is a community able to systematically undertake whatever reasonable steps are available and feasible to correct such impediments. Not every constraint to housing production is governmental. Other constraints include the housing market, social awareness, and other non-governmental limitations.

Market Constraints

Land Cost

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, site constraints, and the availability of public utilities. As land becomes less available, the price of land increases.

Due to location and an ample supply of vacant land, housing costs in Desert Hot Springs have generally remained lower than in other areas of the State. The preferred housing type for a majority of City residents is single-family homes. Of the 11,507 housing units in Desert Hot Springs (in 2016), 63 percent, or 7,241 units, were single-family detached structures.

Raw land costs of residential lots in Desert Hot Springs depend on the size and location of the parcel and the extent of improvements contained on the lot. In August 2018, there were nine lots listed publicly for sale on LoopNet (www.loopnet.com) ranging from $54,900 for a three-acre lot to $1.6 million for a 73-acre lot. The most expensive lot listed at almost $194,000 per acre was the only one zoned for high-density residential development. On average, the cost of land among the listed properties was $13,888 per acre.

Construction Costs

Construction costs for housing can vary significantly depending on the type of housing, such as single-family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. The difficulty of developing awkward infill sites can also add to costs. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. For standard housing construction, costs may average $116 to $148 per square foot for single-family residences depending on the level of amenities provided, and $107 to $159 per square foot for multifamily residential structure, depending on construction type and excluding parking (International Code Council Building Valuation Data, August 2017).

Another major cost component of new housing is labor. The cost of labor in central Riverside County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government-subsidized housing work is additionally costly, as wages are tied to the required State Labor Standards based on higher northern and southern California prevailing wages.

Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and the supply of housing. There are two types of capital influence in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a dramatic difference in the annual income needed to qualify for a loan. The City does not have a homebuyer program, but residents can apply to State and federal mortgage programs such as the Mortgage Credit Certificate Program (MCC), California Homebuyer's Downpayment Assistance Program (CHDAP), and FHA and VA home loans.

The entire nation and the Southern California region in particular experienced a large number of foreclosures during the 2007-2012 housing crisis. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans, are characterized by higher interest rates and fees than prime loans and

are more likely to include prepayment penalties. The City has an Abandoned Residential Property Registration aimed at maintaining housing quality and to preventing housing deterioration. The program requires lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program will be paid for by a $60.00 fee charged to title holders when they register an abandoned property with the City.

Development Density Trends

Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. In general, and based on recent development in the City, most development applications aim for densities close to what is allowed.

Development Timeframe

The cost of development can be affected by delays in the land development process. Market factors outside of the municipal approval process can drive up the costs and risks of private development. In Desert Hot Springs, City staffs estimates that most residential development projects have receive project approval concurrent with building permit applications except in the case of developments with tract maps. Most commonly, incompleteness of applications can affect this time frame.

Governmental Constraints

Land Use Controls

The City exercises land use controls that directly affect the development of housing. Some of these programs place restrictions on housing development, while others encourage housing production. This section evaluates the extent to which these regulations may facilitate or hinder the development of housing for all economic segments of the community.

General Plan

The City of Desert Hot Springs adopted a new General Plan on May 26, 2020. The General Plan sets forth policies that guide new development, including new residential development and includes strategies for increasing residential development. The Plan includes increased residential densities within key developed districts, including areas adjacent to commercial centers, transit, downtown, and major corridors.

Table H-18 summarizes the General Plan land use designations within the City that allow residential uses, as well as their permitted densities (without density bonus). The table also identifies the consistent zones that were adopted concurrently. The designations are included as they are presented later in the sites rezoning inventory in the Housing Resources chapter of the Housing Element.

Development Standards

Desert Hot Springs regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general welfare of residents, as well as implement General Plan policies. The Zoning Ordinance establishes restrictions on setbacks, lot coverage, building height, parking, and minimum unit size. Corresponding zones for the General Plan designations were adopted concurrent with Housing Element.

Table H-18: General Plan Land Use Designations and Zones

Residential Land Use Designation	Maximum Densities (dwelling units per acre)	Zones
Residential Designations		
Residential Rural Desert (R-RD)	1 du/5 ac	Residential Rural Desert
Residential Low (R-L)	6 du/ac	Residential Low
Residential Medium (R-M)	20 du/ac	Residential Medium
Residential High (R-H)	30 du/ac	Residential High
Residential Specific Plan (R-SP)	varies	Residential Specific Plan
Mixed-Use Designations		
Mixed-Use Neighborhood (MU-N)	15 du/ac	Mixed-Use Neighborhood
Mixed-Use Corridor (MU-C)	30 du/ac	Mixed-Use Corridor

Source: City of Desert Hot Springs General Plan Land Use Element and Zoning Ordinance, 2020.

Table H-19: Development Standards

Standard	R-RD	R-L	R-M	R-H	MU-N	MU-C
Max. Density: Unit/Gross Acre	1/5 ac	6	20	30	15	30
Lot Width (Min. feet) Flag Lot Cul-de-sacs	600 30 ---	70 (5) 25 30	45 25 25	45 25 25	100 --- ---	100 --- ---
Min. Lot Depth (Min. feet)	1,200	75	90	90	---	---
Front Setback (Min. feet)	100	20	20	5	10	5
Rear Setback (Min. feet)	100	25	20	15	10 -15	10 -15
Side Yard Setback (Min. feet)	100	5	10	0	5 -10	0 -10
Street Side Setback	100	10	10	15	10	5
Bldg. Lot Coverage (Max. %)	5%	60%	65%	70%	60%	70%
Min. Private Open Space (s.f.)	---	---	200 s.f	100 s.f.	---	300 s.f
Min. Common Open Space (s.f.)	---	---	25%	20%	30%	30%
Maximum Height in Stories/Feet	2/30	2/30	2-4/30-55	2-4/30-55	3/45	4/60

Source: City of Desert Hot Springs Zoning Ordinance, 2020

Notes:

1. Maximum Lot Coverage for mixed Use zones apply only to stand-alone residential

Density Bonus

City codes provide for two density bonus provisions. The first entitlement is based upon provisions of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities.

Section 17.08.80 of the Zoning Code is consistent with California Government Code Section 65915 and provides that the City shall grant a density bonus of at least 20 percent (five percent for condominiums) to a developer of a housing development agreeing to provide at least:

- Five percent of the units for very low-income households;
- Ten percent of the units for lower-income households;
- Ten percent of the condominium units for moderate-income households; or
- A senior citizen housing development;

Additional incentives, or financially equivalent incentive(s), are provided to developers that provide qualified donations of land, condominium conversions, and/or child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent in very low-income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in low-income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in moderate-income units (in condominiums and Planned Developments) above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In addition to a density bonus, developers may be eligible for one or more development concessions or incentives.

The City also has an incentive-based density bonus that allows an increase in the maximum permitted density of 15% in the R-M, R-H, or R-MH zones. Increases of up to 15% may be granted based upon the finding(s) that any proper combination of identified amenities are provided in excess of those required by the applicable land use district. This bonus provision cannot be used as an addition to the affordable housing density bonus provision.

Parking

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multifamily housing. The Zoning Code allows for reduced parking standards for senior citizen apartments/congregate care housing; see Table H-20. The parking requirements for this housing type may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, and bus stops.

As part of a comprehensive development code update, the City will evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing (Program 7).

Accessory Dwelling Units

Accessory (second) dwelling units are permitted as an accessory use to single-unit dwellings, consistent with the Government Code Section 65852.2. Second dwelling units, backyard cottages, tiny houses, and accessory living quarters may be established on any lot zoned for single-family or multifamily use that contains an existing, single-family dwelling. Developments standards for accessory units are consistent with state law (Government Code Section 65852.2).

Table H-20: Parking Requirements in Residential Zones

Residential Type	Off-Street Parking Standards
Planned residential developments, including single-family dwellings and condominiums	2 covered spaces within an enclosed garage and 1 uncovered off-street guest parking space for every 5 units
Multi-Family Units:	
Studio and 1-bedroom	1.5 covered spaces and 1 uncovered guest space for every 5 units
2-bedrooms	2 covered spaces and 1 uncovered guest space for every 5 units
3-bedrooms	2.5 covered spaces and 1 uncovered guest space for every 5 units
Mixed-Use Developments	
The total number of parking spaces shall comply with the requirements of Chapter 17.48. A mixed-use project may be required to submit a parking study for review and approval by the City to allow a different requirement through a conditional use permit.	
Special Needs Housing:	
Senior Housing	1 covered space for each unit, plus 1 uncovered space for 5 units for guest parking
Senior Congregate Care	0.75 covered space for each unit
Residential Day Care	2 spaces in addition to those required for primary residence

Planning for a Variety of Housing Types

As shown in Table H-21, the Zoning Code allows for development of a variety of housing types.

Table H-21: Permitted Uses in Residential Zones

Standard	R-RD	R-L	R-M	R-H	MU-N	MU-C
Accessory Dwelling Unit	P	P	P	P	A	A
Residential Care, Limited (≤6 persons)	P	P	P	P	P	P
Residential Care, General (> 6 persons)	X	X	C	C	C	C
Residential Care, Senior*	X	X	C	C	C	C
Elderly/Long -Term Care	X	X	X	C	C	C
Emergency Shelter	X	X	C	P	X	X
Manufactured Housing	P	P	P	P	X	X
Mobile Home Parks	X	X	C	C	X	X
Multi-Family Dwellings	X	X	P	P	P	P
Low Barrier Navigation Center***	X	X	X	X	P	P
Planned Residential Development	X	C	C	X	C	C
Single Family Dwellings	P	P	P	P	X	X
Supportive/ Transitional Housing**	P	P	P	P	P	P
Single Room Occupancy (SRO)	X	X	X	C	X	C

Source: City of Desert Hot Springs, Zoning Code 17.08.020, 2020

Notes:

P = Permitted by Right; A = Accessory Use; C = Conditional Use Permit; X = Not Permitted.

* Residential Care, Senior excludes facilities with 6 or fewer persons (see Residential Care, Limited)

** Supportive and transitional housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

*** Consistent with AB 101 which requires that Low-Barrier Navigation Centers are a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

Mixed-Use

As part of a comprehensive update to the General Plan, the City adopted two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. Concurrent with adoption of the General Plan, the City adopted zoning amendments to ensure general plan/zoning code consistency. The amendments include a revised permitted uses table and development standards that include the new mixed-use zones. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation (Program 8).

Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zones (Government Code Section 65852.3). Consistent with state law, manufactured/factory-built house is considered to be a single-family detached dwelling unit and is treated as such.

Residential Care Facilities

Under California law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. Except in extraordinary cases in which even a single-family home requires a conditional use permit, these laws bar conditional use permits for facilities that serve six or fewer persons. In Desert Hot Springs, Residential Care Limited Facilities (serving six or fewer persons) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Residential Care General Facilities (serving seven or more persons) are conditionally allowed in the R-M Residential-Medium and R-H Residential-High zones.

Emergency/Supportive/Transitional Housing

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy for six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay, or as may be amended via Health and Safety Code section 50801. Emergency shelters are permitted by right in the R-H Residential-High zone and permitted with a conditional use permit in the R-M-Residential Medium zone. There are 270 acres of land designated for R-H in Desert Hot Springs. Excluding sites used in the RHNA sites inventory, there are still 112 acres of R-H designated land, 95 acres of which is vacant. These properties are located in the eastern part of the City, in and near the most developed areas of Desert Hot Springs. The properties are also located on or within 1/3 mile of the City's main streets and highways (Pierson Blvd. and Palm Dr.) ensuring access to transit and available services. The availability of land can easily accommodate shelters for the 58 unsheltered homeless persons identified in the City during the 2018 Point-In-Time Homeless Count.

Recent State Law (AB 101) AB 101 requires that Low-Barrier Navigation Centers are a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. As part of the zoning code update to achieve General Plan consistency, revisions to the zoning code will ensure that the City meets the requirements of AB 101.

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time no less than six months from the beginning of the assistance (California Government Code Section 65582[h]). Supportive housing means housing with no limit on length of stay that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Accordingly, State law establishes transitional and supportive housing as a residential use. Therefore, local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The Desert Hot Springs Zoning Code specifies that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district. (City of Desert Hot Springs, Zoning Code 17.04.050). As part of the zoning code update a revised permitted uses table was adopted that clearly indicates that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements. As part of the zoning code update to achieve General Plan consistency, the City allows supportive housing by right in the non-residential zones that allow multi-family housing (MU-C, MU-N and VS-M) consistent with AB 2162.

Single Room Occupancies

Single room occupancies are allowed in the R-H Residential-High and MU-C Mixed Use Corridor zones and are treated as a multi-family use.

Farmworker/Employee Housing

As stated previously, 2012-2016 Census data identified only 140 Desert Hot Springs residents working in the "agriculture, forestry, fishing and hunting" industry. The City's Zoning Code does not have an Agricultural Zone but does conditionally allow "agricultural uses" in the R-RD (Residential Rural Desert), R-L (Residential Low) and R-M (Residential-Medium) zones.

Since agricultural employment continues to be a very small economic activity in the City (there is no farmland in the City), there is no farm worker housing in Desert Hot Springs. It is anticipated that the housing needs of farm workers will be accommodated as part of meeting the needs of lower income households. The City complies with the State Employee Housing Act (Section 17000 of the Health and Safety Code) and will allow employee/farmworker housing in zones allowing agricultural uses. In accordance with Health and Safety Code Section 17021.5 and 17021.6, employee housing occupied by six or fewer employees in a single-family structure are treated the same as any other single-family dwelling in the same zone.

Housing for Persons with Disabilities

Residential Care Limited Facilities (serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. The City has no distancing requirements for group homes for persons with disabilities. Residential Care General Facilities (serving seven or more persons) are conditionally allowed in the R-M Residential-Medium and R-H Residential-High zones.

The new Zoning Code includes the following definition of family: "A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses." The City's definition does not limit the number of related persons who may live in a home but does limit the number of unrelated persons.

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The Zoning Code allows for special provisions that meet the needs of persons with disabilities without the need for variances. The Reasonable Accommodation Ordinance is codified in Chapter 17.220 of the Zoning Code.

Development Review Process

The City reviews all applications for development to ensure that construction of projects contribute in a positive manner to the community and improve quality of life. In Desert Hot Springs, an application for a residential project containing 20 units typically requires a processing time (from filing of the initial application to final map approval) of approximately five months. However, actual processing time varies according to the size and scope of the project, as well as the time taken by the developer to prepare the final map, improvement plans, and other project-related documents. The City complies with the Permit Streamlining Act (1977), which imposes time limits within which state and local government agencies must either approve or disapprove permits. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR or MND to be prepared. At times, approval from State or other agencies may also be required for certain types of projects.

Development Permit

A Development Permit (DP) in Desert Hot Springs functions like a site development permit in other cities and applies to all new construction. A DP can be approved by the Director and is required to ensure that new development is carried out in accordance with the zoning code, the goals and objectives of the General Plan, and any other adopted plans and guidelines. The following findings are required for approval of a Development Permit:

A. That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;

B. That the subject site is physically suitable for the type and intensity of the land use being proposed;

C. That the proposed development would be compatible with existing and future developments within the land use district and general area;

D. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;

E. That there is adequate public access and roadway capacity to serve the subject proposal;

F. That there are no significant harmful effects upon environmental quality and natural resources;

G. That any negative impacts of the proposed use can and shall be mitigated;

H. That the proposed use is consistent with the General Plan; and

I. That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City.

The City, as part of a comprehensive code update, expects to update the Development Permit process to simplify, improve efficiency, and eliminate unnecessary steps. Any future changes will be compliant with all pertinent housing-related laws.

Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law and must demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth citywide.

Two types of fees are charged and are presented in Table H-22: Planning Fees and Development Impact Fees. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived.

The fees have not been found to act as a constraint to the development of housing in Desert Hot Springs.

Table H-22: Planning Fess and Development Impact Fees

Fee Type	Fee Cost
Planning Fees	**Fee Cost**
Conditional Use Permit	$3,725 (minor) $5,275 (major)
Design Review	$690 - $4,025 based on level of review
Development Permit	$5,935 (minor) $8,140 (major) $770 (administrative)
Environmental Fees	$180 (environmental determination) $4,235 (negative declaration) $7,805 (mitigated negative declaration) $27,000 deposit plus outside cost (EIR review)
General Plan Amendment	$4,305 (minor) $12,000 deposit (major)
Specific Plan	$5,700 (0-40 acres) $12,000 deposit (40+ acres)
Specific Plan Amendment	$5,000 deposit
Tentative Parcel Map	$6,180 per application
Tentative Tract Map	$6,640 per application (1-15 lots) $6,640 per application plus $99 per additional lot (16-50 lots) $10,105 per application plus $111 per additional lot (over 51 lots)
Variance	$2,830
Zone Change	$4,305 (to zoning map) $3,230 (to zoning map with a GPA) $10,000 deposit (to zoning ordinance)
Development Impact Fees by Use	**Fee Cost**
Single-Family Detached Dwellings	$9,103 per unit
Single-Family Attached Dwellings	$10,011 per unit
Multi-Family Units	$10,011 per unit

Source: City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015; Development Impact Fee for the City of Desert Hot Springs, 2010.

Altogether, planning and impact fees for a typical single-family home (in 2019) are approximately $17,500 per unit (in addition to a $3.79 per square foot fee charged by the Palm Springs Unified School District). Fees for a typical multifamily project are lower on a per-unit basis at $16,447 for a 12-unit development, or $1,371 per unit (in addition to a $3.79 per square foot fee charged by the Palm Springs Unified School District). (Single-family estimate based on $208,000 valuation for a 2,045 square foot home with a garage). Multifamily prototype is a 12-unit apartment complex with approximately 1,000-square-foot units).

Site Improvements and Dedications

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. In Desert Hot Springs, site improvements vary depending on the existing condition of each project. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process. New subdivisions typically require a certain level of public improvements and circulation improvement for the orderly and efficient development of the community.

As stated in the Municipal Code (Section 16.04), site improvements for residential subdivisions include:

- Grading, drainage, and drainage structures necessary to proper use
- Storm drains, conduits, and channels
- Domestic water supply in compliance with the requirements of the applicable water district
- Adequate sanitary sewer facilities, either within and/or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer and the public service purveyor
- Undergrounding of all existing and proposed utility distribution or transmission facilities
- Dedication for streets and alleys, including access rights and abutters rights, drainage, public open space, trails, scenic easements, public utility easements, and other public easements
- Street trees
- Land for local transit facilities (e.g., shelters or bus turn outs)
- Wind erosion mitigation in areas subject to wind erosion

For subdivisions of four or fewer parcels, frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral may be allowed when the City Engineer finds that construction is impractical due to physical constraints, or the surrounding neighborhood is absent similar improvements. When improvements are deferred, the subdivider enters into an agreement with the City for the installation of all frontage improvements at a future date.

There are no unusual site improvement requirements that increase the cost of housing within the City. The City maintains consistency with legal requirements that require a nexus between the impacts created by a development project and the conditions of approval that are placed on that development. Thus, although development is required to pay its way, new development is not required to subsidize improvements required by past development. In cases where oversizing of facilities is necessary to facilitate future development, reimbursement agreements or similar mechanisms are entered into to ensure that developers pay their fair shares of required improvements.

Building Codes and Enforcement

The City adopted the 2019 Building Code on November 5, 2019 with only minor amendments that do not adversely impact the cost of housing. The administrative amendments to the Code address time limit of applications, code compliance time limits, fees for work commencing without permits, and re-inspection fees. The Building Code amendments are limited to adoption of several appendices covering agricultural buildings, rodent proofing, patio covers, and grading. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The codes, which are based on the State housing law and uniform codes, are adopted by many cities throughout Southern California and do not pose a constraint to residential development.

The City's code compliance program seeks enforcement of all Municipal Code requirements, various State and local laws, and Health and Safety regulations as they relate to conditions or activity within the City. The City's program is complaint based. The City has implemented a reporting application to make

it easier to report code vi0olations. Violation and/or complaints can be reported by phone, the City's website, or a special app "myDesertHotSprings" available for smart phones. Complaints can be submitted anonymously. From 2014 to 2017, the City opened an average of 540 new code enforcement cases, the majority of which were for single-family residential structures. During this time frame, only one case was related to a mobile home park (exterior issue).

Code compliance officers are trained to be as helpful as possible in correcting or complying with the standards. Whenever possible, the City makes every reasonable effort to obtain voluntary compliance. In situations where a property owner does not have the resources to address violations, the City will provide assistance. For minor violations, for example related to debris removal, the City will offer available services at no charge. For major violations, code compliance officers will work with property owners to either defer billing for work completed by the City or have the property owners grant consent to be charged for the abatement costs associated with the cleanup of the property or add the cost to the property's tax roll. The City will also reach out to property owners for community clean up days or for available resources outside of the City, such as paint and weatherproofing supplies available through service providers such as Habitat for Humanity.

Local Ordinances/Growth Control

The City has no growth control measures or urban growth limit line. The City has no local ordinances that directly impact the cost and supply of residential development such as inclusionary ordinances, short-term rental ordinances, or moratoriums on specific development types.

HOUSING RESOURCES

The resources available for the development, rehabilitation, and preservation of housing in the City are addressed here. This section provides an overview of available land resources and residential sites for future housing development and evaluates how these resources can work toward satisfying future housing needs. Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period. Government Code Section 65583(a) also requires an analysis of the relationship between zoning and public facilities and services to those sites.

Also discussed are infrastructure constraints, the financial and administrative resources available to support affordable housing, and energy conservation opportunities.

Regional Housing Needs Allocation

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units–divided into various household income categories–that have been calculated to represent Desert Hot Springs' "fair share" of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available to accommodate construction of new housing units consistent with the RHNA.

Recognizing that development is often constrained by the market and environmental and other factors, housing law simply requires that the City do its part to facilitate housing construction by identifying "adequate sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Desert Hot Springs' RHNA for the 2014-2021 planning period has been determined by SCAG to be 4,196 housing units, including 946 units for extremely/very low-income households, 661 units for low-income households, 772 units for moderate-income households, and 1,817 units for above moderate-income households.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

This Housing Element addresses the RHNA for two planning periods:

- The RHNA for the current planning period, which spans 2014-2021
- The lower-income RHNA from the 2008-2014 planning period (referred to as the unaccommodated RHNA or rollover RHNA)

2014-2021 RHNA (Current Planning Period)

The current RHNA covers a 7.8-year planning period (January 1, 2014 to October 31, 2021) and is divided

into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Desert Hot Springs' allocation is 4,196 new housing units during the 2014-2021 planning cycle, with the units divided among the four income categories shown in Table H-23.

Table H-23: 2014-2021 Regional Housing Needs Allocation

Income Category	Units Required	Percent Total
Extremely Low (0-30 percent AMI)*	473	11%
Very Low (31-50 percent AMI)	473	11%
Low (51-80 percent AMI)	661	16%
Moderate (81-120 percent AMI)	772	18%
Above Moderate (>120 percent AMI)	1,817	43%
Total Units Needed	**4,196**	**100%**

Source: Southern California Association of Governments, 2012
AMI = Area Median Income

* Note: Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the City's very low-income RHNA of 946 units is split into 2,833 extremely low-income and 2,833 very low-income units.

For the current planning period (2014-2021), the City of Desert Hot Springs did not adopt a Housing Element within 120 days of the October 15, 2013 statutory deadline. Therefore, the City is deemed to not have made adequate sites available to accommodate the 5th cycle RHNA and the lower income RHNA (very low and low) is considered a "shortfall" and subject to the "rollover" requirements of Government Code Section 65584.09. The calculation of the actual shortfall, once credits and approved projects are taken into consideration, is addressed in the subsequent section.

Progress toward the 2014-2021 RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the 2014-2021 RHNA planning period, Desert Hot Springs may count toward the RHNA housing units developed, under construction, or approved since January 1, 2014, consistent with Housing Element law. From January 1, 2014 to December 31, 2018, 156 units were approved or permitted. After counting as credit, the units with approved or issued permits, the remaining RHNA need for the 2014-2021 planning period is 4,040 units. Allocation of the remaining need by income category is shown in Table H-24.

Table H-24: Credit Towards the 2014-2021 RHNA

Development Approved/Permits 2014-2018	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Single-Family Homes*	--	--	122	--	122
CVHC Single-Family Homes**	--	34	--	--	44
Total Credits	--	34	122	--	156
2014-2021 RHNA	946	661	772	1,817	4,196
Remaining 2014-2021 RHNA	**946**	**627**	**650**	**1,817**	**4,040**

Source: City of Desert Hot Springs, 2018
Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for single-family units that do not have affordability restrictions in place is based on market rents and home sales prices in Desert Hot Springs that are within the affordability range of moderate-income households.
**Affordability is based on a declaration of restrictions recorded on the property.

Previous (2008-2014) RHNA Obligation

The City adopted a Housing Element for the 2008-2014 Housing Element planning period that did not accommodate the entire lower-income RHNA. Actions to address the shortfall of sites and ensure adequate sites to accommodate the RHNA were not completed. As such, Government Code Section 65584.09 requires that the unaccommodated lower-income RHNA from 2008-2014 roll over to the current planning period and must be addressed in addition to the current RHNA.

The City's 2008 Housing Element identified a lower-income RHNA of 3,730 housing units. The adopted and certified Housing Element identified sites to accommodate 467 lower-income housing units and identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). To address the shortfall, the City, as part of an adequate sites program in the Element, committed to designating approximately 165 acres at a minimum density of 20 dwelling units per acre to accommodate the balance of the City's share of the regional housing need for extremely low- very low- and low-income households. These actions were not completed. Per Government Code Section 65584.09, the unaccommodated lower-income RHNA from 2008-2014 (3,263) rolls over to the current planning period and must be addressed in addition to the current RHNA.

Progress toward the 2008-2014 RHNA

The 2008-2014 RHNA used January 1, 2006 as the baseline date. As a result, housing units constructed, permitted, or entitled from this baseline date through 2013 (prior to the start of the 2014 planning period) can be credited toward the RHNA for the 2008-2014 planning period. Based on City records, from 2006 to 2013, 183 lower-income units have been developed (Table H-25). With credit for the 183 units developed, the remaining unaccommodated RHNA (2008) is 3,080 very low- and low-income units.

Total (2008-2014 and 2014-2021) RHNA Obligation

The rollover RHNA from the previous planning period (2008-2014) combined with the current remaining RHNA (2014-2021) yields a total RHNA of 7,120 units that must be accommodated in this 2014-2021 Housing Element. These units are shown on Table H-26 and distributed as follows: 2,797 extremely low/very low-income units, 1,856 low-income units, 650 moderate-income units, and 1,817 above moderate-income units.

Approved Projects

Approved residential development projects credited toward the 2014-20121 RHNA are located within six specific plan areas. As these specific plan areas have approved development plans and the developers and/or property owners for the specific plans have not included affordable units in the approved proposal and housing costs are not yet known, single-family units in specific plan areas are credited against the moderate-income RHNA and multi-family units are credited against the lower-income RHNA (based on market rate housing costs). The median home sale price in the City ($201,000 in April 2018) is affordable to moderate-income households. Also, the median rental price for a multi-family unit in Desert Hot Springs ($898 in June 2018) is well within the affordability level for low-income households. All but one of the specific plans is vacant. For the Skyborne Specific Plan, only remaining residential capacity is used. For the Rancho Royale Specific Plan, only capacity in the Highland Falls area of the specific plan is included. The Mission Trails area of the Rancho Royale Specific Plan is subject to the settlement agreement that requires withdrawal of existing and submittal of new tentative tract maps. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.

Table H-27: Approved Projects has been updated to reflect changes to the Tuscan Hills Specific Plan which was amended in 2019 to allow a total of 1,878 units in a range of densities. The Medium Residential designation (15 du/ac) in the Specific Plan is intended for the development of a range of housing options such as townhomes, condominiums, and senior housing. In fact, the updated Plan allows for almost twice as many units in this category as the previous iteration. The density for this designation is appropriate for development of lower income housing as developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. Because the Medium residential designation (15 du/ac)

in the Specific Plan allows for a variety of housing types, only half of the assumed capacity in the designation will be assumed as multi-family units.

While the Two Bunch Palms Specific Plan development agreement does not include a description of affordability requirements for the 621 single-family units in the Plan area, these units are credited against the moderate income RHNA. Median home sales prices in DHS are in the low $200,000s (Zillow estimates $223,000 in Jan 2020). Higher sales prices may occur for units in spa-adjacent locations. Nonetheless, even at sales prices a higher than other parts of the City (for example a 4-bedroom unit at $300,000) the homes would be considered affordable to moderate income families according to the HCD's Annual Progress Report Housing Affordability Calculator.

Combined, these projects can accommodate 8,562 units (Table H-27) and address the low, moderate, and above moderate income RHNA for 2014-2021. As shown on Table 4-5, the remaining RHNA to be addressed for the 2014-2021 planning period is 946 units in the extremely/very low-income category. A detailed list of parcels for the approved projects are listed in Appendix H-B

The 3,080 units for the rollover RHNA from the previous planning period (2008-2014) combined with the remaining RHNA (2014-2021) after credits and approved projects are subtracted yields a total RHNA of 4,026 units that must be accommodated in this 2014-2021 Housing Element (Table H-27).

Table H-25: Credit Towards the 2008-2014 RHNA

Development Approved/Permits 2006-2013	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Willow Crest Townhome Apartments* (2007)	--	51	--	--	51
Hacienda Hills Apartments** (2010)	--	60	--	--	60
Brisas de Paz CVHC** (2011)	--	62	--	--	62
CVHC Single-Family Homes** (2013)	--	10	--	--	10
Total Credits	--	183	--	--	183
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
Remaining 2008-2014 Rollover RHNA	**1,851**	**1,229**	**--**	**--**	**3,080**

Source: City of Desert Hot Springs, 2018

Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for multi-family rental development that do not have affordability restrictions in place are assumed to be within the affordability range of low-income families based on affordability calculations in Table 2-16 and market rents in Desert Hot Springs.

**Affordability is based on a declaration of restrictions recorded on the property.

Table H-26: 2008-2014 and 2014-2021 RHNA Summary

RHNA	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
2014-2021 RHNA	946	661	772	1,817	4,196
RHNA Credits					
Towards 2008-2014 Rollover RHNA	--	183	--	--	*183*
Towards 2014-2021 RHNA	--	34	122	--	*156*
Remaining RHNA					
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
2014-2021 RHNA	946	627	650	1,817	4,040
Total Remaining RHNA	**2,797**	**1,856**	**650**	**1,817**	**7,120**

Table H-27: Approved Projects and Total RHNA Remaining

Project Name	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)[1]	Moderate-Income (81- 120% AMI)[1]	Above Moderate-Income (121%+ AMI)	Total
Aventura Palms	--	--	115	--	115
Rancho Royale Specific Plan[3]	--	1,342	2,145	--	3,487
Skyborne Specific Plan	--	--	1,962	--	1,962
Sunset Ridge Specific Plan	--	--	499	--	499
Tuscan Hills Specific Plan[4]	--	542	1,326	10	1,878
Two Bunch Palms Specific Plan	--	--	621	--	621
Total	--	**1,884**	**6,668**	**10**	**8,562**
Remaining 2014-2021 RHNA	*946*	*627*	*650*	*1,817*	*4,040*
Remaining 2014-2021 RHNA minus Approved Projects units	**946**	--	--	--	**946**
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
Total Remaining RHNA	**2,797**	**1,229**	--	--	**4,026**

Notes:

1. Single-family units are allocated as affordable to moderate-income households and multi-family units allocated as affordable to low-income households based on market rate affordability.
2. In place of calculating a realistic capacity based on acreage and density allowed, the sites inventory includes only the number of approved units remaining to be developed.
3 Reflects approved (approvals and environmental documentation) capacity in the Highland Falls sub-area of the Rancho Royale Specific Plan for 3,487 housing units (2,145 single family units and 1,342 multi-family units). The Mission Trails area of the Rancho Royale Specific Plan is subject to a settlement agreement and as such potential capacity in this area of the specific plan is not included. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.
4. Tuscan Hills Specific Plan, September 2019

Unaccommodated Sites (RHNA Shortfall)

During adoption of the Initial 5th Cycle Housing Element, the City of Desert Hot Springs was in the final stages of a comprehensive General Plan update and corresponding zoning code update. The new General Plan, expected to be adopted in June 2020, would create expanded opportunities for residential developments at higher densities and in a mixed-use context and densities up to 30 du/ac, compared to 14 du/ac in the current plan.

Due to the timing of the initial 5th Cycle Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use were not in place. As such, the sites identified in the sites inventory were not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) was considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09), which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA. The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The new General Plan was adopted in June 2020 along with corresponding zoning updates.

Rollover RHNA Site Requirements

Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all of the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period
2. Permit at least 16 units per site at a density of at least 20 units per acre
3. At least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all of the very low- and low-income housing need on sites designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Residential Land Inventory

The City's total unaccommodated RHNA that is subject to rollover requirements is 946 extremely/very low-income units for the 2014-2021 RHNA and 1,851 extremely/very low income and 1,229 low income units for 2008-2014 RHNA. This section identifies sites that will be made available through the new General Plan update and corresponding zoning update.

Table H-28: Sample History of Affordable Housing Development Densities

Name	Affordable Units	Total Units	Acres	Max Allowable Densities*	Actual Residential Density (du/ac)	Affordability Level
Arroyo De Paz (I&II) Apartments (2004)	93	94	9.55	14 du/ac	10	Very Low/Low
Casa Del Sol Apartments (1987)	156	156	6.36	14 du/ac	25	Very Low/Low
Brisas de Paz (2012)	61	62	4.87	8 du/ac	13	Very Low/Low
Hacienda Hills (2010)	59	60	4.52	14 du/ac	13	Very Low/Low
Verbena Crossing Apartments (1991)	94	96	5.09	14 du/ac	19	Very Low/Low
Linda Vista Senior Apartments (unknown)	47	48	1.01	varies	48	Very Low/Low
Desert Horizon Apartments (1980)	43	44	2.85	14 du/ac	15	Very Low/Low
Highland Sunset Village (1970)	16	32	2.74	8 du/ac	12	Very Low/Low

Notes:
Includes only development with affordability restrictions, not market-rate affordability.
*Indicates maximum allowable density prior to adoption of the 2019 General Plan

Land Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Government Code 65583.2(c)(1) stipulates that if local development standards require the development of a site at a minimum density, HCD shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. As such the realistic capacity for the identified sites are calculated at their minimum density (both R-H and MU-C zoned sites have a minimum density of 20 units per acre).

Overall this sites inventory provides a very realistic, and perhaps somewhat conservative, approach, as many developments in Desert Hot Springs can achieve much higher densities through development at the maximum density range, and even more density through the City's density bonus programs. Table H-28 indicates that higher density (and affordable) developments have achieved densities near the maximum or exceeding the maximum densities allowed. The realistic capacity calculations used in this Housing Element are also consistent with General Plan build out estimates and environmental review documents.

Densities Appropriate for Accommodating Lower Income Housing

2014-2021 RHNA

The capacity of sites that allow development densities of at least 30 units/acre can be used to address the lower-income 5th cycle RHNA, pursuant to State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units/acre for the City), State HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households.

2008-2014 RHNA

For the 4th cycle RHNA, the default density for Desert Hot Springs considered appropriate to accommodate housing for lower-income households pursuant to Government Code Section 65583.2(c)(3)(B) was 20 units/acre. Nonetheless, a shortfall of sites has been identified and will be accommodated by a rezoning program pursuant to Program 1: Adequate Sites in the Housing Plan.

Affordability Densities for Desert Hot Springs

Additionally, developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. As a result, housing costs in the City have generally remained lower than in other areas of the region and State.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre density standard set by the State. Specifically, affordable housing units (affordable to very low to low-income households) have been developed most commonly in the zones with maximum densities ranging from 8 to 14 units per acre. Table H-29 presents a sample history of affordable developments in the City. Densities in the developments presented ranged from 10 units per acre at the 94-unit Arroyo de Paz Apartments to 48 units per acre at 48-unit Linda Vista Senior Apartments. All of the developments listed have achieved densities near the maximum or exceeding the maximum densities

Table H-29: 5th Cycle RHNA Affordability Levels and Land Use Designations

General Plan Designations	RHNA Income Categories			
	Very Low	Low	Moderate	Above Moderate
R-H: Residential High (30 du/ac)	◘	◘		
MU-C: Mixed-Use Corridor (30 du/ac)	◘	◘		
Specific Plan (Multi-family units)		◘	◘	
Specific Plan (Single-family units)			◘	◘

allowed. Furthermore, the 2019 General Plan has doubled the maximum densities possible for multi-family developments (up to 30 du/ac, compared to 14 du/ac in the prior plan) not only in residential areas but in new, mixed-use areas. When comparing the 2000 General Plan to the 2019 General Plan, an additional 263 acres would permit residential development (in higher density residential and mixed-use designations).

The City's strong history of affordable housing development listed in Table H-29 and the new opportunities for higher densities established by the 2019 General Plan update demonstrates that affordable housing developments are and will continue to be achieved in lower density areas.

Suitability of Small and Large Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the sites inventory presented in this section is limited to parcels between one-half acres to 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need.

Re-use of Vacant and Non-Vacant Sites

New Housing Element law (Assembly Bill 1397) also places limitations on continuing identification of non-vacant sites and certain vacant sites that have not been approved for housing development. The vacant sites included in this inventory have not been included in two or more consecutive planning periods. The inventory does not include sites with existing uses.

Residential Land Inventory (2014-2021 and 2008-2014 Unaccommodated RHNA)

Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. This section of the Housing Resources identifies sites that will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods. Once zoning is put in place, there are no identified constraints on these sites that would prevent development or reuse during this Housing Element period. Realistic capacity takes into account any type of development constraints such as required habitat preservation or other developmental constraints. The sites included in the sites inventory consist of solely vacant sites.

The unaccommodated RHNA sites inventory included in this Housing Element has identified a total capacity for 4,371 units (exceeding the required total rollover).

2014-2021 Unaccommodated RHNA

To address the shortfall of 946 units in the extremely/very low income RHNA category, the City has identified sites that will be rezoned to the R-H Residential High (30 du/ac) and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 4,377 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2014-2021 RHNA. The sites are summarized in Table 4-8 and shown on Figure H-1. A

detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed the unaccommodated 2014-2021 RHNA. Table H-30 summarizes the RHNA status.

(4-year update note: the new Desert Hot Springs General Plan was adopted on in June 2020 along with corresponding zoning updates.)

2008-2014 Unaccommodated RHNA

To address the shortfall of 3,080 units in the extremely/very low and low income RHNA categories the City has identified sites that will be rezoned to the R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 4,377 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2008-2014 RHNA. The sites are summarized in Table H-29 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed unaccommodated 2008-2014 RHNA. Table H-30 summarizes the RHNA status.

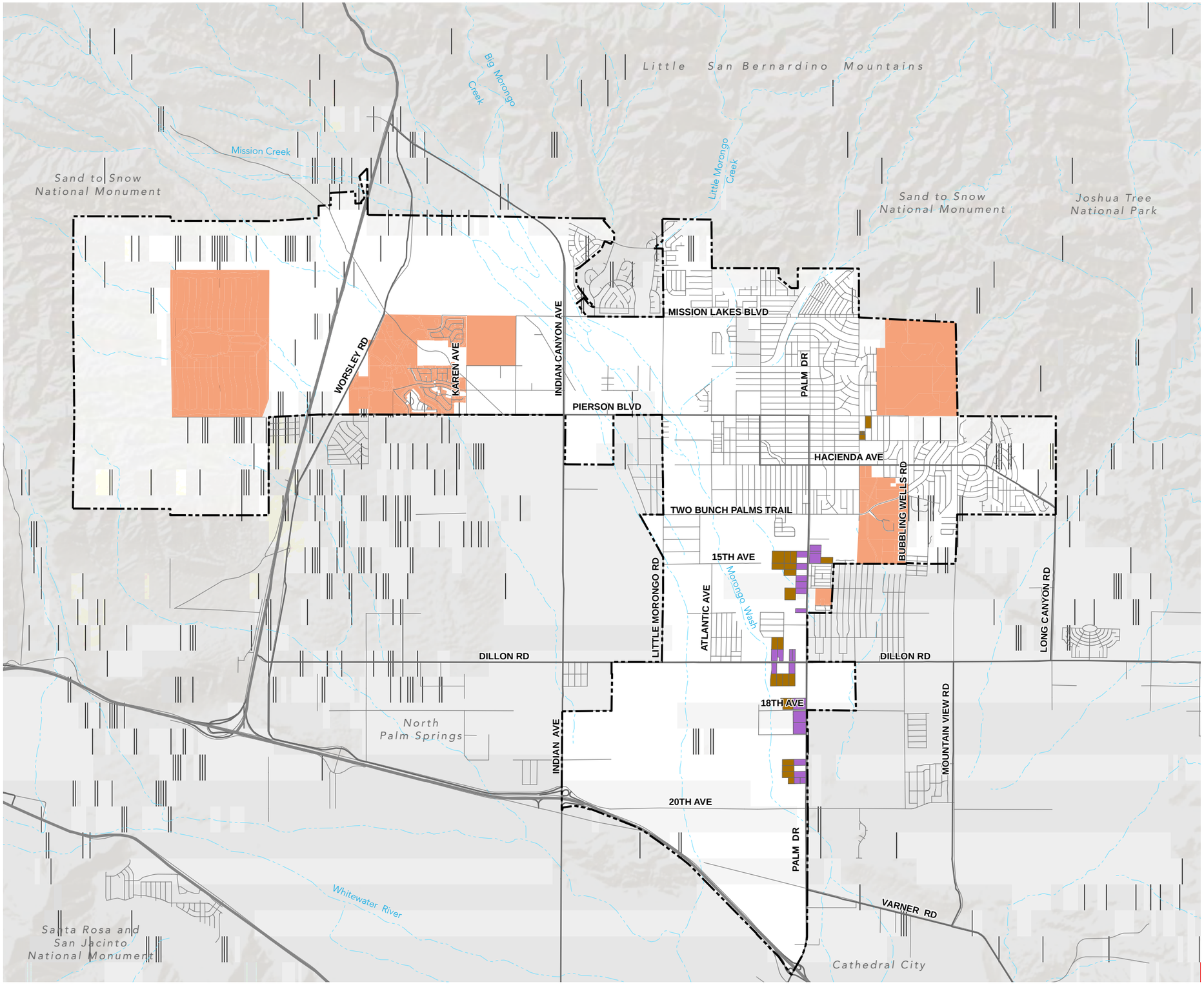
(4-year update note: the new Desert Hot Springs General Plan was adopted on in June 2020 along with corresponding zoning amendments/updates.)

Table H-30: Comparison of Sites Inventory and RHNA Status

Site Type/ Land Use Designation	Capacity By Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
2014-2021 Unaccommodated RHNA	**946**	**--**	**--**	**--**	**946**
2008-2017 Unaccommodated RHNA	**1,851**	**1,229**	**--**	**--**	**3,080**
Sites to Be Rezoned	4,377	--	--	--	4,377
Surplus/Shortfall (+/-)	+351	--	--	--	+351

DESERT HOT SPRINGS GENERAL PLAN

Figure H-1: Residential Sites Inventory



Housing Element Sites Inventory

- Approved Projects (Specific Plans)

Vacant Sites Rezoned

- R-H: Residential High
- MU-C: Mixed-Use Corridor

Base Map Features

- City Boundary
- Highway
- Major Road
- Minor Road
- Water Courses

Source: City of Desert Hot Springs and Riverside County.
Date: June 18, 2020.

0 0.25 0.5 1 1.5 2 Miles

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report. Parts of the City lie within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), which identifies the most valuable resource protection areas in and around the City and establishes a permanent habitat reserve and perpetual land management program while accommodating adjacent urban development and recreational uses. To account for any type of conservation activity, any parcel in the sites inventory that is within the CVMSHCP area has a reduced capacity. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Infrastructure Constraints

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within urbanized areas of the City. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, indicating the capacity to accommodate the City's total share of the RHNA.

Water services are provided to most of the planning area by the Mission Springs Water District (MSWD). The MSWD Water Master Plan identifies a variety of improvements to be implemented over the next 15 years. This includes improvements to over 169,000 linear feet of distribution pipelines, seven booster stations, storage tanks capacity of 34.5 million gallons, and 29,000 gallons per minute of supply. The MSWD 2015 Urban Water Management Plan (UWMP) concludes that adequate water supply will be available through 2030 under normal, single dry, and multiple dry rainfall conditions.

MSWD estimates adequate availability of future water supply for lower-income households (based on the 2014 RHNA). Assuming all 1,646 lower-income housing units are built by 2021 and based on the current people per dwelling unit factor for the City and per-capita residential water usage, the water demand increase for these 1,646 lower-income housing units is estimated at 1,055 acre feet/year, which is included in the estimated demand increase between 2015 and 2025 of 3,413 acre feet/year.

The MSWD and Coachella Valley Water District also provide sewer service in the City. Desert Hot Springs properties historically have been served by individual septic systems. Recent figures estimated 55 percent of households are currently served by septic systems. Two assessment districts (AD11 and AD12) fund the construction of wastewater collection and treatment facilities to abate the threat septic systems pose to the area's groundwater and to support suburban type development.

MSWD has an ongoing program to connect existing residences currently on septic systems to sewer collectors that have been constructed or are in the process of being constructed. Since 2005, 3,520 parcels in the service area have been converted from septic to

sewer service for a total of 7,700 parcels. The Horton Wastewater Treatment Plant (Horton WWTP), located on Verbena Drive about one-half south of Two Bunch Palms Trail, has a capacity of 2.3 million gallons per day. The Desert Crest Wastewater Treatment Plant, located about one-half mile southeast of the intersection of Dillon Road and Long Canyon Road, has a capacity of 0.18 million gallons/day and serves a country club development and mobile home park. Over the long-term, sewer and treatment expansion is guided by the Wastewater System Comprehensive Master Plan. Current wastewater facilities are not adequate to serve the anticipated growth in the City. To provide for the type and scale of development planned in the City, substantial expansion of wastewater facilities will be necessary. General Plan policies emphasize coordination with service providers to ensure that regional collection and treatment facilities have sufficient capacity to meet future wastewater treatment needs.

Dry Utilities

Electricity services are provided by Southern California Edison. Southern California Edison has two transmission substations within the Desert Hot Springs and its sphere-of-influence. Electric power is primarily generated outside the Coachella Valley; however, Southern California Edison purchases wind-generated power from local producers. The City is served by the Devers Substation, north of Dillon Road in the southwestern portion of the City's sphere, and the Coffee Substation, located on Camino Aventura west of Palm Drive, just south of city limits.

Additional dry utilities include natural gas (Southern California Gas Company), telecommunications facilities (Frontier Communications), cable service (Charter Communications), and solid waste (Desert Valley Disposal). All sites in the land use inventory have access to full utilities. The majority of sites are located adjacent to developed areas and/or major roadways. For capacity in specific plan areas, adopted specific plans address infrastructure provision.

General Plan policies emphasize the provision of adequate funding, service levels, equitable planning, and maintenance of utility services and physical infrastructures.

Financial Resources

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities. This section describes two housing funding sources currently used in the City.

- Housing Choice Voucher: The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.
- Department of Housing and Urban Development (HUD) Grants: In the Riverside County Community Planning and Development Programs Proposed 2019-2020 One-Year Action Plan, the City was awarded just under $32,000 of federal funding for the Community Development Block Grant (CDBG) program. Funds were directed at permanent supportive housing (Jewish Family Services), food assistance (Family Services of the Desert), and substance abuse and recovery (Soroptimist House of Hope).

Administrative Resources

Agencies with administrative capacity to implement programs in the Housing Element include the City, other public agencies, and local and national non-profit private developers.

- The Community Development Department is the lead department implementing a number of the programs outlined in this Housing Element. The Planning Division implements the Desert Hot Springs Municipal Code and the City's General Plan. This ensures that new development is attractive, compatible with its surroundings, and meets the City's standards for development. The Building Division issues building permits and performs plan checks. The Building Division also performs inspections on all building construction, additions, and alterations to assure compliance with the current building codes, Riverside County ordinances, and State and federal laws.
- The Code Compliance and Enforcement Department enforces the Municipal Code and ordinances, various State and local laws, and health and safety regulations as they relate to conditions or activity within the City. The Department plays an important part in maintaining the appearance, functioning, and property values of the City's neighborhoods.
- The City also works closely with other private and non-profit developers to expand affordable housing opportunities in Desert Hot Springs.

Energy Conservation Opportunities

Temperatures in Desert Hot Springs regularly exceed 100 degrees and occasionally exceed 120 degrees in the summer months, and sometimes drop below freezing during nighttime in the winter. These extremes in temperature contribute to substantially different utility bills than are typical for most Southern California households. Based on the California Department of Energy, for the Desert Hot Springs climate zone, the average household uses an average of 7,068 kilowatt-hours of electricity per year. Electricity services are provided by Southern California Edison. Southern California Edison offers residential users various rebate programs for the installation of newer, more energy-efficient equipment. Some of these rebates include refunds for qualified refrigerator, freezer, and water heater replacements; installation of qualified room air conditioners; and pool pumps or motors. The City has also participated in promoting wind energy and experimental small-scale solar energy plants, such as the 2.9-megawatt Desert Hot Springs Solar Project by Borrego Solar, which tracks the sun to produce more efficient energy. The City also cooperates in regional efforts to reduce energy, such as being an active member in the Coachella Valley Association of Governments Energy & Environmental Resources Committee.

Through General Plan policies and programs, the City is addressing construction efficiency by undertaking a phased approach to green building practices. Sustainable (green) building practices use natural resources in more efficient and ecological manner than traditional buildings. Sustainable building practices include designing, constructing, and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient materials, and high standards of indoor environmental quality in all phases of a building's life. Programs will focus on educating residents and businesses regarding the environmental and financial incentives of sustainable design. A recognition program will serve as a tool to publicize outstanding examples of sustainable buildings and clarify misconceptions about the look and cost of sustainable building and design.

INITIAL 2014-2021 PROGRAM ACCOMPLISHMENTS

This Section presents an evaluation of the programs in the previous Housing Element (Initial 5th Cycle 2014-2021) and used as a foundation for 4-Year Update 2014-2021 Housing Element Plan.

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the Housing Element.

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Desert Hot Springs. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Listed in Table H-31 is each Initial 5th Cycle 2014-2021Housing Element Program, corresponding accomplishment, and evaluation of continued appropriateness.

Table H-31: Program Performance (2008-2014 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
Program 1 – Adequate Sites To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone 279 acres of sites within the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density of at least 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.	The new Desert Hot Springs General Plan was adopted in June 2020 along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City's permitted uses table in the residential and mixed-use designation. As new General Plan and corresponding zoning amendments are adopted, the City is able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The program has been implemented but will remain in the Housing Element.
Program 2 – No Net Loss The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level.	Implementation of Program 2 is ongoing. The program will remain in the Housing Element.
Program 3 – Housing Choice Voucher Program The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.	Implementation of Program 3 is ongoing. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs. The program will remain in the Housing Element.

Program 4 – Density Bonus The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.	Implementation of Program 4 is ongoing. The program will remain in the Housing Element.
Program 5 – Homebuyer Assistance Program City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program (up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.	Implementation of Program 5 is ongoing. The program will remain in the Housing Element.
Program 6 – Affordable Housing Incentives The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities.	Implementation of Program 6 is ongoing. The program will remain in the Housing Element.
Program 7 – Zoning Ordinance Update The City will undertake an update of the City's zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to: ▪ Prepare a standalone Zoning Map. ▪ Achieve consistency with the 2019 General Plan. ▪ Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws. ▪ Evaluate and modify if necessary residential parking standards.	The new Desert Hot Springs General Plan was adopted in June 2020 along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City's permitted uses table in the residential and mixed use designation. The update also included: • Adoption of a standalone Zoning Map • Achieving consistency with the 2019 General Plan • New permitted uses table for all zones allowing residential uses. The tables clearly conveyed that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws.

▪ Explicitly address and review for consistency with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons. ▪ Remove or modify the definition of "Family." ▪ Ensure compliance with the Supportive Housing Streamlining Act (AB 2162). ▪ Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved.	• Established compliance with the Supportive Housing Streamlining Act (AB 2162) by allowing supportive housing as a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. • Addressed the siting or residential care facilities for seven or more persons. • Add a new definition for "family" that is consistent with state law and the Fair Housing Act. Most of the program has been implemented but will remain in the Housing Element.
Program 8 – Mixed Use Development As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation.	The new Desert Hot Springs General Plan was adopted in June 2020 along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City's permitted uses table in the residential and mixed use designation. Most of the program has been implemented but will remain in the Housing Element.
Program 9 – Water and Sewer Service Providers Immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element. The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development.	The initial 5th Cycle Housing Element was adopted on October 22, 2019. Following adoption, the City delivered to public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element. Most of the program has been implemented but will remain in the Housing Element.

Program 10 – Code Enforcement The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.	Implementation of Program 10 is ongoing. The program will remain in the Housing Element.
Program 11 – Housing Repair and Rehabilitation Program Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City's objective is assistance for 10 lower income households annually during the planning period. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.	Implementation of Program 11 is ongoing. The program will remain in the Housing Element.
Program 12 – Abandoned Residential Property Registration In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration to address the negative impact of foreclosures on the community. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.	Implementation of Program 12 is ongoing. The program will remain in the Housing Element.
Program 13 – At-Risk Housing Monitoring Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status. Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and	Implementation of Program 13 is ongoing. The program will remain in the Housing Element.

future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.	
Program 14 – Fair Housing Services The City will: ▪ Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. ▪ Work to increase awareness of fair housing protections. ▪ Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.	Implementation of Program 14 is ongoing. The program will remain in the Housing Element.

Table H-32 Summary of 2014-2021 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Extremely and Very Low-Income (0-50% AMI)	Low 51-80% AMI	Moderate 81- 120% AMI	Above Moderate >120% AMI	
Construction Objectives					
Goal(a)	2,797	1,856	650	1,817	7,120
Progress	--	--	--*	--	--
Rehabilitation Objectives					
Goal(b)	80		--	--	80
Progress	--	--	--	--	--
Conservation/Preservation Objectives					
Goal(c)	355		--	--	355
Progress	--	355	--	--	355

Notes (these figures are from the 2008 DHS HE): Quantified objectives: taken from the 2008 Desert Hot Springs Housing Element, Table 2-2
Progress:

- Construction: represents the City's remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation: represents objectives for participation in the County's Housing Rehabilitation Programs.
- Conservation/Preservation: refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

*Single family home construction is credited to the Moderate-income category due to market rate affordability in Desert Hot Springs.

HOUSING PLAN

The intent of this Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. This Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in State law. The housing objectives and policies, as well as the programs the City will undertake to meet its housing needs. An identification of funding sources, responsible entities, and time frames for implementation are also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA;
- Assist in the development of housing to meet the needs of lower-income households;
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in State law (California Code Section 65583[b][1]).

Goals, Polices, and Programs

GOAL H-1: PROVIDE ADEQUATE SITES FOR HOUSING DEVELOPMENT TO ACCOMMODATE A RANGE OF HOUSING BY TYPE, SIZE, LOCATION, PRICE, AND TENURE.

Policy H-1.1 **Range of Residential Types.** Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.

Policy 1.2 **Special Housing Needs.** Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.

Policy 1.3 **Residential Mixed Use.** Encourage development of residential and mixed uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

PROGRAM 1: ADEQUATE SITES

2014-2021 RHNA

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon adoption of this Housing Element. As such, sites identified in the Housing Element are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated (shortfall) and subject to the requirements of AB 1233 (Government Code Section 65584.09) which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA.

2008-2014 RHNA

The previous Housing Element (2008-2014) identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). AB 1233 (Government Code Section 65584.09) requires the City to identify sites to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. After credits for permitted or approved units are taken into consideration, the City has a remaining unaccommodated lower-income RHNA of 3,080 lower-income units.

Site Rezoning

To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone just under 219 acres of sites within , R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density that require a minimum of 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The rezone will be completed by June 2020. Sites to be rezoned are listed in the sites inventory table in Appendix H-A and have an identified total realistic capacity for 4,377 units (exceeding the required total rollover). The sites inventory table is presented in Appendix H-A.

Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.

The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Rezoning by June 30, 2020; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Table H-33: Sites to be Rezoned for 2008 and 2014 Unaccommodated RHNA

Land Use Designation	No. of Sites (Parcels)	Total Acres	Capacity	RHNA Affordability Level
Unaccommodated RHNA sites				
R-H Residential High (30 du/ac)	23	112.0	2,241	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	23	106.6	2,136	Very Low/Low
Total	*46*	*218.6*	*4,377*	

Notes:

1. Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. These sites will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods as part of the City's General Plan update and corresponding zone update.

PROGRAM 2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. So long as the residential sites inventory continues to exceed the City's RHNA, by income level, as set forth in Program 1, the City shall make the necessary written findings regarding the reduction's consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced density project.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations.

GOAL 2: ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Policy 2.1 **Facilitate Affordable Housing.** Facilitate housing developments that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy 2.2 **Housing Production.** Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy 2.3 **Subsidies and Programs.** Continue to utilize federal and State subsidies and County programs to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.4 **Homelessness.** Support regional efforts to address homelessness, including the County of Riverside Continuum of Care.

PROGRAM 3: HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area,

provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs.

The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.

Responsible Agencies:	Community Development Department, Housing Authority of the County of Riverside
Funding Source:	HUD Housing Choice Vouchers
Timeframe:	Implementation throughout the planning period

PROGRAM 4: DENSITY BONUS

The City currently has two density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities. The state density bonus program and the City's incentive-based density bonus provide flexibility for projects that provide affordable housing and on-site amenities.

The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

PROGRAM 5: HOMEBUYER ASSISTANCE PROGRAM

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program (up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four low or moderate income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	County of Riverside HUD CDBG/HOME Funds
Timeframe:	Contingent on funding availability, assist four households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible homebuyers within one year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 6: AFFORDABLE HOUSING INCENTIVES

For-profit and non-profit developers can play a significant role in providing affordable housing in the City. The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities. Actions will include:

- Meeting with potential affordable housing developers, providing site information, assisting in the entitlement processes, and considering on a case-by-case possible development incentives.
- Reviewing published notices for funding availability and causing applications to be prepared for various City housing programs, projects, and activities.

- Assisting developers in identifying available sites for residential and mixed-use developments.
- Offering local non-profit developers and agencies technical assistance and information on City funding sources.
- Encouraging use of the Density Bonus provisions through technical assistance and information dissemination.
- Alerting housing developers with known interest in developing within the City when opportunities are available (e.g. sites, partnerships, City-owned land, availability of funding).
- Deferring, reducing and/or waiving development fees in order to facilitate and encourage the development of housing that meets the needs of the Desert Hot Springs Community. The City will strive to provide fee assistance to one development project per year that addresses a housing need as identified in this Element.
- Providing incentives and regulatory concessions for one residential project per year constructed specifically for lower- and moderate-income households and special needs households. Incentives and regulatory concessions will be considered on a case-by-case basis and can include appropriate deviations in development regulations or other incentives that results in identifiable, actual cost reductions.

Responsible Agency:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis

GOAL 3: ADDRESS, AND WHERE POSSIBLE, REMOVE ANY POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy 3.1 **Residential Development Standards.** Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Policy 3.2 **Development Approval Process.** Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 3.3 **Timely Permit Process.** Facilitate timely development plan and building permit processing for residential construction.

Policy 3.4 **Infrastructure Needs.** Prioritize infrastructure improvements, code enforcement, and public services provision in high-need areas.

PROGRAM 7: ZONING ORDINANCE UPDATE

The City will undertake an update of the City's zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to:

- Prepare a standalone Zoning Map.
- Achieve consistency with the 2020 General Plan.
- Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws.

- Evaluate and modify if necessary residential parking standards.
- Evaluate and modify if necessary minimum dwelling size standards.
- Explicitly address and review for consistency with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons.
- Remove or modify the definition of "Family."
- Ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).
- Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved.
- Update the Development Permit process to simplify, improve efficiency, and eliminate unnecessary steps while ensuring compliance with all pertinent housing-related laws.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: December 2020

PROGRAM 8: MIXED-USE DEVELOPMENT

As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: June 30, 2020. Annually assess residential development activity in mixed-use areas as part of the annual reporting process, starting in 2020. Initiate adjustments to the development standards if constraints to the production of housing are identified

PROGRAM 9: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element.

Within 30 days of adoption of the Housing Element, the City will deliver the Housing Element to all providers of sewer and water service within the City.

The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity expansion. The City will encourage compliance with state law related to the provision of water or sewer priority for proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period. Provide Housing Element within 30 days of adoption of the Housing Element

PROGRAM 10: SB 35 STREAMLINING INFORMATION

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). The City

has not received any SB 35 development applications or inquiries. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Desert Hot Springs and provides SB 35 eligibility information.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Information packet availability by December 2020

GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF DESERT HOT SPRINGS' EXISTING HOUSING STOCK.

Policy 4.1 **Code Enforcement.** Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy 4.2 **Substandard Rehabilitation.** Advocate and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.

Policy 4.3 **Substandard Unit Compliance.** Utilize code enforcement resources to bring substandard units into compliance with City codes and to improve overall housing conditions in Desert Hot Springs.

Policy 4.4 **Property Education.** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 4.5 **Rehabilitation Programs.** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing.

PROGRAM 11: CODE ENFORCEMENT

Code enforcement is an important tool for maintaining the quality of residential neighborhoods. The City's Code Enforcement Program involves the enforcement of all Municipal Codes and Ordinances, various State and local laws and health and Safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is Voluntary Compliance. If this method does not attain compliance, then other actions are taken such as a Notice of Violation and Administrative Citation. The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.

Responsible Agency: Code Compliance Department

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

PROGRAM 12: HOUSING REPAIR AND REHABILITATION PROGRAMS

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City's objective is assistance for 10 lower income households annually during the planning period.

County staff has indicated that there have been very few applications from Desert Hot Springs residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.

Responsible Agencies: Community Development Department Planning Division

Funding Source: County of Riverside HUD CDBG/HOME Funds

Timeframe: Contingent on funding availability, assist 10 households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible households within 1 year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 13: ABANDONED RESIDENTIAL PROPERTY REGISTRATION

In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration to address the negative impact of foreclosures on the community.

The program requires lenders to maintain homes they seize, register the abandoned properties with the City, and require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program is funded by a $60 fee charged to title holders when they register an abandoned property with the City. The program is initiated with the first notice of default on a property and requires the local property management company to conduct weekly inspections. If the property is found to be in noncompliance, or if notification of noncompliance is reported, the local property management company is required bring the property back into compliance within 72 hours. While foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.

Responsible Agencies: Code Compliance Department

Funding Source: Abandoned Residential Property Registration program fees

Timeframe: Implementation throughout the planning period

PROGRAM 14: AT-RISK HOUSING MONITORING

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

GOAL 5: CONTINUE TO PROMOTE EQUAL HOUSING OPPORTUNITY IN THE CITY'S HOUSING MARKET REGARDLESS OF AGE, DISABILITY/MEDICAL CONDITION, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME, AND OTHER FACTORS.

Policy 5.1 **Housing Discrimination.** Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2 **Fair Housing Laws.** Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.3 **Affirmatively Further Fair Housing.** Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law.

PROGRAM 15: FAIR HOUSING SERVICES

The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services for residents and housing professionals.

The City will:

- Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Work to increase awareness of fair housing protections.
- Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund and/or County CDBG funds

Timeframe: Implementation throughout the planning period. Website and public counter posting of fair housing resources to occur within six months of Housing Element adoption.

PROGRAM 16: AFFIRMATIVELY FURTHER FAIR HOUSING

The City will promote and affirmatively further fair housing opportunities and promote housing for all persons including those protected by the California Fair Employment and Housing Act and any other state and federal fair housing and planning law. The City will:

- Provide equal access to housing for special needs residents such as people experiencing homelessness, elderly individuals, and persons with disabilities.
- Promote the provisions of disabled-accessible units and housing for persons with mental and physical disabilities.
- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.
- Work with the County of Riverside to implement the regional Analysis of Impediments to Fair Housing Choice and HUD consolidated plans.
- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's/County's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to

provide interpretation and translation services when requested at public meetings.

- Ensure environmental hazards are analyzed and abated before developing affordable housing.
- Prioritize community and stakeholder engagement during controversial development decisions in and around low-income neighborhoods.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund and/or County CDBG funds

Timeframe: Ongoing Implementation and coordination with the County of Riverside; informational flyers within six months of Housing Element adoption.

Quantified Objectives

Table H-25 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Construction Objective (a) represents the City's remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation Objective (a) represents objectives for participation in the County's Housing Rehabilitation Programs.
- The Conservation objective refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher) and participation in the County's Homebuyer Assistance Program.

Table H-34: 2014-2021 Quantified Objectives

Objectives	Income Levels				Total
	Extremely and Very Low-Income	Low	Moderate	Above Moderate	
Construction Objective *	2,797	1,856	650	1,817	7,120
Rehabilitation Objectives	80		--	--	80
Conservation/ Preservation Objectives	355		28	--	383

*Note: The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

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DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

APPENDIX H-A: SITES INVENTORY TABLE

SITES INVENTORY TABLE

APN	Size (Acres)	2020 Adopted General Plan Land Use	2020 Adopted Zoning	Existing Use	Capacity Adjustment	Minimum Density (du/ac)	Maximum Density (du/ac)	New Realistic Capacity (20 du/ac)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
657230028	3.65	R-H	R-H	vacant	Gross	20	30	73	Very Low/Low	No	No	Yes
642021002	5.08	R-H	R-H	vacant	Gross	20	30	102	Very Low/Low	No	No	Yes
642031002	0.98	R-H	R-H	vacant	Gross	20	30	20	Very Low/Low	No	No	Yes
642031003	2.24	R-H	R-H	vacant	Gross	20	30	45	Very Low/Low	No	No	Yes
656030005	9.95	R-H	R-H	vacant	Gross	20	30	199	Very Low/Low	No	No	Yes
656030006	5.04	R-H	R-H	vacant	Gross	20	30	101	Very Low/Low	No	No	Yes
656030007	5.01	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
656050006	5.13	R-H	R-H	vacant	Gross	20	30	103	Very Low/Low	No	No	Yes
656060001	4.99	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
656060004	4.98	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
656060005	5.01	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
656070011	8.67	R-H	R-H	vacant	Gross	20	30	173	Very Low/Low	No	No	Yes
657060002	4.89	R-H	R-H	vacant	Gross	20	30	98	Very Low/Low	No	No	Yes
657060003	4.86	R-H	R-H	vacant	Gross	20	30	97	Very Low/Low	No	No	Yes
657220013	4.98	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
657220014	4.98	R-H	R-H	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
657220015	5.12	R-H	R-H	vacant	Gross	20	30	102	Very Low/Low	No	No	Yes
657220016	4.97	R-H	R-H	vacant	Gross	20	30	99	Very Low/Low	No	No	Yes
657230015	4.67	R-H	R-H	vacant	Gross	20	30	93	Very Low/Low	No	No	Yes
657290004	4.70	R-H	R-H	vacant	Gross	20	30	94	Very Low/Low	No	No	Yes
657290005	4.78	R-H	R-H	vacant	Gross	20	30	96	Very Low/Low	No	No	Yes
657290006	4.85	R-H	R-H	vacant	Gross	20	30	97	Very Low/Low	No	No	Yes
657290008	2.44	R-H	R-H	vacant	Gross	20	30	49	Very Low/Low	No	No	Yes
656030008	4.69	MU-C	MU-C	vacant	Gross	20	30	94	Very Low/Low	No	No	Yes
656050002	4.69	MU-C	MU-C	vacant	Gross	20	30	94	Very Low/Low	No	No	Yes
656050003	1.85	MU-C	MU-C	vacant	Gross	20	30	37	Very Low/Low	No	No	Yes
656050004	7.38	MU-C	MU-C	vacant	Gross	20	30	148	Very Low/Low	No	No	Yes
656060006	4.62	MU-C	MU-C	vacant	Gross	20	30	92	Very Low/Low	No	No	Yes
656060009	4.63	MU-C	MU-C	vacant	Gross	20	30	93	Very Low/Low	No	No	Yes
656060010	4.94	MU-C	MU-C	vacant	Gross	20	30	99	Very Low/Low	No	No	Yes
656070012	4.45	MU-C	MU-C	vacant	Gross	20	30	89	Very Low/Low	No	No	Yes
656070023	3.01	MU-C	MU-C	vacant	Gross	20	30	60	Very Low/Low	No	No	Yes
657060002	4.60	MU-C	MU-C	vacant	Gross	20	30	92	Very Low/Low	No	No	Yes
657060003	4.13	MU-C	MU-C	vacant	Gross	20	30	83	Very Low/Low	No	No	Yes
657060008	2.30	MU-C	MU-C	vacant	Gross	20	30	46	Very Low/Low	No	No	Yes
657060009	2.30	MU-C	MU-C	vacant	Gross	20	30	46	Very Low/Low	No	No	Yes
657220003	3.84	MU-C	MU-C	vacant	Gross	20	30	77	Very Low/Low	No	No	Yes
657220021	4.50	MU-C	MU-C	vacant	Gross	20	30	90	Very Low/Low	No	No	Yes
657230015	5.19	MU-C	MU-C	vacant	Gross	20	30	104	Very Low/Low	No	No	Yes
657230028	4.53	MU-C	MU-C	vacant	Gross	20	30	91	Very Low/Low	No	No	Yes
657280015	9.96	MU-C	MU-C	vacant	Gross	20	30	199	Very Low/Low	No	No	Yes
657280016	9.98	MU-C	MU-C	vacant	Gross	20	30	200	Very Low/Low	No	No	Yes
657290004	5.08	MU-C	MU-C	vacant	Gross	20	30	102	Very Low/Low	No	No	Yes
657290006	4.99	MU-C	MU-C	vacant	Gross	20	30	100	Very Low/Low	No	No	Yes
657290009	2.44	MU-C	MU-C	vacant	Gross	20	30	49	Very Low/Low	No	No	Yes
657290010	2.54	MU-C	MU-C	vacant	Gross	20	30	51	Very Low/Low	No	No	Yes

DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

APPENDIX H-B: APPROVED PROJECTS TABLE

Approved Projects Table

NOTE: Approved residential development projects credited toward the 2014-20121 RHNA are located within seven specific plan areas. Approved capacity for these projects is presented here by Specific Plan area, as such only one entry for capacity for single family units and one entry for capacity for multi-family units (if applicable) is shown per Specific Plan area.

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
656080014	0.72	SP	Aventura Palms	vacant	Net	Varies			No	No	Yes
656080016	15.93	SP	Aventura Palms	vacant	Gross	Varies	115	Moderate	No	No	Yes
656400034	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400035	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400036	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400037	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400038	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400039	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400040	0.11	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400041	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400042	0.11	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400049	1.73	SP	SP-Aventura Palms	vacant	Gross	Varies			No	No	Yes
667030001	0.01	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	0.01	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	37.94	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	115.85	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	170.05	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	2.09	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	3.94	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	10.63	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130005	0.99	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130005	1.17	SP	SP-Rancho Royale	vacant	Gross	Varies	1,342	Low	No	No	Yes
667130005	25.24	SP	SP-Rancho Royale	vacant	Gross	Varies	2,145	Moderate	No	No	Yes
667130005	48.59	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130006	15.31	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130006	23.27	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	9.22	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	27.80	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	46.09	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	0.82	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	14.95	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	41.27	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	50.81	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	2.16	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	50.90	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	76.56	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140005	66.58	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140005	90.63	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	3.65	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	4.39	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	20.71	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667080002	0.05	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	0.06	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	0.20	SP	SP-Skyborne	vacant	Gross	Varies	1,962	Moderate	No	No	Yes
667080002	0.82	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	4.04	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.12	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.16	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	2.84	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	3.99	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	0.37	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667080004	0.52	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	2.64	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	5.83	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.80	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.01	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.16	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.32	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.34	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.37	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.41	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.18	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.85	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.94	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	2.17	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	3.61	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	6.62	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	7.72	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	55.41	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	2.61	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	9.69	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	59.13	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090009	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090009	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090016	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090017	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090018	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090019	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090032	0.29	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667090032	0.32	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100027	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100027	0.65	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100029	0.05	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100029	4.03	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100029	10.02	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.95	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	2.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	9.50	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	61.17	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100034	0.43	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100034	10.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100037	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100038	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.06	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.08	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.08	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.14	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.15	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	1.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	2.02	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667100038	5.56	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	20.89	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100043	1.40	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100043	4.52	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667120024	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	0.58	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	6.35	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.43	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.85	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	5.63	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120026	1.97	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120027	4.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	0.99	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.42	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.55	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.79	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	14.46	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667240001	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240002	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240002	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240003	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240004	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240004	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240011	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240011	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240012	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240012	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240013	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240014	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240015	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240015	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240016	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240016	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240017	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240039	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240039	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	1.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	1.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250001	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250002	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250003	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667250004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250005	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250006	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250006	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250007	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250007	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250008	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250008	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250009	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250009	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250010	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250010	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250011	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250011	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250012	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250013	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250014	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250014	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250022	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250024	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250025	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250026	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250027	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250029	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250039	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250039	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250040	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250040	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250041	0.52	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250041	3.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250042	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250043	0.18	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250043	0.50	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250043	3.10	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667260001	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260002	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260002	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260003	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260003	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260004	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260004	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260006	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260006	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260007	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260007	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667260008	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260008	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260009	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260009	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260010	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260010	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260011	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260011	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260012	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260012	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260013	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260013	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260014	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260015	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260016	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260016	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260017	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260017	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260018	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260018	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260019	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260019	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260020	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260020	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260079	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260079	0.52	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260080	1.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260080	1.61	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260083	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260083	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270002	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270002	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270003	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270004	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270004	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270005	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270006	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270006	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270007	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270008	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270008	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270009	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270012	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270013	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667270013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270014	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270014	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270015	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270017	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270017	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270018	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270019	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270019	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270020	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270020	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270021	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270022	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270023	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270024	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270025	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270025	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270026	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270026	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270027	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270027	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270028	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270028	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270029	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270030	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270031	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270033	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270034	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270035	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270036	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270037	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270038	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270040	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270041	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270042	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270043	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270044	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270045	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270046	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270048	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270049	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270050	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270051	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270052	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667270053	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270053	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270054	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270054	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270055	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270055	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270056	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270056	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270057	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270057	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270058	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270058	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270059	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270060	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270061	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270062	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270062	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270063	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270063	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270067	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270067	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270068	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270069	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270070	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270071	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270072	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270073	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270074	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270075	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270075	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270076	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270076	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270077	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270077	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270079	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270079	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270080	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270080	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270082	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270083	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270083	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270084	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270085	1.87	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280001	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280002	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280003	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280004	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280005	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280006	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280008	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280008	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280009	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280010	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280011	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280013	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280014	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280015	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280019	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280020	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280021	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280022	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280023	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280024	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280025	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280025	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280026	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280026	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280027	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280027	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280028	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280028	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280029	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280029	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280030	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280030	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280031	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280031	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280032	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280032	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280033	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280033	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280034	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280034	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280035	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280035	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280036	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280036	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280037	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280039	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280040	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280040	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280041	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280041	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280044	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280046	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280048	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280048	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280049	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280050	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280050	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280051	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280051	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280052	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280053	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280053	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280054	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280055	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280056	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280057	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280058	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280059	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280061	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280062	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280063	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280064	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280066	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280067	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280069	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280070	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280071	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280072	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280073	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280074	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280075	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280076	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280077	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280078	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280079	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280080	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280081	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280082	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280083	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280084	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280085	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280086	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280086	0.66	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280087	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280087	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280088	0.51	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280088	1.63	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280089	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280090	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280091	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290018	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290019	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290020	0.31	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290021	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290022	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290031	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290033	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290034	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290035	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290036	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290037	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290038	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290039	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290040	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290041	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290041	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290042	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290042	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290043	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290043	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290044	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290044	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290045	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290045	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290046	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290046	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290047	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290048	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290049	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290049	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290058	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290058	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290059	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290060	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290060	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290061	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290062	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290062	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290063	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290063	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290064	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290064	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290065	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290065	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290066	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290066	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290067	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667290067	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290068	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290068	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290070	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290070	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290071	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290071	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290072	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290072	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290073	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290073	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290074	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290074	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290075	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290075	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290076	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290076	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290077	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290077	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290078	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290078	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290079	0.01	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667290079	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290080	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290080	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290081	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290081	1.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290082	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290082	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290083	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290083	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	0.55	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	1.90	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300003	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300004	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300005	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300006	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300006	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300007	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300008	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300008	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300009	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300009	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300010	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300010	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300011	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300011	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667300012	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300012	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300013	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300013	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300014	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300015	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300015	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300016	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300016	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300017	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300017	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300019	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300020	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300020	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300021	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300022	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300023	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300023	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300024	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300025	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300026	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300027	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300028	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300029	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300031	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300032	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300035	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300036	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300037	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300038	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300039	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300040	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300041	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300042	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300044	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300046	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300047	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300049	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300050	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300051	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300052	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300053	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300054	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300055	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300056	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667300057	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300057	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300058	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310001	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310003	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310004	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310005	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310006	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310007	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310008	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310011	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310014	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310015	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310016	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310017	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310017	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310018	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310019	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310019	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310020	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310020	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310022	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310024	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310025	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310025	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310026	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310026	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310027	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310027	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310029	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310031	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310032	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310034	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310035	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310036	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310037	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310038	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667310041	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310043	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310044	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310046	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310047	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310049	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310050	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310051	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310052	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310053	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310054	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310055	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310056	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310057	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310058	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310059	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310061	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310062	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310063	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310064	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310066	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310067	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310068	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310069	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310070	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310071	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310072	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310073	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310074	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310075	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310076	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310077	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310078	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310079	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310080	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310081	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310082	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310083	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310084	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310085	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310086	0.76	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310086	1.60	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310087	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310087	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320001	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320001	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320002	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320002	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320003	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320003	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667320004	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320005	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320006	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320006	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320007	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320007	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320008	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320012	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320014	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320015	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320016	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320018	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320019	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320020	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320020	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320022	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320023	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320024	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320025	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320025	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320026	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320026	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320027	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320027	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320029	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320030	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320031	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320034	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320035	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320036	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320039	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320040	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320041	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320043	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320044	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320046	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667320047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320048	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320049	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320050	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320051	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320053	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320054	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320055	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320056	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320057	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320058	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320058	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320059	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320060	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320060	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320061	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320062	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320062	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320063	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320063	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320064	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320064	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320065	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320065	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320066	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320066	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320067	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320067	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320068	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320069	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320070	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320071	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320072	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320073	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320074	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320075	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320076	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320077	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320078	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320079	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320081	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320081	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320082	0.10	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667320082	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320083	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330003	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330003	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330004	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330005	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330006	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667330007	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330008	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330009	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330010	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330012	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330013	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330014	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330014	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330017	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330019	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330020	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330021	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330022	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330024	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330025	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330026	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330027	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330028	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330029	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330030	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330031	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330031	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330032	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330032	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330033	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330035	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330036	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330041	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330042	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330044	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330046	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330046	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330047	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330047	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330048	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330048	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330049	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330049	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330050	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330050	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667330051	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330053	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330054	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330055	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330056	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330057	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330058	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330059	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330060	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330061	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330062	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330063	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330064	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330065	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330066	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330066	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330067	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330067	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330069	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330070	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330071	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330072	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330073	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330074	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330075	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340002	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340002	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340003	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340003	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340004	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340005	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340006	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340007	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340008	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340009	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340009	0.32	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340010	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340011	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340011	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340012	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340012	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340013	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340013	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340014	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340014	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340015	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340016	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340017	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667340018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340022	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340023	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340024	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340025	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340026	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340027	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340028	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340029	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340030	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340031	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340032	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340033	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340034	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340035	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340036	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340037	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340038	0.33	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340039	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340040	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340041	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340042	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340043	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340043	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340044	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340044	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340045	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340046	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340047	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340048	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340050	1.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340050	2.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	1.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350001	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350002	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350003	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350004	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350005	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350006	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350007	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350008	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350009	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350010	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350011	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667350012	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350013	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350014	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350015	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350016	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350017	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350022	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350024	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350025	0.36	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350026	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350027	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350028	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350029	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350030	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350031	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350032	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350033	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350034	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350035	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350036	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350037	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350038	0.31	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350039	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350040	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350041	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350042	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350043	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350044	0.34	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350045	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350046	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350047	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350048	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350049	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350049	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350050	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350051	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350052	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350053	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350054	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350055	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350056	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350057	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350058	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350059	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350060	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350061	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350062	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350063	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350064	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667350065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350066	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667350066	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350067	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350068	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350068	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350071	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350071	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350072	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350072	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350073	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350073	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	0.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	0.53	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	1.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350076	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350076	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350077	0.34	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350078	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350080	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350080	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360001	0.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360002	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360003	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360004	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360005	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360006	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360007	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360008	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360009	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360010	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360011	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360012	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360013	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360014	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360015	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360016	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360017	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360021	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360022	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360024	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360025	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667360026	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360027	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360028	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360029	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360030	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360031	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360032	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360033	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360034	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360034	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360035	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360036	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360036	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360037	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360037	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360038	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360039	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360040	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360041	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360042	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360043	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360043	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360044	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360044	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360045	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360046	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360047	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360048	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360049	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360050	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360051	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360051	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360052	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360053	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360054	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360055	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360056	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360057	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360058	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360059	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360060	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360060	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360061	0.47	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360061	0.63	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360062	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360062	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360063	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360063	1.38	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
664020001	165.70	SP	SP-Sunset Ridge	vacant	Gross	Varies	499	Moderate	No	No	Yes
638270006	0.15	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	2.55	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	2.88	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	30.06	SP	SP- Tuscan Hills	vacant	Gross	Varies	542	Low	No	No	Yes
638330001	11.04	SP	SP- Tuscan Hills	vacant	Gross	Varies	1,326	Moderate	No	No	Yes
638330002	26.49	SP	SP- Tuscan Hills	vacant	Gross	Varies	10	Above Moderate	No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
638330002	47.14	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	0.80	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	11.27	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	97.91	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340003	29.31	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340005	9.34	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340005	30.52	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	9.00	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	27.23	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	110.45	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340007	2.40	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340007	45.93	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
642150001	4.83	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150002	4.85	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150022	19.48	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150023	9.66	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150024	0.57	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170015	0.39	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170023	5.96	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170024	4.95	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170026	17.52	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170029	11.98	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170031	0.56	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170035	20.09	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies	621	Moderate	No	No	Yes
642170036	6.01	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170037	3.67	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170038	0.70	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170039	1.35	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170040	4.26	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170041	0.92	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170042	0.13	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170044	0.19	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130006	10.15	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130007	9.63	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130008	10.06	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130009	9.72	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130014	6.26	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies			No	No	Yes
656130017	21.82	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies			No	No	Yes
656130019	13.77	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130020	1.63	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130021	13.06	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130022	2.15	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130023	25.81	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130024	35.20	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes

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PUBLIC REVIEW DRAFT – FEBRUARY 2020

DESERT HOT SPRINGS GENERAL PLAN

OPEN SPACE, NATURAL, AND CULTURAL RESOURCES ELEMENT

- INTRODUCTION
- FOUNDATION FOR OPEN SPACE AND NATURAL RESOURCES
- OPEN SPACE AND HABITAT CONSERVATION
- RESOURCE CONSERVATION
- AESTHETIC RESOURCES
- CULTURAL RESOURCES
- GOALS AND POLICIES


Coachella Valley Conservation Commission
RESERVE LANDS
NO OFF-HIGHWAY VEHICLES
(Riverside County Ordinance 529)
NO DUMPING
(Riverside County Ordinance 689)
Please Respect and Conserve
Our Fragile Desert
The Coachella Valley Reserve System was established to protect and conserve natural resources as a part of the Coachella Valley Multiple Species Habitat Conservation Plan. For more information, call the CVCC at 760-346-1127 or visit our website at www.cvmshcp.org

OPEN SPACE AND NATURAL RESOURCES ELEMENT

The Open Spaces and Natural Resources Element focuses on **preserving and maintaining the natural resources and qualities that distinguish Desert Hot Springs as a gateway to natural park and monuments**. Conservation areas protect sensitive species and the natural desert drainages of Upper Mission Creek, Big Morongo Canyon Wash, and Long Canyon Wash. Local foothills provide spectacular views of the valley and Mount San Jacinto. The City's distance from the hustle and bustle of the Coachella Valley's more developed areas urban activity aids in viewing the night sky. **Maintaining, preserving, and enhancing these resources are a priority for the City and the General Plan.**

FOUNDATION FOR OPEN SPACE AND NATURAL RESOURCES

Desert Hot Springs has always promoted itself as a spa/resort destination community. The location against the serene mountain backdrop and wide-open spaces—combined with the quiet desert environment—is the perfect setting to enjoy the hot springs. The preservation of open spaces, the importance of habitat preservation, and the conservation frame-of-mind are all key to furthering the goal of maintain Desert Hot Springs as community focused on health and wellness.

While the City plays a role in protecting open space and natural resource, relationships with all levels of government and private organizations will continue to be critical to resource protection within the City and beyond. Region-wide conservation plans and presence of the National Park and National Monument land that border the City help assure long-term preservation of habitat-rich open spaces. Management of key areas like the hillsides and the Willow Hole Conservation area will require special attention from the City and strategic relationships with all levels of government and private entities.

Mission Creek Preserve

In addition to these land resources, Desert Hot Springs has precious air and water resources that also merit careful attention. In particular, the effects of climate change will have impacts in the form of severe weather events—severe even for the desert environment—that require cooperation at many levels to address how Desert Hot Springs can contribute to reducing greenhouse gas emissions and protecting the people, animals, habitats, and natural resources that will be affected.

OPEN SPACE AND HABITAT CONSERVATION

Ecological Geography

Desert Hot Springs lies at the intersection of several ecological regions, the key reason for the area's biological diversity. The City lies within the northwestern portion of California's Colorado Desert, a subsection of the Sonoran Desert that sprawls across southeastern California. Across the Little San Bernardino Mountains is the Mojave Desert, which lies mostly in California but extends into southern Nevada and northwestern Arizona. Adding to the region's ecological diversity are mountains that extend to impressive heights to the north and south. Desert Hot Springs lies at the mouth of the San Gorgonio Pass, between the Transverse Ranges to the north—which include the Little San Bernardinos and the San Bernardino Mountains—and the Peninsular Ranges (specifically the San Jacinto Mountains) to the south. The San Bernardino Mountains include 11,502-foot Mount San Gorgonio, Southern California's tallest peak.

Recreational Gateway

Desert Hot Springs has a position in the Coachella Valley as the gateway to Joshua Tree National Park and the Sand to Snow National Monument. In 1994, Joshua Tree National Park was classified as a 790,000-acre preserve, named for the rare desert tree that flourishes in the ecosystem found within the park. In 2016, President Obama designated another 154,000 acres next to the National Park, an area now named the Sand to Snow National Monument. The monument spans the northern border of the City and is located within Riverside and San Bernardino Counties. Figure OS-1 (Regional National Parks and Monuments) shows the location of federally protected lands. Both federal areas link the habitat protected under the Coachella Valley Multi-Species Habitat Conservation Plan and feature camping, trails, desert specific ecosystems, and fantastic rock formations. Desert Hot Springs hosts many of the thousands of visitors who visit these protected areas year-round.

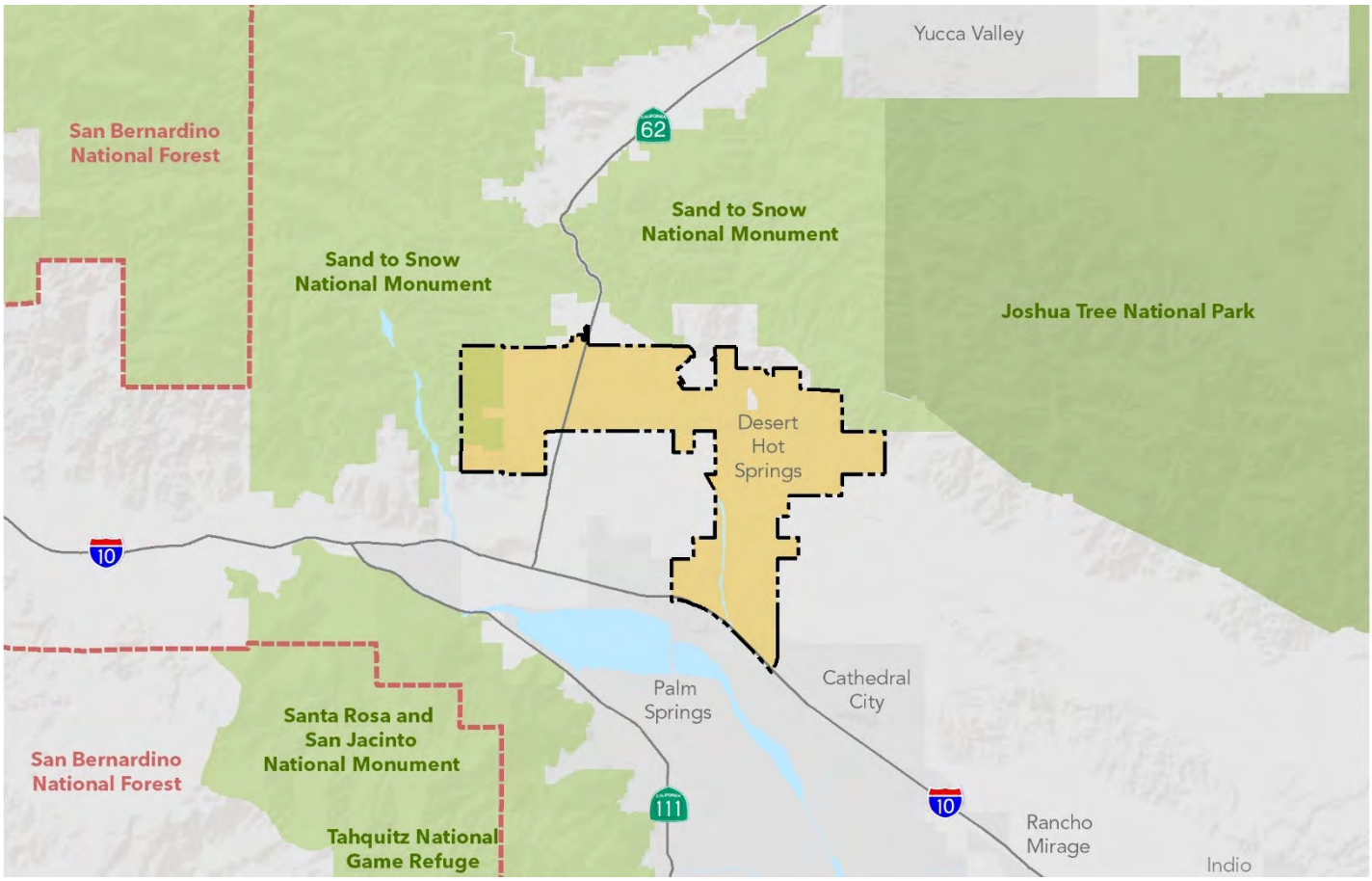
Habitat Resources

With its rich and varied landscape and drainage courses from the mountain ranges, the western Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Preserving habitat not only aids in sustaining species' survival, but also maintains the quality of life in the Valley and promotes tourism.

Desert Scrub

"Desert scrub" is a general term that includes several desert plant communities occurring usually at elevations below 4,000 feet. These habitats are areas of hot summers, mild winters, and low (nine inches or less) and irregular rainfall. Going without rain for a year or more is not unusual in deserts. The vegetation is a mixture of shrubs, succulents, herbs, and a few grasses, some of which are absent until above-normal rainfall makes many bloom.

Figure OS-1: Regional National Parks and Monuments



Desert shrub habitats support a variety of wildlife species. Presence of standing water in winter and growth of herbaceous plants in spring provide foraging areas and food for species in these seasons. Primary resident species are reptiles or rodents; however, other populations are represented. Typical species include the desert tortoise, a variety of lizards and snakes—including the endangered fringed-toed lizard—black-throated sparrow, burrowing owl, various pocket mice and kangaroo rats, kit fox, coyote, and bobcat.

Coachella Valley Multi-Species Habitat Conservation Plan

The Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) identifies the most valuable resource protection areas in and around the City and establishes a permanent habitat reserve and perpetual land management program while accommodating adjacent urban development and recreational uses. By looking at multiple species and multiple habitats on a regional basis, the CVMSHCP provides a more comprehensive conservation effort than would be typical of conservation provided by individual "take" permits issued by the U.S. Fish and Wildlife Service (USFWS). The CVMSHCP provides for a more streamlined process for development by avoiding the process of obtaining take permits and providing developers a better understanding on the conservation required on any given property prior to project inception. The CVMSHCP is a joint regional planning effort of the USFWS, the California Department of Fish and Wildlife, the Bureau of Land Management (BLM), the U.S. Forest Service (USFS), and the National Park Service (NPS), as well as Riverside County and most jurisdictions in the Coachella Valley, including the City of Desert Hot Springs.

Each conservation area requires 90 percent conservation, allowing 10 percent disturbance within each area overall. Roads, trails, and flood control improvements do not usually count against the percentage. Each implementing jurisdiction, as individual permittees, establishes policies and a process for determining how to obtain the conservation amount and how to distribute the development allowance. The City has adopted processes and procedures that include a requirement individual projects within a conservation area to receive a determination of consistency through the Joint Project Review with Coachella Valley Conservation Commission (CVCC). Additionally, for all projects located within the CVMSHCP boundaries, a conservation fee is required. This fee assists the CVCC to obtain property outside of development approvals.

Conservation Areas

Within the City and its sphere of influence, the CVMSHCP identifies three areas of conservation: the Upper Mission Creek/Big Morongo Canyon, Willow Hole, and Long Canyon Conservation Areas.

The Upper Mission Creek/Big Morongo Canyon Conservation area is located primarily north of the City. A "special provision area" spans the middle of the City and is considered part of the Mission Creek area. This is generally the Morongo Wash that flows from the Little San Bernardino Mountains located to the north. The Mission Creek area and Morongo Wash further act as a corridor or linkage between the northern reaches of the creek into the Little San Bernardino Mountains and the Willow Hole Conservation Area, particularly for the Palm Springs pocket mouse. This conservation area also provides a sand source for blow sand habitat in the Willow Hole Conservation Area. Strong winds blow the sand easterly to the Willow Hole Conservation Area, where it becomes a vital habitat resource.

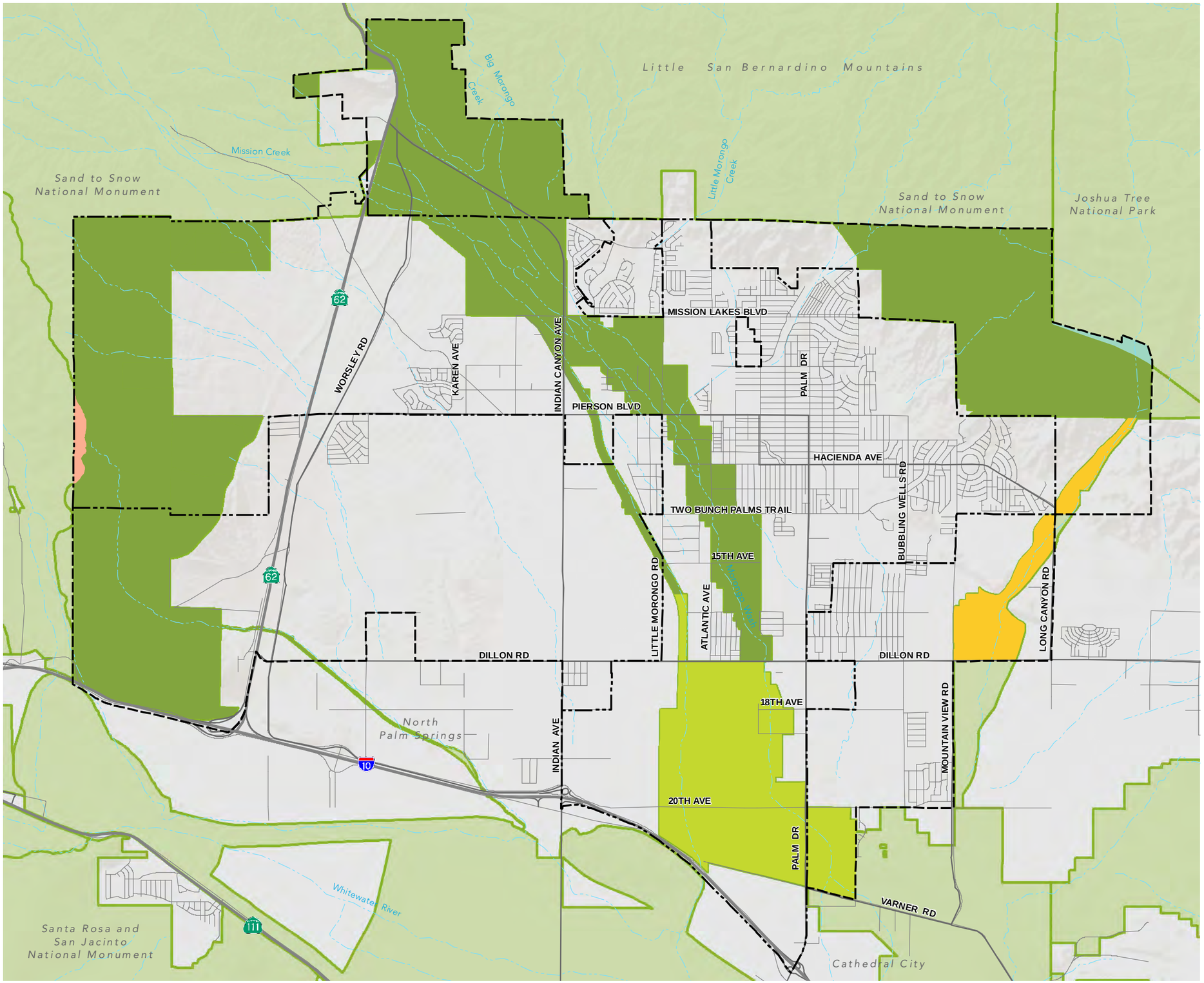
Within the southern sphere of the City, the Willow Hole conservation area helps protect sand sources and habitats. This area connects the Upper Mission Creek area with the Edom Hill conservation area. The area also provides a corridor or linkage for the Coachella Valley fringe-toed lizard, Coachella Valley round-tailed ground squirrel. and Palm Springs pocket mouse.

The Long Canyon conservation area is in part of the City's sphere and is intended to preserve habitat for the burrowing owl and other critical species, as well as acting to help sand transport.

Burrowing Owl (*Athene cunicularia*)

DESERT HOT SPRINGS GENERAL PLAN

Figure OS-2: Coachella Valley Multi-Species Habitat Conservation Plan



Coachella Valley Multiple Species Habitat Conservation Plan

- Upper Mission Creek/Big Morongo Canyon Conservation Area
- Willow Hole Conservation Area
- Long Canyon Conservation Area
- Whitewater Canyon Conservation Area
- Whitewater Floodplain Conservation Area
- Joshua Tree National Park Conservation Area

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: January 2019.

MIG

0 0.25 0.5 1 1.5 2 Miles

RESOURCE CONSERVATION

A key extension of Desert Hot Springs' resort and spa identity is the importance of conservation. This General Plan element builds on this history to ensure that future generations will continue this ecologically responsible tradition. Desert Hot Springs prioritizes the conservation of key resources through protection of water resources, clean air, energy, and minerals, and through recycling and sustainable building practices.

Water Resources

Desert Hot Springs was founded on the quality of its hot and cold water aquifers. This resource has helped fuel the growth of the City's spa resorts and attract tourism. It has also provided a quality source of potable water as the City continues to develop. The City remains committed to continued high standards for water quality for the common health of the community and to help expand economic development opportunities.

The Mission Springs Water District provides water and wastewater services within the City. The district's sole water source is groundwater in the Mission Creek sub-basin pumped from various different wells within the City.

Watercourses and Desert Washes

Various watercourses outlet into the City from the Little San Bernardino Mountains. The watercourses flowing from the west and north generally consolidate into two main watercourses—Mission Creek and Morongo Wash—in the central portion of the City and then drain south. Long Canyon Wash originates near the northeast portion of the City, then crosses along the eastern boundary and drains to the south. Although the FEMA-designated floodplains for these watercourses expand widely across the City, regular storm events are typically accommodated within the naturally defined watercourses.

The protection of these watercourses is important to provide for the unique riparian habitats that exist in the desert. In addition, these watercourses allow the percolation of water for groundwater recharge. As stated above, the quantity and quality of the groundwater is vitally important since this is the City's primary source of potable water and creates the hot water-dependent businesses.

Some of the City's watercourses have been converted to concrete channels that have eliminated the potential for groundwater recharge.

As the City continues to grow and increase pervious surface coverage, protecting and enhancing the watercourses' ability to provide for natural groundwater recharge will have elevated priority.

Hot Water Aquifers

Discovered at the turn of the 20th century, naturally occurring hot mineral water aquifers continue to attract tourists to the foothills of Joshua Tree National Park. Along the Mission Creek branch of the San Andreas Fault in the Desert Hot Springs subbasin, water travels through fissures deep into the Earth's crust, where it heats and returns to the surface as steam, in turn heating the local aquifer. Surface water temperatures range from 90 to 180 degrees Fahrenheit. Although water from the Desert Hot Springs subbasin is not used for domestic consumption, approximately two dozen resorts rely on these thermal springs for their therapeutic values.

Groundwater

Three groundwater subbasins lie beneath the City: Desert Hot Springs, Mission Creek, and Whitewater (Indio). All three are a part of the Coachella Valley groundwater basin. Geologic faults that cross the valley form partial barriers to groundwater flow and interrupt the overall flow of groundwater in the valley. Figure OS-3: Groundwater Resources shows the location of the subbasins.

The Mission Creek and Indio subbasins are the principal sources of water supply for the Mission Springs Water District. These subbasins are replenished through groundwater recharge and artificial replenishment. Artificially replenishment occurs using imported water from the Colorado River and State Water Project Exchange Water. A large recharge basin located just east of SR-60, south of Indian Canyon Drive and along Worsley Road, replenishes the Mission Creek subbasin.

The Desert Hot Springs subbasin has relatively poor groundwater quality, thus limiting its use as a potable water supply. This subbasin is a hot water basin that is highly mineralized, with water temperatures exceeding 100 degrees Fahrenheit.

Groundwater Pollutants

Groundwater pollutants in Desert Hot Springs can generally be categorized as either urban runoff or septic tank wastewater migration. The federal Water Pollution Control Act prohibits the discharge of any pollutant to navigable waters from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. NPDES permit requirements were established in 1987 with the passage of the Water Quality Act. In Desert Hot Springs, NPDES permits are issued by the California Regional Water Quality Control Board, Colorado River Basin (RWQCB) as part of its storm water program. The City complies with the RWQCB's monitoring and reporting program through the requirement to comply with "best management practices" in many residential, commercial, and development-related activities to reduce runoff.

In Desert Hot Springs, wastewater traditionally has been disposed of through individual septic systems. As of 2019, just about 55 percent of households used septic systems. In 1996, the Mission Springs Water District commissioned a study by the United States Geological Survey to determine the effect septic system wastewater migration had on groundwater resources. The study determined that the septic systems posed a significant threat to the groundwater resources.

To address this, the Mission Springs Water District has an ongoing program to connect existing residences on septic systems to sewer collectors that have been constructed or are in the process of being constructed. Since 2005, over 4,000 3,520 parcels have been converted from septic to sewer service as part of this program. Continued efforts to expand sewer facilities will reduce and ideally eliminate the threat septic systems pose to groundwater quality.

Water

Since the City's sole source for domestic water is local groundwater, water conservation efforts that reduce the overall demand for water can contribute greatly to the long-term sustainability of the City's water supply. Landscaping accounts for approximately 70 percent of domestic water use. Efforts to curtail water-intensive landscaping will make the biggest impact on conservation, such as using more drought-tolerant plants and adjusting irrigation scheduling.

In addition to landscape changes, modifying behavior patterns can also yield substantial reductions in water usage. Practices such as turning off the water faucet while brushing teeth, running the dishwasher or clothes washer only with full loads, using a broom rather than spraying water to clean driveways and patios, and shortening shower times are all relatively simple modifications to water use behavior.

Landscaping and Irrigation

The Mission Springs Water District reviews landscape and irrigation plans for all residential, commercial, and industrial development proposed within the City. Prior to the City's approval of the plans, Mission Springs Water District is required to sign off on the plans. The district has developed Water Efficient Landscape Guidelines that are utilized in review of plans. Although the guidelines recommend that climate appropriate plants be utilized, any plant may be utilized as long as water allowances are not exceeded.

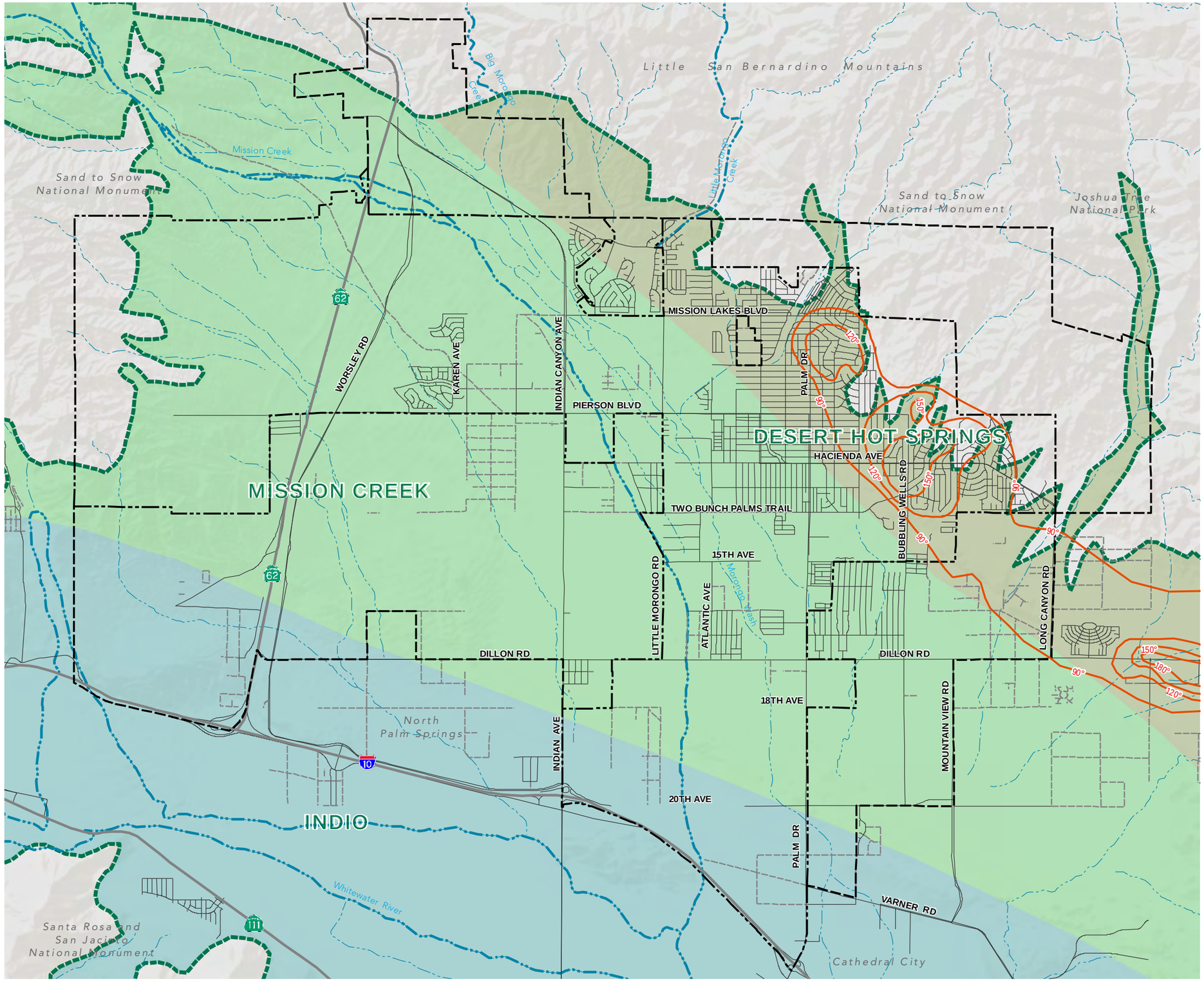
Recycled Water

Recycled water (sometimes called reclaimed water) is wastewater that is treated so that it can be reused. In most cases the water is sent back through a separate water system via separate pipes for use as non-potable water. Approximately 70 percent of recycled water is used for landscape irrigation.

As of 2019, Mission Springs Water District was not providing recycled water within Desert Hot Springs. However, the district plans to expand facilities to include new facilities to provide recycled water for irrigation of golf courses, parks, medians, and greenbelts. The district projected a capability of producing 6,4000-acre-feet per year by 2040.

DESERT HOT SPRINGS GENERAL PLAN

Figure OS-3: Groundwater Resources



Groundwater Basins

- Coachella Valley Groundwater Basin

Groundwater Subbasins

- Desert Hot Springs
- Mission Creek
- Indio
- Geothermal-Aquifer Water Contours

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County. California Department of Water Resources.
Date: February 2019.

0 0.25 0.5 1 1.5 2 Miles

Clean Air

Good air quality contributes to long-term community health. The Coachella Valley and the City of Desert Hot Springs are located within the Salton Sea Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for ensuring the region achieves or makes significant progress toward achieving federal and State air quality goals. A regional Air Quality Management Plan is implemented through each local jurisdiction's planning efforts including, in part, this General Plan.

Desert Hot Springs and the entire Coachella Valley is impacted by significant air pollution. The region experiences inversions, whereby a layer of stagnant air is trapped near the ground where it can be further loaded with pollutants. These inversions create conditions of haziness, which is caused by moisture, suspended dust, and a variety of other sources. Despite this, relative to other areas of Southern California, the City of Desert Hot Springs has good air quality.

Of most concern locally are tiny particles that blow with the wind and can embed into the lungs. These dust particulates are more commonly called PM_{10} and $PM_{2.5}$. Particularly during the spring months, persistent and strong winds carry sand through the center of the Valley. Human activities, such as site disturbance and grading activities, can also lift particles into the air, allowing them to remain suspended.

Sensitive Receptors

The potential hazards from pollutants are of concern to the entire population. Certain portions of the population are more susceptible, such as children and the elderly, known as "sensitive receptors". The region's high median age is of particular concern since the elderly are more at risk to hazards from pollutants due to degenerated respiratory and cardio-pulmonary conditions. Hospitals and convalescent facilities are also sensitive receptors for similar reasons, as are places with higher concentrations of youth: schools and parks.

A Changing Climate

Climate change will continue to effect conservation efforts of the City. While closely linked to air quality, this issue is addressed in the Safety and Noise Element.

Wind turbines along Indian Canyon Drive

Energy Conservation

Temperatures in Desert Hot Springs regularly exceed 100 degrees and occasionally exceed 120 degrees in the summer months, and sometimes drop below freezing during nighttime in the winter months. These extremes in temperature contribute to substantially different utility bills than are typical for most Southern California households. Additionally, the City is growing its industrial land uses to provide more financial diversity and jobs. As some of these uses, such as cannabis processing, can be more power intensive than other uses, it is critical to be mindful of ways to efficiently develop these industrial uses.

The City cooperates in regional efforts to reduce energy usage, such as being an active member in the Coachella Valley Association of Governments Energy & Environmental Resources Committee.

Electricity

According to the California Department of Energy, for the Desert Hot Springs climate zone, the average household uses an average of 7,068 kilowatt-hours of electricity per year. Electricity services are provided by Southern California Edison. Southern California Edison offers residential users various rebate programs for the installation of newer, more energy-efficient equipment. Some of these rebates include refunds for qualified refrigerator, freezer and water heater replacements, installation of qualified room air conditioners, and pool pumps or motors.

The City has also participated in promoting wind energy and experimental small-scale solar energy plants, such as the 2.9-megawatt Desert Hot Springs Solar Project by Borrego Solar, which tracks the sun to produce more efficient energy.

Solar and Wind Energy

The Desert Hot Springs climate provides great potential for solar energy development, with approximately 330 days of sunshine per year. Solar water heating systems are very common in the City; they are relatively cheaper to install compared with photovoltaic systems.

Windfarm development has increased dramatically in the San Gorgonio Pass area since 2000. The San Gorgonio Pass area is one of the world's most successful wind energy production sites, with the potential to generate up to 1.5 million megawatts of electricity. The natural configuration of the pass and surrounding geography create moderate to high wind conditions year-round. Many windfarms exist today within the City's boundaries and the sphere of influence.

Mineral Resources

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that all cities in the State consider mapped mineral resources designations (as defined by the State Mining and Geology Board) in long-term planning efforts. The law ensures that significant aggregate resources are recognized and considered before land use decisions are made that may compromise the long-term availability of these resources.

The State of California Department of Conservation, Division of Mines and generally classifies Mineral Resources Zones (MRZ) based on classification criteria and priority list. The following categories are identified as having a potential for mineral resources:

- MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- MRZ-3: Areas containing mineral deposits, the significance of which cannot be evaluated from available data.

The majority of the City has not been designated as an MRZ, which indicates little potential for development of mineral resources throughout the City. Small portions within the hills along the northern boundaries are designated MRZ-2 (see Figure OS-4: Mineral Resources). The lower portion has been developed as residential uses. The upper portion of the MRZ includes an abandoned concrete mill along Little Morongo Creek, just outside of the Planning Area. The Painted Hills – Super Creek Quarry is located along the western City boundary and mines a decorative mica-flagstone rock.

Solid Waste and Recycling

State laws such as the Integrated Waste Management Act (AB 939) require cities to reduce, recycle, and reuse solid waste. Specifically, the Act requires jurisdictions to divert 50 percent of solid waste from landfill disposal through recycling or source reduction programs, as well as to oversee the disposal of household hazardous wastes.

To meet these goals, the City has adopted the County's Source Reduction and Recycling Element to define the diversion goals for waste haulers contracted with the City. Construction and demolition materials represent a significant part of the waste stream. Recycling or reusing waste from construction and demolition job sites can often reduce project costs, as well as benefit the environment and help meet waste diversion goals. The element also requires every structure planned for demolition be made available for deconstruction, salvage, and recovery prior to demolition to recover the maximum feasible amount of salvageable designated recyclable and reusable materials prior to demolition. All new construction projects are required to meet the diversion requirements, submit a construction and demolition waste plan, and submit a performance security along with the application required for a construction permit.

Sustainable Building Practices

Buildings in the United States consume extraordinary land and are a major source of pollution. Sustainable (green) building practices use natural resources in more efficient and ecological manner than traditional buildings. Sustainable building practices include designing, constructing, and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient materials, and high standards of indoor environmental quality in all phases of a building's life. Energy efficient buildings can even be certified "green" by such programs as the Leadership in Energy & Environmental Design (LEED) rating system.

The City will help address construction efficiency by undertaking a phased approach to requiring green building practices. Programs will focus on educating residents and businesses regarding the environmental and financial incentives of sustainable design. A recognition program will serve as a tool to publicize outstanding examples of sustainable buildings and clarify misconceptions about the look and cost of sustainable building and design.

Looking northeast toward the Little San Bernardino Mountains

AESTHETIC RESOURCES

Desert Hot Springs slopes gently upward from Interstate 10 up to the hills and mountains to the north. This topography creates superior views across the Coachella Valley to the south.

Scenic Viewsheds and Corridors

Protection of these views has long been a priority. Traditionally, most homes and new developments have been one story, which preserves views.

Designated scenic corridors provide travelers with views of distinctive natural features have high aesthetic value. The intent of distinguishing a scenic corridor is to conserve scenic resources along scenic highways and to manage development along scenic highways and corridors so that the designations will preserve and complement the area's natural characteristics. State Route 62 and Interstate 10 have been identified as State and County eligible scenic highways. Designation of the Sand to Snow National Monument reinforces the importance of these corridors. Standards have been incorporated into the General Plan to guide development in the areas adjacent to these corridors to preserve scenic qualities.

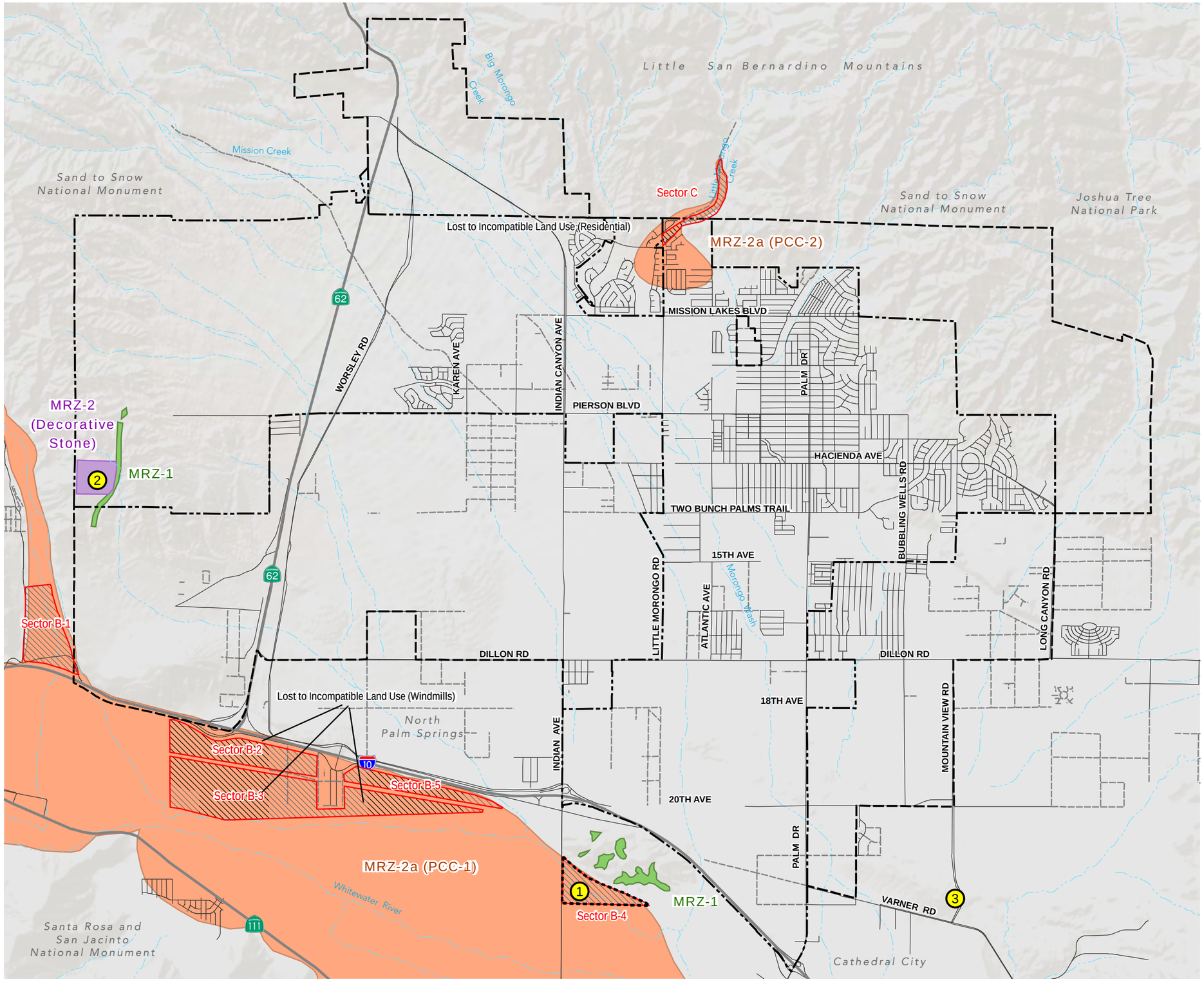
Night Sky

Although the City has not enacted specific regulations protecting nighttime views, typically called dark sky regulations, the community has expressed general interest in doing so.

Dark sky regulations can be effective in limiting levels of light pollution that can degrade nighttime views while still providing sufficient light for safety. These regulations can also aid in preserving a rural community feel.

DESERT HOT SPRINGS GENERAL PLAN

Figure OS-4: Mineral Resources



Mineral Resource Zone Designations

MRZ-1
Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources

MRZ-2 (Base, Decorative Stone)
Areas where available geologic data indicates that significant measured or inferred mineral resources, other than PCC-grade aggregate, are present

MRZ-2a (PCC)
Areas where available geologic data indicates that significant measured or indicated mineral resources are present

MRZ-3
Areas containing known or inferred mineral occurrences of undetermined mineral resource significance.

Aggregate Resources

Areas designated by the State Mining and Geoloogy Board (1989) as containing regionally significant PCC-grade aggregate resources. Darker shading represents those portions currently lost to land use incompatible with mining as defined by the Board

Permitted Aggregate Mine Boundary

Permmited Mines Producing PCC-Grade Aggregate

1 Granite Garnet Pit

Permitted Mine Producing Other Commodities

2 Painted Hills - Super Creek Quarry

3 Riverside County D.O.T. - New Thermal Canyon Pit

Base Map Features

City Boundary
Sphere of Influence
Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: February 2019.

0 0.25 0.5 1 1.5 2 Miles

Desert Landscaping

Landscaping complements and softens the built environment. Drought-tolerant landscaping can be used to create a unique aesthetic. This can be accomplished on a city-wide scale or on a neighborhood or street-by-street level to enhance identification. Various types of palm trees, mesquites, honey locusts, succulents, and desert shrubs can be combined to create interesting and low-maintenance landscape treatments.

Climate-appropriate shade trees can diminish the impact of summer's extreme heat and minimize the urban heat island effect, which occurs when asphalt or concrete paving is exposed to sunlight and absorbs heat. The shading of parking areas is of most value to limit interior vehicle temperature buildup. Also, of high value is the provision of shade trees in parks, open space areas, and along sidewalks and trails.

The temperature felt between the sunny and shady areas can differ between 10- and 20-degrees Fahrenheit. The reduction in temperature makes utilization of open spaces and sidewalks more enjoyable to people. All public places—including bus stops, sidewalks, and playgrounds—should incorporate shade.

Desert-themed landscaping along Pierson Avenue

Cabot's Pueblo Museum, a historic museum listed on the National Register of Historic Places

CULTURAL RESOURCES

The identity of a community is, in part, derived from its past. By preserving historic structures, places, and landmarks, that identity can be preserved. Desert Hot Springs and properties within the sphere of influence have many cultural resource sites. Also, given the extensive prior habitation of the region by Native peoples, the Planning Area has a high probability of archeological resources of significance yet to be discovered.

Prehistoric and Archaeological Resources

Archaeological resources are resources that originate from people associated with prehistoric times. In the Desert Hot Springs area, these are typically associated with the indigenous Cahuilla tribes that inhabited approximately 2,000 square miles of what are now portions of Riverside, Imperial, and San Diego Counties. The Cahuilla have been historically divided into "Mountain," "Desert," and "Pass" groups by anthropologists. The nine federally recognized Cahuilla tribes are the Agua Caliente, Augustine, Cabazon, Cahuilla, Los Coyotes, Morongo, Ramona, Santa Rosa, and Torres-Martinez.

Archaeological resources have been identified within fault zones, which are areas of with more abundant water and vegetation. In addition, areas associated with mountain washes, streams, and canyons and areas with mesquite thickets can also contain resources. These areas have been identified as sensitive areas where the discovery of potentially significant archaeological resources may occur.

Paleontological Resources

Paleontological resources are the fossilized biotic remains of ancient environments. They are valued for the information they yield about the history of the Earth and its past ecological settings. Lands are determined to either have high, low, or undetermined potential for finding paleontological resources. Riverside County has an extensive record of fossil life starting in Jurassic time, 150 million years ago. The majority of the City is designated as low, with some areas designated undetermined potential for containing paleontological resources. The potential for unearthing paleontological resources should not be of major concern to future development.

Historical Resources

The historical period for the area generally begins with the exploration of the area by the Spanish in the 1700s. Although little exploration and settlements occurred by the Spanish, routes between inland missions did cross through the greater area. During the brief rule by Mexico, little changed in the area, although Mexico issued land grants for the creation of ranchos in the region.

The majority of the City's historic resources are typically associated with more recent history, starting with the homesteading of the area in the early 1900s. The enactment of the Desert Lands Act in 1877 by the U.S.

Congress opened vast arid and semi-arid areas of publicly owned land across the country to homesteading. The Act required potential settlers to purchase the public property and agree to irrigate it within three years.

Cabot Yerxa was one of the earliest settlers in what is now the City of Desert Hot Springs. He came to the area in 1913 and after a year of attempts to improve the land, managed to dig a well that resulted in the discovery of a natural hot aquifer. Soon after, another well was dug approximately 600 yards from the original well; it yielded cold water. Many years later, the difference in the temperature in the water was determined to be the result of the separation of the aquifers by the Mission Creek fault. Yerxa continued to live in the area until 1918, when he left to enlist in the Army during World War I and eventually returned to the area in 1937.

Yerxa's Indian Pueblo

One of the most notable local historic resources is Yerxa's Indian Pueblo, which Yerxa began constructing in 1941 and continued for the next 24 years. The building design is based on Hopi style pueblos, and its construction utilized a large amount of discarded materials, including lumber from railroad ties and old used nails. After Yerxa's death in 1965, the pueblo was saved from demolition by Cole Eyraud, who purchased the property and donated it to the City. The pueblo now houses Cabot's Pueblo Museum. The museum contains artifacts related to the pueblo and the life of Yerxa, as well as other items related to the history of Desert Hot Springs and the greater Coachella Valley.

Bath Houses and Spas

In 1941, with the help of Aubrey Wardman, L.W. Coffee opened the first bath house at the southwest corner of Eighth Avenue and Palm Drive, utilizing the natural hot water aquifer. In the following 20 to 30 years, additional bath houses, spas, and resorts were developed. Additional resorts spurred the development of more commercial and residential development to serve the expanding tourism; this activity led to the City's incorporation in 1963. During this time, the baths and spas attracted many celebrities from the Los Angeles area. The spas and resorts continue to be a regular tourism attraction, drawing not just from the restorative value of the mineral waters but also the interest in the post-Modern architecture of many of the resorts.

Since the City did not begin to fully develop until the 1960s, not many buildings that have reached the age to be considered for historical designation. Although as of 2019 no National Register listed properties or California Historic Landmarks had been recorded, Cabot Yerxa's 1913 "discovery of hot well water" located in front of Cabot's Old Indian Pueblo Museum has been designated a California Point of Historic Interest. Approximately 40 properties in the Planning Area are listed in the Historic Properties Directory. These properties, along with any additional that may be identified as being historic, should be considered for protection to preserve the City's link to its unique history.

Cabot Yerxa and his wife outside the pueblo he constructed near the site of his discovery on Miracle Hill of both hot and cold underground springs

OPEN SPACE AND COMMUNITY RESOURCES GOALS AND POLICIES

Natural Habitat

GOAL OS-1: PROTECTED HABITAT AND NATURAL WASHES THAT ARE PROTECTED, MANAGED, AND PRESERVED

Policy OS-1.1: Natural Habitat and Washes. Protect the natural habitat within Mission Creek, Morongo Wash, and Long Canyon Wash.

Policy OS-1.2: Threatened and Endangered Species. Protect threatened, endangered, or other special status plant and animal species.

Policy OS-1.3: Future Development. Minimize the impact of future development on sensitive habitat and species.

Policy OS-1.4: Development Regulations. Apply land use development regulations to limit development of sensitive biological areas, including biological linkages and conservation areas.

Policy OS-1.5: Biological Resources Assessment. Require a biological resources assessment, as appropriate, for any development proposal or infrastructure project located on undeveloped/ undisturbed land.

Policy OS-1.6: Development Transition. Require development adjacent to conservation areas to respect the requirements of the Coachella Valley Multispecies Habitat Conservation Plan conservation areas and to provide an appropriate transition between conservation areas and developed areas.

Policy OS-1.7: Limited Public Access. Encourage appropriate access into conservation areas, where allowed by the Coachella Valley Multispecies Habitat Conservation Plan, to allow residents and tourists use for educational and passive recreational uses.

Policy OS-1.8: Compatible Growth. Allow for appropriate and compatible growth and development that is consistent with applicable laws within the Coachella Valley Multispecies Habitat Conservation Plan areas.

Policy OS-1.9: Project Review. Provide a less costly, more efficient project review process which results in greater conservation values than project-by-project, species-by-species review.

Policy OS-1.10: Clear Expectation and Regulatory Predictability. Provide clear expectations and regulatory predictability for persons carrying out activities within the Coachella Valley Multispecies Habitat Conservation Plan areas.

Policy OS-1.11: Maximize Connectivity. Maximize connectivity among conservation areas and avoid habitat fragmentation within to conserve biological diversity, ecological balance, and connected populations identified in the Coachella Valley Multispecies Habitat Conservation Plan.

Policy OS-1.12: Biologically Sensitive Habitat. Identify and designate biologically sensitive habitat areas to preserve habitat and contribute to the recovery of species identified in the Coachella Valley Multispecies Habitat Conservation Plan.

Policy OS-1.14: Natural Habitat and Washes. Minimize adverse impacts from off

road vehicle use, illegal dumping, edge effects, exotic species, and other disturbances in accordance with the Coachella Valley Multispecies Habitat Conservation Plan.

Policy OS-1.15: **Broaden Cooperation.** Consult with local, county, State, and federal agencies, as well as private non-profits, and cooperate in efforts to maintain and broaden habitat conservation, especially where essential for the preservation of sensitive, rare, and endangered species and to increase open space linkages.

Policy OS-1.16: **Consult with Flood Control Agencies.** Consult with the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers to plan, design, and build flood control facilities that balance the preservation of the natural habitat and minimizing flooding hazards.

Policy OS-1.17: **Agency Consultation.** Consult with the Coachella Valley Associated Governments and other agencies to implement the Coachella Valley Multispecies Habitat Conservation Plan.

Policy OS-1.18: **CVMSHCP Education.** Consult with the Coachella Valley Association of Governments in the development and provision of education materials to developers and the public on the Coachella Valley Multispecies Habitat Conservation Plan and how they can respect the City's natural open space areas to meet the goals of the Coachella Valley Multispecies Habitat Conservation Plan.

Resources Conservation

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

Policy OS-2.1: **Air Pollution Reduction.** Seek to reduce air pollution through the implementation of existing regulations and the creation of new regulations where needed.

Policy OS-2.2: **Climate Change Laws.** Find creative means to comply with State laws addressing climate change.

Policy OS-2.3: **Minimize Air Quality Impacts.** Minimize the air quality impacts of new development projects on established uses.

Policy OS-2.4: **Air Quality Goals.** Ensure that land use and transportation plans support regional air quality goals, with new development projects reducing vehicle miles traveled and vehicle trips.

Policy OS-2.5: **Education Programs.** Partner with regional agencies to establish public education programs that provide information on ways to reduce and control emissions and make clean air choices.

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

Policy OS-2.7: **Coordination.** Assure the City provides updated data to the Southern California Regional Governments to assist in updates to the Sustainable Communities Strategies and Regional Transportation Plan.

Policy OS-2.8: **Air Quality and Climate Change Analyses.** Require detailed air quality and climate change analyses and mitigation plans for all applications that have the potential to adversely affect air quality.

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

Policy OS-3.1: **Water Conservation.** Require water conservation measures in new development, equivalent to CalGreen Tier One or similar standards.

Policy OS-3.2: **Water Conservation Incentives.** Encourage residents and businesses to practice water conservation through incentive programs and where necessary, develop/support programs that penalize wasteful practices.

Policy OS-3.3: **Runoff Pollution.** Encourage use of creative and environmentally sustainable ways of reducing groundwater and urban runoff pollution, including the National Pollutant Discharge Elimination System (NPDES) requirements of the Regional Water Quality Control Board.

Policy OS-3.5: **Water District Consultation.** Continue to consult with Mission Springs Water District on water conservation efforts, policies, and demonstration projects, such as expansion of a recycled water system.

Policy OS-3.6: **Landscaping.** Require climate-appropriate landscaping for new development, and limit turf to be used as accent only.

Policy OS-3.7: **Gray Water.** Encourage and allow for the use of gray water systems in new and existing developments for re-use of onsite water from washbasins, showers, and tubs to be used in toilet flushing and irrigation.

Policy OS-3.8: **Recycled Water.** Where feasible, require new industrial and commercial developments to install a dual pipe water system to hook up to future Mission Springs Water District recycled water supply, when available, for common area irrigation and for individual property's irrigation.

Policy OS-3.9: **Groundwater Contamination.** Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources, and confer with other appropriate agencies to assure adequate review.

Policy OS-3.10: **Site Drainage.** Require that new development incorporate features into site drainage plans that reduce impermeable surface area, increase surface water infiltration, and minimize surface water runoff during storm events. Such features may include additional landscape areas, parking lots with bio-infiltration systems, permeable paving designs, and stormwater detention basins.

Policy OS-3.11: **Reliable Water Supply.** Consult with local water agencies to plan for adequate supplies of domestic water facilities commensurate with historical growth, anticipated growth, and planned long-term growth.

Policy OS-3.12: **Future Water Supply Constraints.** Recognize any immediate water supply constraints and consider long-term availability of water in the approval of development projects.

Policy OS-3.13: **Water Supply/Projected Growth Balance.** Use a coordinated review process with local water resource management agencies to assess the rate of growth in the City and the near- and mid-term demands on projected available water resources and consistency with water management and SGMA groundwater sustainability plans. Link the City's ability to approve projects and issue building permits to the water resource management agencies' ability to manage resources consistent with approved water management plans, SGMA groundwater sustainability plans and Urban Water Management Plans.

GOAL OS-4: INCREASED ENERGY EFFICIENCY AND CONSERVATION

Policy OS-4.1: **Energy Conservation.** Seek to incorporate energy conservation measures into new development projects.

Policy OS-4.2: **Education and Outreach.** Continue community education and outreach regarding energy conservation.

Policy OS-4.3: **Rooftop Solar Projects.** Streamline solar panel permits for small-scale residential and commercial business rooftop projects by removing discretionary planning permits or allowing approval over the counter.

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

Policy OS-4.5: **Solar Farms.** Allow solar energy farms that minimize disturbing the desert environment.

Policy OS-4.6: **City Vehicle Replacement.** When City vehicles are replaced, assure that they are electric or alternative fuel vehicles when possible.

Policy OS-4.7: **Alternative Electricity Options.** Continue to explore, assist, and encourage alternative electricity options such as wind or small-scale solar energy facilities.

Policy OS-4.8: **Regional Participation.** Continue to participate in regional efforts to address energy conservation.

Policy OS-4.9: **Windmill Development.** Review all public and private requests for land use designation changes to assure that no change hinders the City's ability to allow and facilitate windmill development, consistent with the City's standards.

GOAL OS-5: REDUCTION IN OVERALL WASTESTREAM AND DIVERSION FROM LANDFILLS

Policy OS-5.1: **Recycling Services.** Provide residents and businesses with comprehensive and efficient solid waste recycling services that, at a minimum, meet State diversion mandates.

Policy OS-5.2: **Waste Reduction.** Continue to require strict construction waste reduction through programs, education, and regulations.

GOAL OS-6: SUSTAINABLE DEVELOPMENT APPROACHES

Policy OS-6.1: **Sustainable Construction.** Encourage sustainable construction practices and the use of energy-saving technology within buildings. Consider establishing a green building program that draws from

the LEED (Leadership in Energy & Environmental Design) standards.

Policy OS-6.2: **Green Building.** Require LEED or similar building efficiency certifications for all new public facilities and buildings. Encourage similar green building certifications for private development projects.

Aesthetic Resources

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

Policy OS 7.1: **Scenic Corridors.** Limit the impact of development on scenic corridors, vistas, and resources through enforcement of development regulations. Preserve scenic routes in accordance with Caltrans' Scenic Highways Plan.

Policy OS 7.2: **Nighttime Views.** Preserve the quality of nighttime views through required shielding and downward-facing lights.

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

Policy OS 7.4: **Street Trees.** Encourage new public street tree plantings in established neighborhoods, and require all new development to provide climate-appropriate street trees.

Policy OS 7.8: **Scenic Vistas.** Seek opportunities to create public open space areas with scenic vistas that all can enjoy.

Policy OS 7.9: **Hillside Guidelines.** Develop guidelines and standards for development on hillsides and ridgelines within the City. Coordinate with adjacent jurisdictions on standards for development on hillsides and ridgelines that are part of the City's viewshed. These guidelines and standards should be included in an amendment to the City's Hillside Grading Ordinance.

Policy OS 7.10: **Dark Sky Regulations.** Adopt dark sky regulations that limit the amount and type of lighting within developments.

Cultural Resources

GOAL OS-8: CULTURAL AND HISTORIC RESOURCES ARE PRESERVED, PROTECTED, AND CELEBRATED

Policy OS-8.1: **Historic Preservation**. Continue to assess the historical significance of additional properties, and encourage the preservation of public and private buildings which are of local, historical, or cultural importance.

Policy OS-8.2: **Local Historic Groups.** Support the work of local historic groups to identify, designate, and preserve local structures and sites of historic interest and importance.

Policy OS-8.3: **Marketing.** Market and promote historic and cultural resources in the community, including the Cabot's Pueblo Museum, as a means of bolstering economic development.

Policy OS-8.4: **Cultural Preservation Balance.** Balance cultural preservation goals with the interests of private property owners.

Policy OS-8.5: **Archaeological Resources.** Assure that all development properly addresses the potential for subsurface archeological deposits by requiring archaeological surveys

during the development review process as appropriate.

Policy OS-8.6: **Cultural Resources.** Review all development and redevelopment proposals for the possibility of cultural resources. This may include the need for individual cultural resource studies, including subsurface investigations.

Policy OS-8.7: **Paleontological Resources.** Coordinate CEQA review of proposed developments as either being identified as having a High A or Undetermined potential for unearthing paleontological resources.

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PUBLIC REVIEW DRAFT – FEBRUARY 2020

DESERT HOT SPRINGS GENERAL PLAN

HEALTH AND WELLNESS ELEMENT

- INTRODUCTION
- HEALTH AND WELLNESS
- PARKS, RECREATION, AND TRAILS
- LIFE-LONG LEARNING
- GOALS AND POLICIES


DESERT HOT SPRINGS
RECREATION

HEALTH AND WELLNESS ELEMENT

Desert Hot Springs has long been associated with its spa and resort industries that promote "wellness." Also, the natural environment surrounding the City attracts visitors looking to hike and enjoy nature. Residents also enjoy these features. **Promoting the local wellness industries and providing residents with parks, trails, access to healthy foods, health and human services, recreational programming, and life-learning services are components of a healthy community that guide land use planning, mobility, economic development and overall community well-being.**

The increase in chronic health issues brought about as a result of poor diet, lack of physical activity, proximity to pollution, homelessness, and inaccessible healthcare services has led to challenging health conditions for many Desert Hot Springs residents. Actions can be taken at the community level to address these issues. This Element supports of a healthy community by promoting **access to health and wellness services, creating a vibrant parks and trails system to allow for physically activities, providing mental stimulation from recreational programming and life-long learning services, and by improving the school and library systems to provide greater learning opportunities.**

HEALTH AND WELLNESS

Health and Human Services

Health Services

Access to health care is a basic human need. This Element supports health service access and health for the entire community. Regional facilities in the City provide basic health services.

The City's Community Health & Wellness Center provides health and wellness services, including classes, kitchen, fitness center, and dental and medical exam rooms. The adjoining aquatic center features a competition-length swimming pool, a splash pad, and locker rooms.

The County of Riverside operates a Behavioral Health and Nutrition Services Center aimed at providing services for mental health, nutrition, and health education. The Public Health Department manages the Women, Infants & Children supplemental nutrition program, providing nutrition and breastfeeding education and support, referrals to health care and community services, and assistance to purchase healthy foods.

As of 2019, Desert Hot Springs had no hospital or urgent care facility, requiring residents to drive to neighboring communities for more acute healthcare needs. During General Plan public engagement activities, the community expressed a desire for closer emergency care services or an urgent care facility in the City. The closest emergency room—Desert Regional Medical Center in Palm Springs—is approximately 12 miles from most residential neighborhoods. While several smaller private health care providers and urgent care facilities are located in the City, the demand for services can result in long wait times.

The City will continue to pursue new opportunities and partner with Coachella Valley operators and organizations to bring emergency care services and expanded health services to Desert Hot Springs.

Desert Hot Springs Health & Wellness Fitness Center

Senior Services

Desert Hot Springs operates a senior center next to the Carl May Community Center and library. The center provides activities, excursions, services, meals, fitness, entertainment, and classes for older residents. It also provides a gathering place to connect socially and intellectually.

Childcare Services

High-quality childcare allows parents to work knowing that their children are supervised and taken care of. It also provides a valuable service to the children, helping them grow socially, emotionally, and intellectually. Many private childcare providers operate in the City under State-issued licenses. The Riverside County Department of Public Social Services Child Care programs provide child care payments to eligible families.

Homelessness

Homelessness is the circumstance of people without a permanent house or living quarters. People who are homeless are most often unable to acquire and maintain regular, safe, secure and adequate housing due to a lack of or an unsteady income. Homelessness comes at a very high cost — to individuals, communities, and systems of care. Homeless persons are more likely to suffer from chronic medical conditions and complications due to housing instability. Emergency rooms, crisis response, and public safety systems are utilized at a much higher rate by homeless individuals.

The effects of homelessness on society can be quite costly, not only in terms of tax dollars spent but on the strain on social agencies, individuals, and families. Although families and some individuals may find themselves in homeless shelters for relatively short periods of time due to an economic or personal crisis, it is the long-term, chronic homeless population that incurs significant costs. These include hospitalization and emergency room visits, police intervention and incarceration, and use of mental health, poverty and homeless programs.

While no official studies document the financial losses to merchants from local homeless populations, plenty of articles in the media have documented the struggles between merchants and homeless people and related public policy issues faced by local governments and police departments. Merchants, their customers, visiting tourists, and municipalities seeking to increase tourism are finding no easy answers for addressing the adverse side effects of transients and loitering.

Homelessness in the Coachella Valley has reached a crisis. As the cost of housing has climbed sharply and the supply of rental market has limited availability, homelessness has increased correspondingly. Within the Valley, several community-based organizations provide services and emergency housing for homeless persons. The survey counts unsheltered and sheltered homeless people. Between 2017 and 2018, point-in-time counts identified an increase in 35 percent, from 43 to 58 persons. Due to the open desert lands and vacant properties, and generally warmer weather, many homeless persons have set up shelters and encampments in these locations.

Access to Healthy Foods

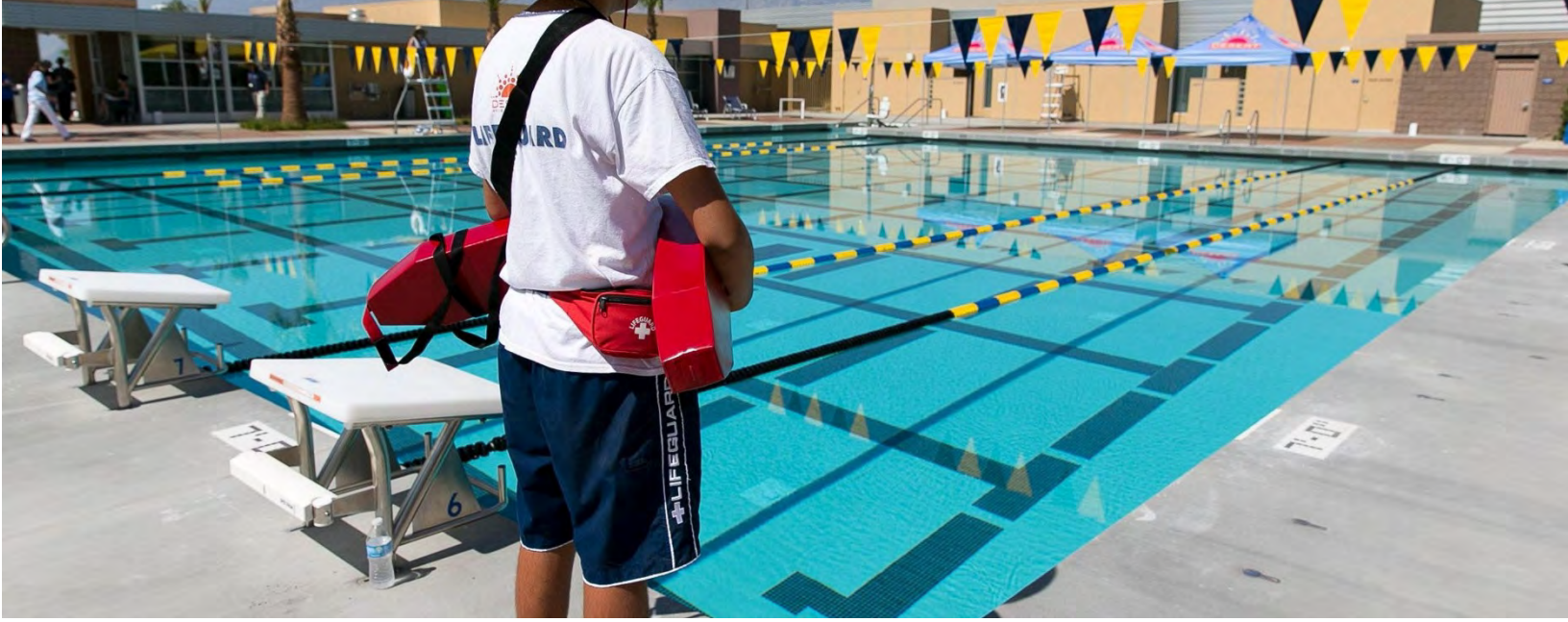
Healthy food retailers—grocery stores, farmers' markets, mobile markets and other vendors of fresh, affordable, nutritious food—are critical components of a healthy, thriving community. A locally diverse retail food environment provides greater choice and competition amongst retailers to provide the nutritious foods residents need at prices they can afford. By influencing the types of stores and restaurants or how they operate—as well as providing nutritional education through cooking classes—the City may be able to indirectly encourage positive individual choices about nutrition. Desert Hot Springs will encourage an environment with healthy food options and avoid proliferation and concentration of fast-food restaurants and convenience stores.

Environmental Justice

People are exposed to a variety of potentially harmful substances every day that may affect their short- and long-term health. One substantial source is poor air quality resulting from automobile and industrial emissions. Air quality is regulated by the Federal and State governments. In the Coachella Valley, the South Coast Air Quality Management District (SCAQMD) is the responsible agency. The City can support efforts to improve air quality through decisions about land use and circulation, as well as cooperating with the SCAQMD to monitor local businesses and emissions to ensure compliance.

A second potential source of exposure is through poor water quality. The two water districts providing local water service—Mission Springs Water District and Coachella Valley Water District—produce comparatively higher quality water relative to most Southern California cities. Maintaining this high quality requires limiting potentially harmful pollutants into the groundwater.

Desert Hot Spring and its sphere of influence fortunately are not identified by the State as a "disadvantaged community," meaning a community which suffers from a combination of economic, health, and environmental burdens. (Burdens include poverty, high unemployment, health conditions like asthma and heart disease, as well as air and water pollution, and hazardous wastes.) Nonetheless, continued vigilance and consultation with agencies such as the SCAQMD, the water districts, and public health agencies—combined with public education programs—will guard against any future environmental and public health concerns.



John H. Furbee Aquatics Center

PARKS, RECREATION, AND TRAILS

Park Facilities

Parks are an important component of a healthy community. Numerous studies have shown the social, environmental, economic, and health benefits parks bring to a city and its people. City parks and open space improve our physical and psychological health, strengthen our communities, and make our neighborhoods more attractive places to live.

Parks create places for social gatherings; they bring the community together. They provide places to participate in sports, attend festivals, or just take a leisurely stroll. They encourage socialization. As the City develops, the types of parks and amenities—and how they are distributed—will need to be considered to provide for the growing population.

Established Park Inventory

As of 2019, Desert Hot Springs' seven public parks totaled nearly 40 acres of improved parkland. The parks offer a range of active and passive recreation opportunities, including baseball and soccer fields, basketball courts, skate park, tennis courts, swimming pools, open lawns, benches, picnic areas, and playgrounds.

Park Classifications

Desert Hot Springs' parks are categorized into four park classifications based upon function, service, and specific need. Table HW-1 lists the parks and amenities. The City's park system consists of the following park classifications:

- **Mini Parks.** Sometimes called pocket parks, these smaller parks provide small areas of open space for residents to use and range in size between one-quarter acre to two acres. They typically serve a radius of one-quarter to one-half mile. These parks may include such amenities as playground equipment, small turf areas, benches, BBQs, and picnic tables.
- **Neighborhood Park.** These parks provide more active recreational amenities than a mini park. Amenities may include the same as those in a mini park, but typically at a larger scale and may also include some sports-oriented amenities, like basketball courts and/or fenced in dog runs. These parks typically range in size from two to five acres and provide dedicated parking areas.
- **Community Park.** Community parks provide additional active recreational amenities beyond the neighborhood park and generally range in size from five to 30 acres, serving the entire community. In addition, this type of park typically has multiple activity fields to serve local youth sports programs. Concession stands and bathrooms may also be provided. In some instances, these parks may provide amenities such as swimming pools and recreation buildings. Because of the large populations served, community parks have large parking areas and sports field lighting for nighttime events and practices.

- **Special Use.** Special use areas are sites occupied by a specialized facility or sites that fulfill a particular purpose. Typical special use sites include museums, sport field complexes, or community centers. These facilities can serve either a local or a regional function, depending on the type of activity and the availability of that activity in other locations.

Joint Use Facilities

The City Parks and Recreation Department maintains an agreement with the Palm Springs Unified School District for certain recreation uses at Desert Hot Springs High School. This arrangement expands the supply of specialized park space and benefits local youth. While joint use of agreements can be difficult to negotiate due to issues involving maintenance, scheduling, safety and liability, the City recognizes the pluses of joint use facilities and is committed to continuing such arrangements.

Private Recreational Facilities

Several residential communities include private recreational facilities that serve paying members. The Mission Lakes Country Club (in the sphere of influence) includes a clubhouse, swimming pool, and tennis courts. The Skybourne residential neighborhood includes several small private parks, a clubhouse, swimming pools, and playfields.

Golf Courses

Major local golf facilities include Mission Lakes Country Club, Desert Dunes Golf Club, The Sands RV & Golf Resort, and Hidden Springs Golf Course. All golf courses are managed privately and provide a commercial recreational option.

Veteran's Memorial Park

Sgt. Hodge Skate Park

Mission Lakes Country Club

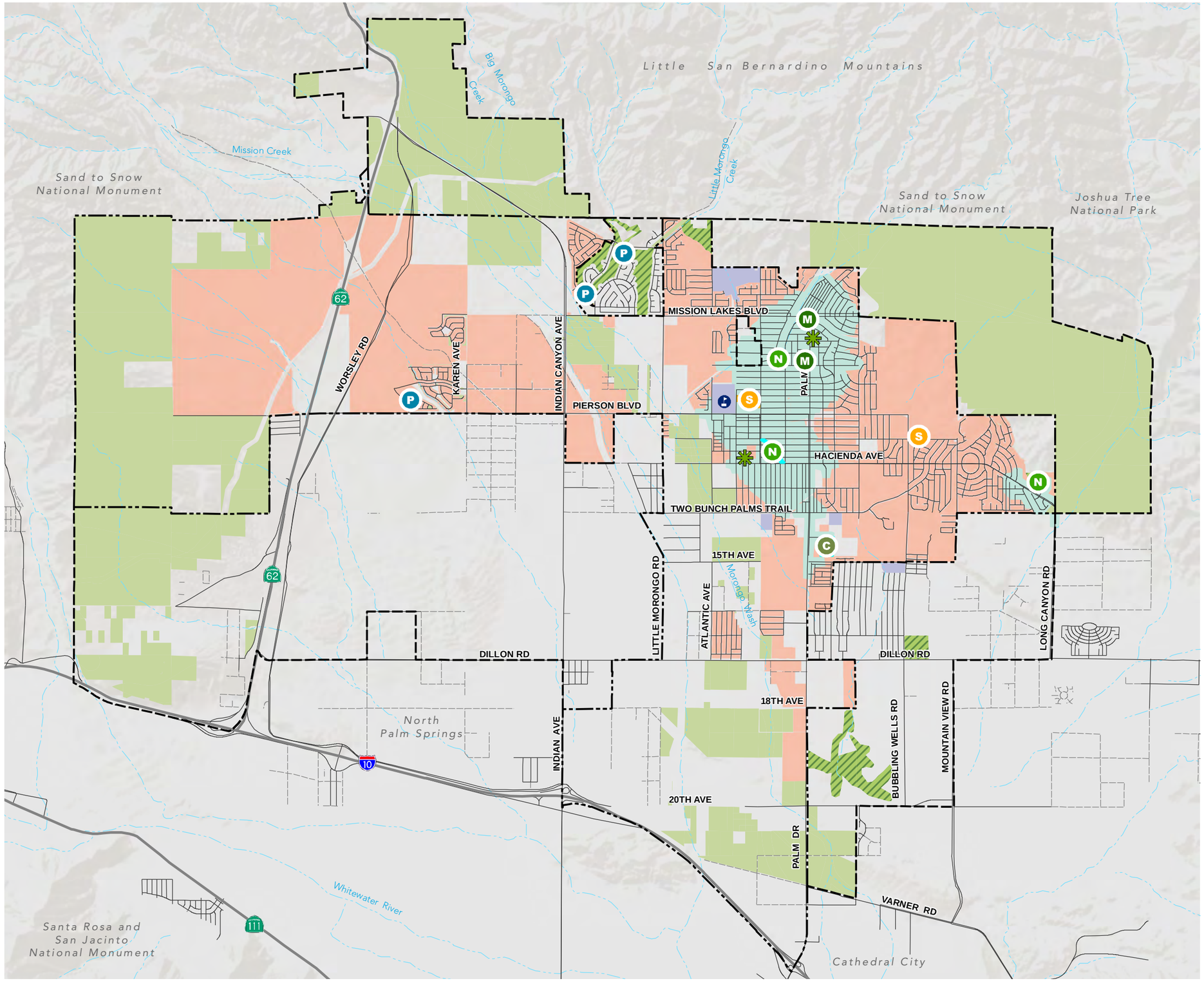
Table HW-1: Parks Inventory (2019)

Park Type/Name	Acres		Future Expansion Potential?	Amenities
	Developed	Total Useable		
Mini Parks				
Veteran's Memorial Park	0.25	0.25	No	Pocket park with picnic tables, open space
Hot Springs Park	3.00	3.00	No	Two sets of hot springs, interpretive information area, participatory fountain, open space
Constitution Park	0.03	0.03	No	Pocket park with open space, chess tables
Mini Park Subtotals	**3.28**	**3.28**		
Neighborhood Parks				
Guy J. Tedesco Park	3.97	3.97	No	Basketball courts, skate park, tot lot, picnic/BBQ area, recreation and restroom buildings
Wardman Park	6.60	6.60	No	Tennis courts, lighted baseball field, swimming pool, recreation building, picnic/BBQ area, Boys & Girls Club facility, open space areas, parking lot. Primary Little League facility
Rotary Park	3.0	21.0	Yes	Picnic/BBQ area, tot lot, access to nature/hiking trails
Neighborhood Park Subtotal	**13.57**	**31.57**		
Community Parks				
Mission Springs Park	12.00	12.00	No	Lighted baseball field, soccer fields, tot lot, restroom and concession building, parking lot. Primary location for youth soccer (AYSO)
Community Park Subtotals	**12.00**	**12.00**		
Special Use				
Carl May Community Center	3.00	3.00	No	Community Center facility
Henry V. Lozano Community Center	0.10	0.10	No	Community Center facility
Cabot's Pueblo Museum	1.00	15.00	Yes	Cultural museum
Community Health & Wellness Center	6.36	6.36	No	Boys & Girls Club, teen center and clinic, community rooms, gymnasium, nutrition center, dental clinic, cardio rehabilitation & fitness center, John Furbee Aquatic Center, splash pad, playground equipment
Special Use Subtotal	**10.46**	**24.46**		
Total	**39.31**	**71.31**		

Source: City of Desert Hot Springs, 2018.

DESERT HOT SPRINGS GENERAL PLAN

Figure HW-1: Parks and Recreation



City Park and Recreational Facilities

- Mini Park
- Neighborhood Park
- Community Park
- Special Use Site

Future Park

Other Recreational Facilities

- Golf Course
- Open Space
- Private Park Facility
- Schools
- Joint-Use Facility

Park Access Areas

- Estimated 10-Minute Walk (Half Mile)

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: February 2019.

0 0.25 0.5 1 1.5 2 Miles

Recreation Level of Service and Accessibility

Level of Service

One way of measuring the amount of park land provided in a community is by calculating the level of service. Park level of service is a ratio of existing park acreage to the City's population. This General Plan establishes a minimum standard of three acres of parkland for every 1,000 residents. In other words, for every 1,000 residents, there should be a minimum of three park acres.

Together for all park types, as of 2019 the City provides a level of service of 1.34 park acres per 1,000 residents. At the projected buildout population of 48,550, the City would require a total of 146 acres of parkland to achieve its level of service goal. This amount would require the provision of 107 acres of parkland beyond the 2019 inventory.

Park Access

Park access is another qualitative character to determine if community members can conveniently access parks within their neighborhood. There is positive benefit of being within a 10-minute (half-mile) walk of a public park. The 10-minute walk is defined as entirely within the public road network and uninterrupted by physical barriers such as highways or inaccessible desert lands.

The map on the following page shows 10-minute coverage area and the areas of the City where established and future residential neighborhoods are planned, and where a need for additional park facilities exists.

Meeting Park Need

The City has a proportionally high number of youth, which creates a high demand for parkland, particularly programmed parks (parks with sports specific fields, courts, or equipment). To meet the future demand for parkland as the City continues to grow, the City will identify areas for construction of new parks and rehabilitation of existing parks. Critically, new development will be required to provide park and recreational facilities for new residentials and thus relieving burden on established park facilities.

Desert Hot Springs Recreation Center

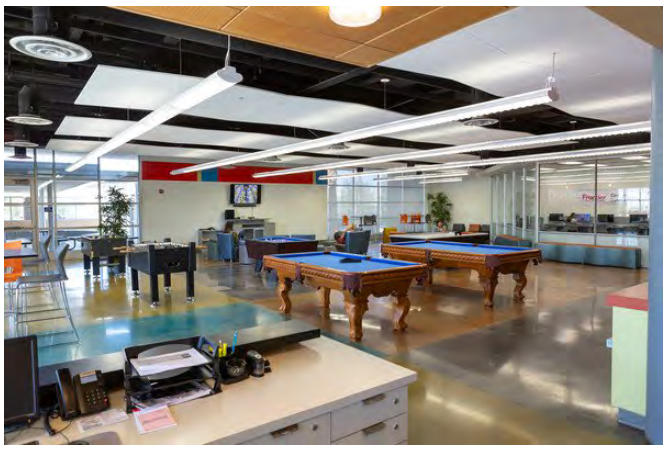
Recreation Programs and Community Facilities

Residents enjoy access to a variety of recreational activities, programs, and services. The City, along with various non-profit organizations and community groups, offers places and programs for residents of all ages. The recreation programs benefit individuals, families, businesses, neighborhoods and households of all ages, income levels, cultures, and abilities. The City continually looks to expand its facilities through grant funding, donations, and development impact fees.

The City's Parks and Recreation Master plans supports the following endeavors:

- Creating opportunities that increase fitness and wellness
- Ensuring trails and open spaces are maintained and increased
- Building stronger families and sense of community
- Promoting security and safety
- Involving all cultures in the community
- Programs for all age groups

The key challenge the City faces with recreational programming is the lack of financial and staff resources to provide a comprehensive system of recreational program for all ages.



Recreational amenities at the Desert Hot Springs Recreation Center

Table HW-2: Community Facilities (2019)

Facilities	Location	Building Area	Meeting Rooms	Amenities
Henry V. Lozano Community Center	12800 Arroyo Dr.	3,935	2	Plaza, restrooms, community meeting rooms, kitchen
Desert Hot Springs Senior Center	11777 West Dr.	8,800	2	Dining room, classrooms, kitchen
Carl May Community Center	11711 West Dr.	3,500	1	Plaza, restrooms, meeting rooms, kitchen
Cabot's Museum	66-616 Desert View Ave.	43.7 aces	N/A	Walking trail, native garden, gallery, gift shop, interpretive center
Desert Hot Springs Branch Library	11691 West Dr.	3,608	N/A	33,000 volumes of various media
Community Health & Wellness Center	11750 Cholla Dr.	32,200	3	Boys & Girls Club, John Furbee Aquatic Center, teen center and clinic, community rooms, gymnasium, nutrition center, dental clinic, cardio rehabilitation and fitness center, splash pad, playground equipment
Riverside County Behavioral Health and Nutritional Services Center	14320 Palm Dr.	25,000		Clinic, health services and programs

Source: City of Desert Hot Springs and Riverside County, 2018.

Community Gathering Places

Facilities where residents can congregate and attend events strengthen and maintain bonds in a community. In Desert Hot Springs, where weather conditions at times may inhibit outdoor gatherings, the provision of indoor community gathering places is of particular importance. These indoor facilities can support a wide variety of activities, including sports programs such as basketball and less active programs such as art classes.

Properly located, an outdoor facility may minimize the effects of the harsh winds typical for the area. An outdoor facility provides for a broader range and larger scale of activities. Activities such as outdoor musical performances or cultural fairs would be properly served by large turf and/or paved areas that would include a stage or performance area of focus.

As of 2019, the City maintained two community gathering facilities: 1) the recreation building at Wardman Park, which is occupied by the Boys & Girls Club and includes pool tables and other indoor activities for youth and 2) the senior center, which provides computers, a kitchen, dining room, and an exercise and performance room.

Low-cost approaches such as temporarily closing off a street in Downtown can provide innovative spaces for public events. An indoor recreational gymnasium and flexible outdoor public space would also help expand community events, activities, and programming.

Example of public gathering space

Big Morongo Canyon Preserve trail access from Indian Canyon Drive

Trails

Beyond their practical use for people to get around, trails are a welcome amenity in the community. Residents and visitors use the trails to exercise and to experience the outdoors on bikes and horses. Specifics of trail alignments and designs are discussed further in the Circulation section, but this section addresses trails as recreational amenities.

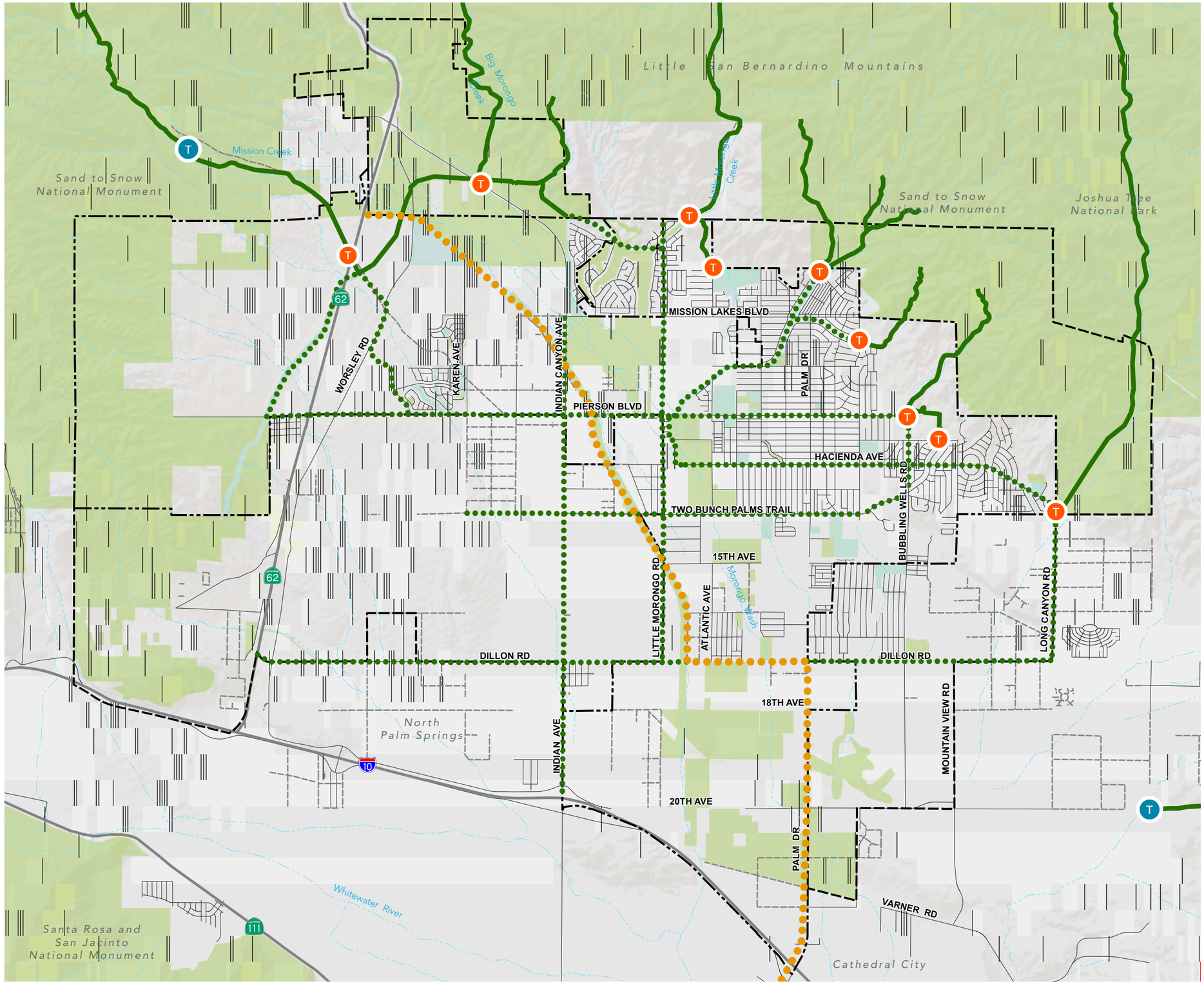
Trails within the City typically are located in wash areas and along the foothills. Many of these are undeveloped trails that have been utilized for many years; these trails are shown on Figure HW-2. As the City continues to develop, a formal network of trails should be developed not only to provide alternate forms of transportation but to enhance recreational opportunities in the community.

The trails plan focuses on developing an integrated trail network that connects established and new trails and trailheads. Wayfinding signage will direct travelers to the trails and trailheads. Each trailhead will provide ample parking, interpretative signage, and other amenities as needed for visitors.

Example of improved trailhead with interpretive signs

DESERT HOT SPRINGS GENERAL PLAN

Figure HW-2: Trails Plan



Trails

- Existing Hiking Trails
- Future Hiking/Multi-Purpose Trails
- Future CV Link

Trailheads

- Existing Trailheads
- Future Trailheads (Conceptual Locations)

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses
- Open Space
- Public/Institutional

Source: City Of Desert Hot Springs, 2019.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

LIFE-LONG LEARNING PLAN

As the City of Desert Hot Springs continues to develop, the educational facilities to attract and support families will need to be provided. These facilities are most important to the City's youth. As of 2017, the U.S. Bureau of Census identified that the school age population (age 5 to 17) represented 21.5 percent of the City's total population.

Youth Public Schools

The Palm Springs Unified School District provides public school facilities to Desert Hot Springs residents. The Planning Area is served by five elementary schools, two middle schools, and one high school, as well as the Wenzlaff Education Center, a continuation school that serves approximately 150 students. The center is also home to adult education classes through provided through the College of the Desert, as well as the Desert Hot Springs campus of the Palm Springs Unified School District's Desert Learning Academy.

Palm Springs Unified School District also offers free preschool to those that qualify by income level via the federally funded Head Start and State-funded preschool programs. These are available in Desert Hot Springs at Julius Corsini, Bubbling Wells, and Two Bunch Palms elementary schools.

A key concern is the impact of new residential development on schools. State law allows school districts to collect fees from new development projects to offset the costs of providing new school facilities. School fees assessed for new development are periodically re-evaluated and adjusted by the Palm Springs Unified School District.

Table HW-2: Public Schools

Schools	Students (2018)
Bella Vista Elementary School	780
Bubbling Wells Elementary School	760
Cabot Yerxa Elementary School	730
Julius Corsini Elementary School	485
Two Bunch Palms Elementary School	835
Desert Hot Springs Middle School	945
Painted Hills Middle School	800
Desert Hot Springs High School	1,750
Wenzlaff Education Center	150

Source: Palm Springs Unified School District, 2018.

Adult Schools

As youth graduate from high school and seek higher education, a broad range of choices are available in the Southern California area and beyond. Many are served by the University of California and California State University systems that offer undergraduate and graduate programs. Although no higher education facilities exist within Desert Hot Springs, options are available within the greater Coachella Valley to serve these needs. Both University of California, Riverside (UCR) and California State University, San Bernardino (CSUSB) operate campuses in nearby Palm Desert. The CSUSB Palm Desert campus offers undergraduate bachelor and graduate master programs. The UCR Palm Desert Campus offers graduate master programs.

The College of the Desert is part of the California Community College System and offers two-year undergraduate associates programs. This college is an affordable option for students looking to transfer to four-year universities. The College of the Desert operates campuses in Palm Desert, Indio, and Mecca, with some classes offered at Palm Springs, Desert Hot Springs, and Coachella Valley High Schools. The Chapman University College – Coachella Valley Campus, located in Palm Desert, offers undergraduate and graduate master programs and credential, certificate, and extended education programs.

Palm Springs Unified School District operates the Palm Springs Adult School, providing continuing education and focusing on vocational training, GED testing, and high school diploma attainment classes, all at a relatively low cost.

Library Services

Desert Hot Springs residents are served by a branch of the County of Riverside Library System. The library, first opened in 1972, offers programs for all ages, computers for internet use, and books, audiobooks, and DVDs for checkout. A new library facility may be included in a potential update of the Civic Center. Residents are also served by five other County of Riverside Library branches in Cathedral City, Coachella, Indio, La Quinta, and Palm Desert.

Desert Hot Springs Public Library

GOALS AND POLICIES

Health and Wellness

GOAL HW-1. A COMMUNITY THAT PRIORITIZES PHYSICAL, EMOTIONAL, AND MENTAL WELLNESS

Policy HW-1.1: Adequate Healthcare Facilities. Support development of health care facilities that meet the needs of a diverse demographic.

Policy HW-1.2: Health Care Providers. Consult with health care providers to develop additional healthcare facilities that meet residents' needs. Seek State and Federal funding programs for assistance.

Policy HW-1.3: Proactive Recruitment. Include the proactive recruitment of a 24-hour emergency medical treatment facility as part of the City's economic development program.

Policy HW-1.4: Alternative Access. Coordinate with transportation service providers and local healthcare providers to maintain accessibility to health care facilities and services so that residents—and seniors in particular—will be served quickly and efficiently.

Policy HW-1.5: Aging in Place. Support and expand senior housing development and supportive in-house assisted facilities for City residents. Coordinate such senior-oriented uses with the availability or construction of multimodal and universal access facilities described in the Circulation Element and with other aging-focused components of the General Plan.

Policy HW-1.6: Multi-Generational Households. Ensure that zoning regulations accommodate the needs of multi-generational households.

Policy HW-1.7: Childcare. Encourage development of childcare facilities within new and existing residential communities and in new commercial developments.

Policy HW-1.8: Mental Health. Seek development of mental health care resources to serve the City's population in need of nearby, accessible services.

Policy HW-1.9: Spa and Resort Industry. Continue to support and encourage the City's spa and resort industry.

Policy HW-1.10: Amenities that Promote Healthy Living. Encourage developments to provide access, facilities, and amenities that connect to trails, encourage walking, and/or provide for other facilities that promote healthy living.

Policy HW-1.11: Health Benefits Education. Educate the community about the health benefits of physical activity, nutrition, and other healthy lifestyle choices.

Policy HW-1.12: Food System. Maintain a sustainable, healthy, equitable, and thriving local food system.

Policy HW-1.13: Healthy Food Options. Encourage the development of food retailers and restaurants that provide healthy food options.

Policy HW-1.14: Homeless Service Providers. Work in partnership with service providers, agencies, and faith-based organizations that provide homeless services throughout the Coachella Valley to meet the housing and services needs of the local homeless population.

Policy HW-1.15: Homeless Resources. Work to assist people gain access to the right

resources, programs, and services to remain housed.

Policy HW-1.16: Homeless Support. Advocate for community support, social policy, and systemic changes necessary to succeed in reducing homelessness.

Policy HW-1.17: Environmental Justice. Help low-income and minority populations understand the potential for adverse pollution, noise, odor, vibrations, lighting, and glare when new commercial and industrial developments are proposed.

Policy HW-1.18: Zoning Regulations. Require that zoning regulations provide adequate separation and buffering of residential from industrial uses.

Policy HW-1.19: Public Engagement. Engage residents, businesses, and organizations in the planning process regarding development projects that emit hazardous materials.

Parks, Recreation, and Trails

GOAL HW-2: RECREATION FACILITIES THAT MEET THE DIVERSE DEMANDS OF THE RESIDENTS OVER TIME

Policy HW-2.1: Park Access. Distribute parks and/or recreation community facilities so that residents live within a 20-minute walking distance to such facilities.

Policy HW-2.2: Park Standard. Maintain a park provision standard of three park acres per 1,000 residents to meet the recreational needs of the community.

Policy HW-2.3: Recreational Programming Expansion. Balance physical activity and passive activity through the expansion of recreational programming and facilities.

Policy HW-2.4: New Park Amenities. Require that new parks provide a variety of amenities that meet the diverse needs of the community.

Policy HW-2.5: Pocket Parks. Develop pocket parks within residential neighborhoods lacking walking access to park facilities.

Policy HW-2.6: Large Park Amenities. Provide a range of amenities in larger neighborhood parks and community parks to varied users.

Policy HW-2.7: Universal Access. Include enhanced accessibility in the planning of park areas in accordance with the Americans with Disabilities Act, including increased wheelchair accessibility, restrooms, and other requirements needed for the elderly and physically handicapped.

Policy HW-2.8: Sustainable and Context-Drive Park Design. Design all parks to include sustainable design elements that can withstand and thrive in the desert environment, and include features that minimize the impacts of sun, heat, and wind.

Policy HW-2.10: Joint-Use Facilities. Evaluate the feasibility of establishing active joint-use agreements with all private non-profit organizations that have recreation facilities, such as playfields and multi-purpose rooms.

GOAL HW-3: RECREATION FACILITIES AND EVENTS THAT SUPPORT AND ATTRACT TOURISM AND PROMOTE CONSERVATION

Policy HW-3.1: Cultural Events. Introduce new and enhance established community events that highlight the City's unique history, diverse culture, and art.

Policy HW-3.2: **Events.** Support events such as cultural fairs, music festivals, art walks, food festivals, and farmers' markets. In addition to highlighting the intended event theme, these events should provide a forum for local businesses to be exhibited and promoted.

Policy HW-3.3: **Outdoor Gathering Area.** Seek to develop a large public outdoor gathering area that includes a large versatile turf area with a performance area or stage.

Policy HW-3.4: **Park Master Plan.** Regularly update the Parks Master Plan to allow for planning that provides parks facilities to serve the community.

Policy HW-3.5: **Expand Recreational Programming.** Pursue financial resources to expand recreational programming and staffing that meet community needs.

GOAL HW-4: SUSTAINABLE FINANCING FOR THE CONSTRUCTION AND MAINTENANCE OF PARKS

Policy HW-4.1: **Park Grants.** Pursue grant programs sponsored by public agencies, private groups, and foundations for park or open space purchases, development, and maintenance.

Policy HW-4.2: **Partnerships.** Evaluate partnership and annexation into the Desert Recreation District to finance construction/rehabilitation and maintenance of existing and new parks that would serve City residents.

Policy HW-4.3: **Sustainability.** Design, construct, and maintain park areas in a manner that guarantees long-term sustainability and park maintenance.

Policy HW-4.4: **Volunteer Programs.** Coordinate the establishment of an "Adopt a Park" or comparable program, allowing volunteer groups and individuals such as the Rotary Club, the Hotelier's Association, utility companies, and others to take charge of maintenance, funding, and equipment needs for a developing park.

Policy HW-4.5: **Fiscal Impacts.** Evaluate, as part of the development review process, the fiscal impacts of a proposed park's construction and continued maintenance on the City and/or a proposed homeowners association.

GOAL HW-5: RECREATION PROGRAMMING THAT MEET THE DEMANDS OF CITY RESIDENTS

Policy HW-5.1: **Flexible Programming.** Provide a range of flexible recreational programming that can be adjusted to community needs.

Policy HW-5.2: **Diversity.** Support diverse recreation programs to foster and instill public health, responsibility, ethics, values, and civic involvement.

Policy HW-5.3: **Senior Programming.** Support senior service agencies in their effort to develop recreational, educational, and supportive programs.

Policy HW-5.4: **Youth Services.** Provide coordinated community-wide youth services that are available to and reach all youth.

GOAL HW-6 COMPREHENSIVE AND CONNECTED TRAIL SYSTEM

Policy HW-6.1: Connections to National Parks. Enhance and promote connections within the City to Sands to Snow National Monument, Joshua Tree National Park, and other surrounding natural areas and scenic resources.

Policy HW-6.2: New Trail Connectivity. Create new trails that connect to Big Morongo Wash Trail, Mission Creek, and other hiking trails and preserve areas.

Policy HW-6.3: Interpretive Trail System. Establish an interpretive trail system in the City's mountainous and other hiking and walking areas that educates users and enhances their appreciation for these and other wildlife communities in the City and vicinity.

Policy HW-6.4: Urban Trails. Develop an expanded urban trail plan that provides greater pedestrian and cycling access to the City's civic and commercial development, and that addresses safe interaction of trail users with automobile traffic lanes.

Policy HW-6.5: Flexible Trails. Plan and provide for all types of trail use—pedestrian, equestrian, and bike—in a manner that minimizes user conflicts.

Policy HW-6.6: Trail Expansion. Require dedication or easements and construction of trails as part of the development review process, where appropriate.

Policy HW-6.7: Trail Support Features. Develop support features to enhance the trail experience, such as rest stations and interpretative signage.

Policy HW-6.8: Trailheads. Develop full-service trail heads that include parking areas, wayfinding and interpretive signage, and hiking amenities.

Life-Long Learning Plan

GOAL HW-7: DIVERSE EDUCATIONAL FACILITIES THAT SERVE THE NEEDS OF DESERT HOT SPRINGS RESIDENTS

Policy HW-7.1: Schools to Meet Growth. Work with the Palm Springs Unified School District to provide school facilities that serve the growing population of youth in Desert Hot Springs.

Policy HW-7.2: School District Coordination. Coordinate with the Palm Springs Unified School District and private developers for the provision of land for construction of schools placed at locations in the community convenient to all neighborhoods and students.

Policy HW-7.3: Enhanced Education Opportunities. Provide enhanced educational opportunities for the residents as part of the City's continuing effort to cooperate and coordinate with the Palm Springs Unified School District.

Policy HW-7.4: Job Training. Consider joint ventures with College of the Desert and/or other higher education entities to implement comprehensive education programs that promote continuing education and career advancement related to job training.

Policy HW-7.5: Central Resource. Promote the library as an important central resource for informational materials, lifelong learning, and personal development.

Policy HW-7.6: Library Programming. Coordinate with the local branch library for the

programming of youth education programs.

Policy HW-7.7: **Library Partnerships.** Encourage library partnerships with the Palm Springs Unified School District to optimize the joint use of school facilities for community educational use.

Policy HW-7.8: **Enhance Library Facilities.** Coordinate efforts to expand and enhance library facilities, including library space, more books, expanded electronic and internet facilities, increased staffing, operation hours, outreach, and education programs.

Policy HW-7.9: **College Campus.** Work with local colleges to locate a satellite campus and/or higher education facility in Desert Hot Springs.

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PUBLIC REVIEW DRAFT – FEBRUARY 2020

DESERT HOT SPRINGS GENERAL PLAN

SAFETY AND NOISE ELEMENT

- INTRODUCTION
- PUBLIC SAFETY PLAN
- RESILIENCY AND EMERGENCY PREPAREDNESS
- NATURAL HAZARDS PLAN
- NOISE PLAN
- GOALS AND POLICIES


POLICE
CITY OF DESERT HOT SPRINGS
POLICE DEPARTMENT

SAFETY AND NOISE ELEMENT

For Desert Hot Springs, having a **safe and resilient community is of utmost importance**. The City is committed to reducing crime and minimizing risks associated with natural hazards. The City is susceptible to numerous natural hazards, including earthquakes, wildfire, severe storms and flash flooding, high winds and dust/sand storms, and climatological hazards, including extreme temperatures. **This Element sets forth goals and policies that help the City proactively guard against upset and plan response**.

Safety issues are organized into two broad themes: 1) public safety services and crime prevention planning and 2) natural and human-caused risks to life and property. T**his Element includes a safety plan that addresses safety services and crime prevention planning, disaster preparedness in response to climate change and natural hazards, hazardous materials, and noise hazards.**

FOUNDATION FOR PUBLIC SAFETY

Desert Hot Springs is located in an arid region of California and nestled against to the San Bernardino Mountains to the west and the Little San Bernardino Mountains to the north. Some of the more pronounced concerns include wind, wildfire hazards, and geology. Higher temperatures on the valley floor, paired with the lower temperatures of the Banning Pass to the east, result in higher wind patterns than most Coachella Valley cities experience. High winds can cause property damage and pose health risks. The location along the foothills and the ever-present wind result in higher than normal risks of wildfire.

Like most cities in California, Desert Hot Springs lies within an active seismic zone. Several fault lines—most notably the San Andres fault—traverse the City, making the need for seismic planning and emergency response critical. And while the faults present risks to life and property, they also create the abundant hot water springs that give the City its name.

While other safety issues may not be as threatening as wind, fire, and earthquakes, all merit careful planning to assure a safe community. Regional flooding characteristic of the Coachella Valley affects Desert Hot Springs; large areas of the City lie within 100-year flood plains associated with expansive drainage areas, as well as dam inundation areas that require specific planning. While the southern City boundary abuts Interstate 10, freeway noise does not overly constrain land use since most of the City lies along the hills, some distance from the noise source. Streets present some noise concerns, but no more than in most cities.

Over the past several years, local crime rates continue to decrease. This represents a key issue local leaders and residents fight hard to address to improve quality of life.

PUBLIC SAFETY PLAN

Fire Protection and Prevention Services

The City contracts for fire protection and prevention services with the Riverside County Fire Department (RCFD) under contract with the California Department of Forestry and Fire Protection. As of 2019, the Riverside County Fire Department operated two fire stations (Station 36 and Station 37) in Desert Hot Springs at the locations shown in Figure SN-1 (Fire Station Service).

The RCFD also helps the City with building and planning activity to ensure commercial and industrial buildings comply with all applicable codes and to ensure appropriate weed abatement and brush clearance in wildland fire areas. Developments within Desert Hot Springs are required to comply with all applicable County and State fire codes to reduce the opportunities for fires to start and/or spread, provide for evacuation of occupants, and provide access for firefighters to extinguish fires.

The City requires that all new buildings 5,000 square feet or greater in size install an automatic fire sprinkler system.

Building fires, although only a small percentage of the incidents that the Fire Department responds to on an annual basis, account for a high percentage of yearly losses.

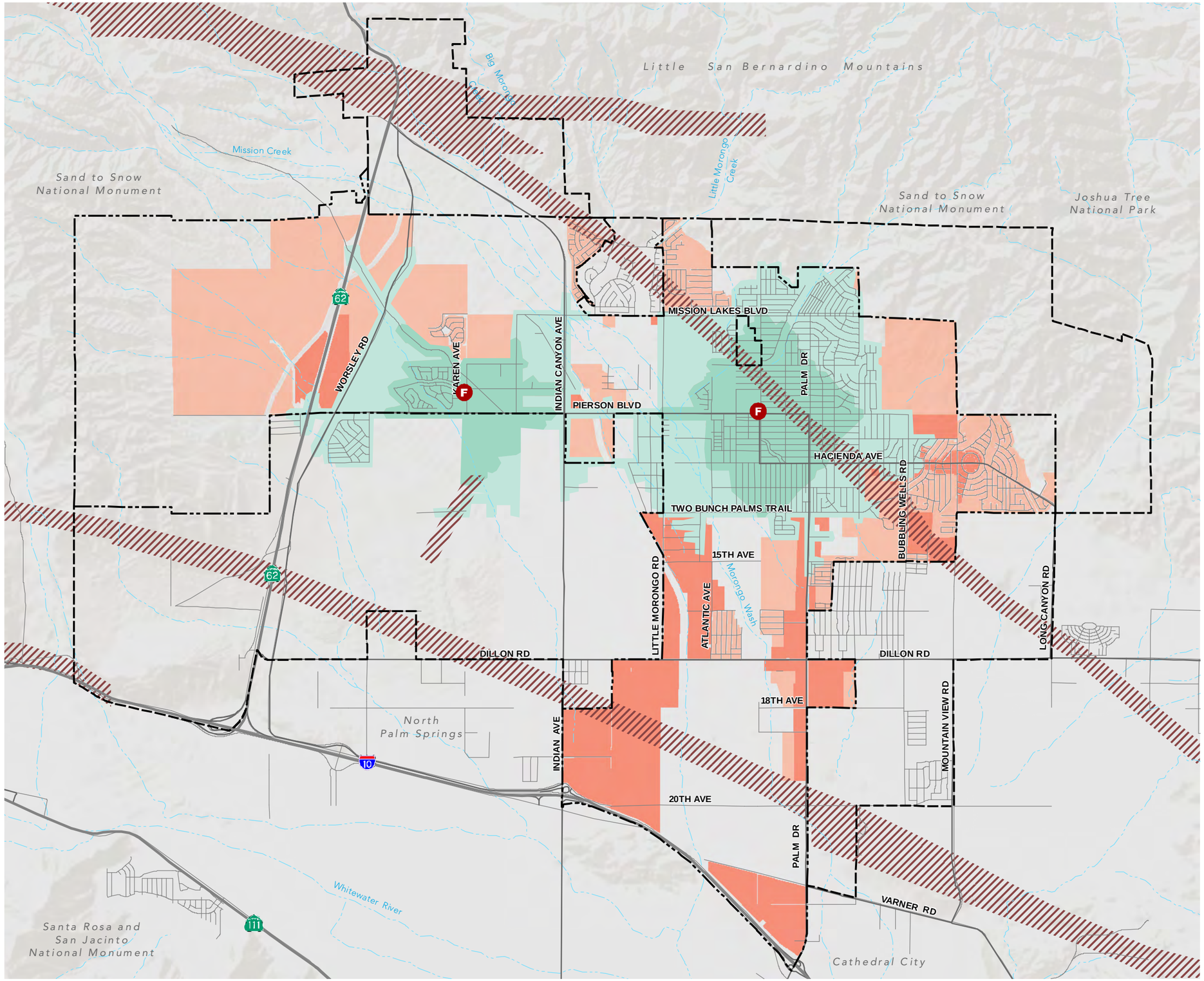
Industrial and commercial businesses also create potential for chemical fires to occur, which could impact nearby residential neighborhoods.

The City has adopted the California Fire Code, with City amendments and exceptions to address specific local conditions and needs. These provisions include construction standards and fire hydrant requirements in new structures and remodels, road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains.

Additional facilities will require further consultation and coordination with local fire officials as the demand for services increases in pace with new development. RCFD has identified a need for a fire station along the southern portion of the City near industrial uses, as well as appropriate equipment to accommodate taller industrial buildings. A fourth station in the eastern portion of the City would provide enhanced service as well. One or both new stations could relieve Station 37 due to its limited size and proximity the San Andreas fault (see Figure SN-1: Fire Station Service Service). Any new station will need permanent funding provide by development impact fees and other funding sources.

DESERT HOT SPRINGS GENERAL PLAN

Figure SN-1: Fire Station Service



F Riverside County Fire Stations

Fire Station Service Areas

- Areas within 1-Mile from Fire Station
- Areas within 2-Miles from Fire Station

Areas of Need

- Established/Future Residential Use
- Established/Future Non-Residential Use

Physical Constraints

San Andres Fault Zone

- San Andres Fault Zone

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

POLICE SERVICES

Law enforcement and crime prevention services are provided to the community by the Desert Hot Springs Police Department. The Department operates one police facility. The Department also maintains mutual aid agreements with the California Highway Patrol, Riverside County Sheriff's Department, and all other law enforcement agencies in Riverside County.

The main police station at 65950 Pierson Boulevard is staffed full-time, 24 hours a day, seven days a week. All police emergency response calls are dispatched from this station.

The School Resource Officer organizes an annual open house, National Night Out, the community police academy and the junior police camp. The Police Department is also a founding member of the Western Coachella Valley Police Activities League, which is a youth crime prevention program that utilizes educational, athletic, and recreational activities to create trust and understanding between police officers and youth. Approximately half of youth participants in the program are Desert Hot Springs residents. The Citizens on Patrol Program (COPP) extensively trains volunteers in such areas as traffic control, safe patrol techniques, CPR, and first aid.

Achieving and Maintaining a High Level of Police Services

As of 2019, the Police Department provided 1.3 sworn officers for every 1,000 residents. The law enforcement standard is 1.5 sworn officers for every 1,000 residents. Police Department staffing will need to expand over time to continue to meet the changing needs of the growing Desert Hot Springs community.

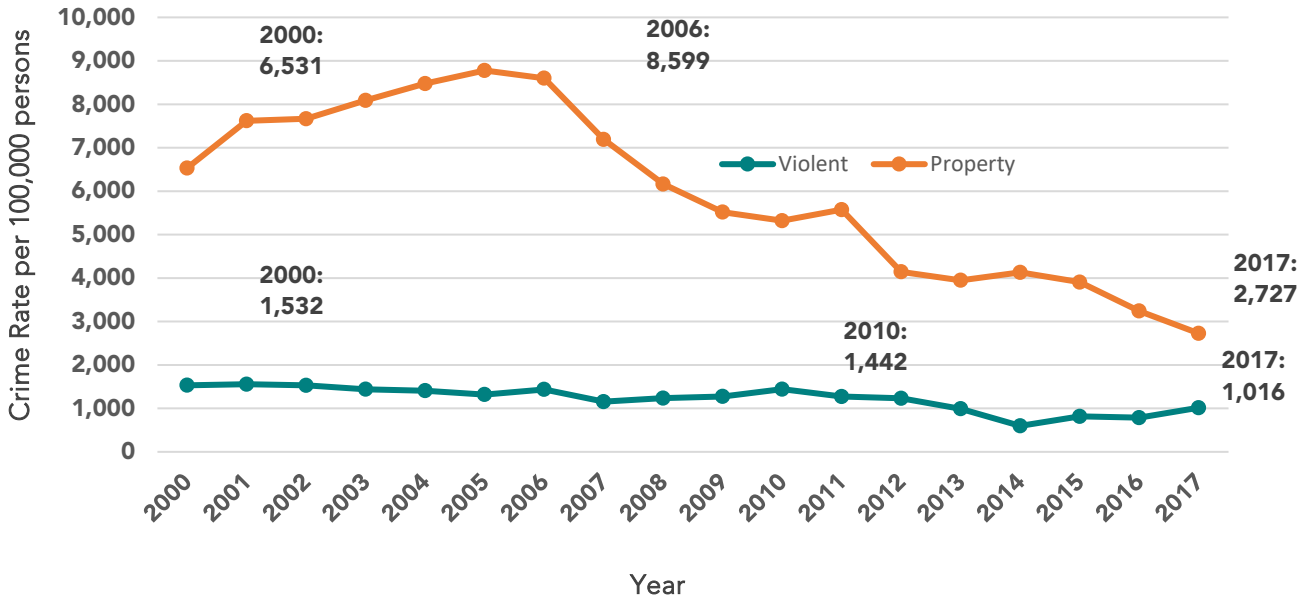
The target response time for the Police Department is three minutes. Despite the high demand for police services and an understaffed department, police staff continue to provide outstanding service to the community and have improved response times for service calls.

Crime

The Police Department has made great strides toward enhancing safety in the community, particularly working hard to reduce gang activity and drugs and property crimes. Property crime rates (per 100,000 persons) saw overall a downward trend between 2000 and 2017; see Figure SN-2 (Violent and Property Crime Statistics).

Gang-related crimes are a key issue of concern for residents. As a response, the Police Departments' Graffiti Abatement program is very aggressive in remedying graffiti and vandalism and has been a significant contributor in the improved appearance of properties citywide. By continuing to support and expand police programs that increase police presence in schools and sponsorship of community watch and citizens' patrol programs, the City can discourage gang-related activity, juvenile delinquency, and graffiti.

Figure SN-2: Violent and Property Crime Statistics (2000-2017)



Source: FBI Uniform Crime Reports as prepared by the National Archive of Criminal Justice Data, 2000-2017.

RESILIENCY AND EMERGENCY PREPAREDNESS

Emergency preparation helps tremendously in reducing property damage and loss of life in the event of a disaster.

Disaster Preparedness and Recovery

While the Disaster Mitigation Act of 2000 requires that local communities address only natural hazards, the Federal Emergency Management Agency (FEMA) recommends that local comprehensive mitigation plans address human-caused hazards to the extent possible. In compliance with both State and Federal laws, the Desert Hot Springs participates in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which addresses an expansive set of hazards. The LHMP guides decision-makers as they commit resources to reducing the effects of natural and other hazards.

The City also has a detailed Emergency Operations Plan (EOP) which provides the basis for the City's emergency planning. The EOP is reviewed annually and approved by the Federal government every five years. The EOP establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts for the various emergency staff utilizing the State's Standardized Emergency Management System and National Incident Management.

The EOP describes the operations of the City of Desert Hot Springs Emergency Operations Center (EOC), which is the central management and command center where designated personnel direct and coordinate the various City departments and other agencies in their emergency response activities. Desert Hot Springs is part of the Riverside County Operational Area.

Emergency Transportation and Evacuation Routes

Access to the City in the event of a major disaster is critical for the delivery of emergency personnel and supplies. Access to the community may be impacted by natural and human-made barriers, and each major ground route in the area is potentially subject to significant damage from earthquakes and flooding. In addition, in the event that Interstate 10 overpasses are damaged, access to the City could be significantly affected. As an alternative means of access to the City and the upper Coachella Valley, the Palm Springs Airport provides airplane and helicopter services and is located 15 minutes from Desert Hot Springs. There is also a heliport located immediately northwest of the Pierson Boulevard Fire Station.

To improve ground access to the City in the event of a major disaster, it is crucial that all-weather and earthquake-resistant bridges, culverts, and road adjoining cut slopes are developed as the City continues to grow.

Climate Change Adaptation

In California, AB 32, SB 375, and other State laws require that Desert Hot Springs take actions to reduce local greenhouse gas (GHG) emissions toward State reduction goals. State legislation is intended to address climate change caused by human activity. Alone, the population of Desert Hot Springs could have little impact on any potential change in the overall climate of the planet. However, the GHG reduction laws mandate all Californians to work together to effect change on a larger scale. State legislation set out goals to reduce emissions to 1990 levels by 2020, with this target date subject to change based on measured progress. Thus, it is critical that the General Plan include policies not merely to comply with State requirements but to be part of the California-wide solution.

However, compliance with State laws is only part of the picture. Responding to the potential impacts of climate change is critical to assuring the City remains prepared. Climate change may result in more high heat days, longer heat waves, and changing flooding conditions.

Vulnerability Assessments

Climate change will have different impacts depending on a number of factors. Future vulnerability assessments will be performed to identify City-specific impacts of climate change. Using tools like this will help the City stay prepared and protect the population.

The website Cal-Adapt indicates that the average number of extreme heat days (meaning over 110 degrees Fahrenheit, or the 98th percentile of the daily maximum/minimum temperatures during that time period) in the 10 years between 1995 and 2005 were seven days per year in Desert Hot Springs. The web site estimates that in the 10-year period between 2018 and 2028, the average number of extreme heat days will increase to an average of 15 per year without a significant global change in the business-as-usual patterns. The same website suggests the duration of heat days will also increase. In other words, the number of extreme heat days may become more prevalent and create potential public health impacts in the Coachella Valley.

NATURAL HAZARDS PLAN

Seismic Activity and Geologic Hazards

Southern California is a seismically active region. The most prominent and active fault systems in California—the San Andreas fault system—cuts across Desert Hot Springs northwest to southeast. Localized faults include the Mission Creek, Banning, and Devers Hill faults. The Banning fault crosses along the southern portion of the City, and the Mission Creek fault extends in a southeasterly direction, including near the downtown area. The Devers Hill fault runs generally in a northeast to southwest direction, extending from east of Karen Avenue and north of the extension of Two Bunch Palms Trail down to the extension of 15th Avenue and the extension of Melissa Lane. The Banning Fault forms the southern margin of the Indio Hills. The Mission Creek fault forms the northern margin, creating a small valley which Dillon Road traverses. Figure SN-2 (Regional Faults) identifies the location of surrounding faults.

A fourth fault, the Blind Canyon Fault, is located outside of the City and its sphere of influence. However, due to the proximity of the fault, the fault should be taken into account when considering any proposed developments near to it. As on 2019, the fault had yet to have a fault zone mapped by the California Division of Mines and Geology.

Earthquakes

The ground shaking resulting from an earthquake typically causes the most damage from substantially sized earthquakes. Ground shaking can cause damage anywhere in the City, while a fault rupture typically results in only localized damage to structures near the fault.

Structure design can help address shaking, but not fault rupture. Avoidance of active faults is the only sure way of avoiding impacts from fault rupture. In instances where infrastructure lines—including water, sewer, natural gas, and electrical lines—cross active faults, design measures can be implemented to provide flexibility in the lines to absorb or diminish the impacts of potential fault rupture.

The Alquist-Priolo Earthquake Fault Zoning Act, adopted in 1972, requires the mapping of earthquake fault zones and prohibits the construction of structures for human occupancy within these zones. Development does exist within the Mission Creek Fault zone near the City's downtown. New development near these fault zones will be required to provide adequate mitigation against ground shaking anticipated from these faults.

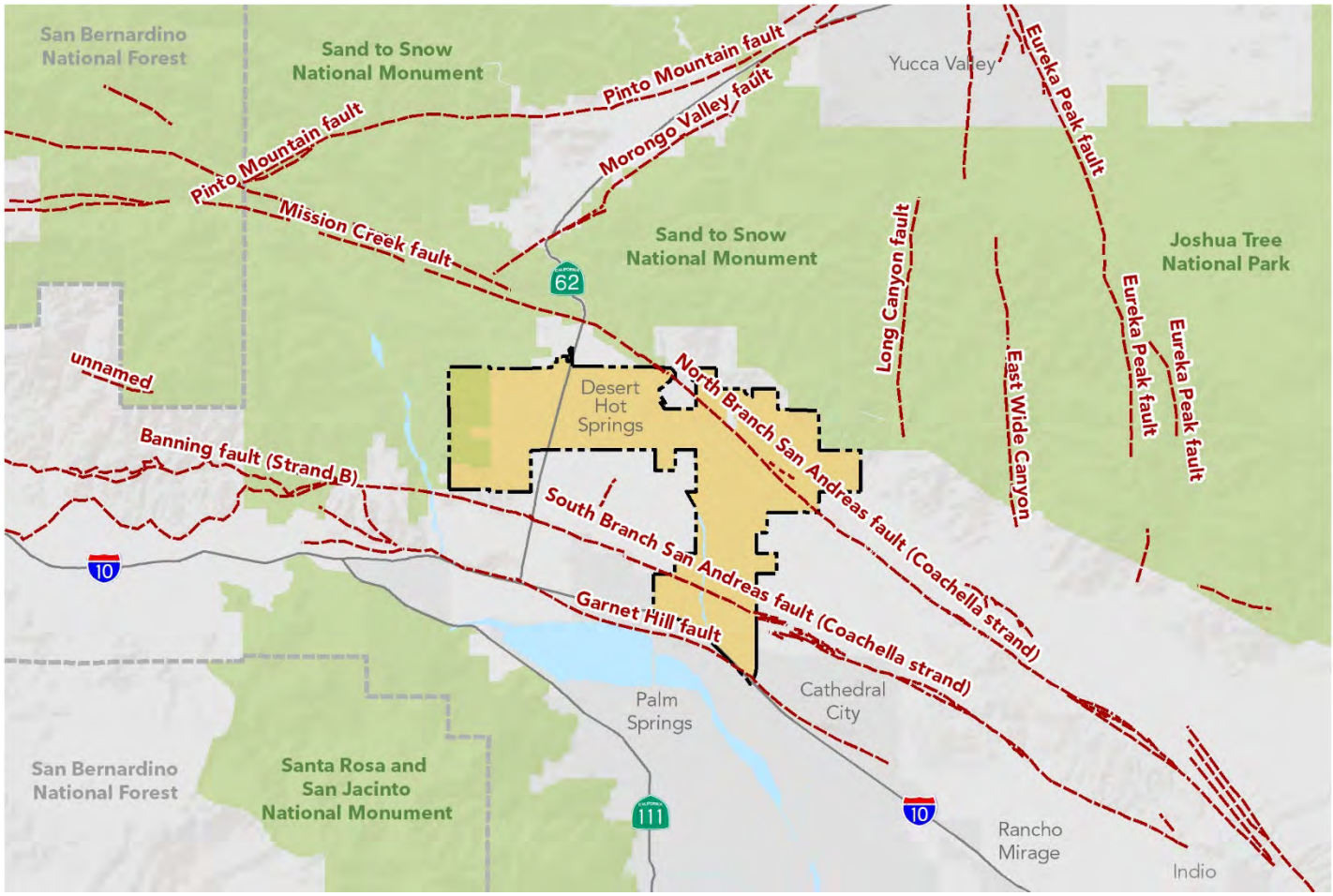
Earthquake-Induced Landslides

Landslides may result from a number of factors, but earthquake-induced landslides can be the most dangerous due to the lack of warning and severity of the action. Landslides typically occur in areas with steep, unstable slopes. This hazard is only found along the perimeter of the City on properties abutting the surrounding hills and mountains. Although the risk of landslides and rockfalls in most of the City is low, possible expansion into areas adjacent to steep slopes may increase exposure to these risks. Slope stabilizing measures, included in the Uniform Building Code and California Building Code, are easily implemented in new development to provide adequate protection from these hazards.

Liquefaction

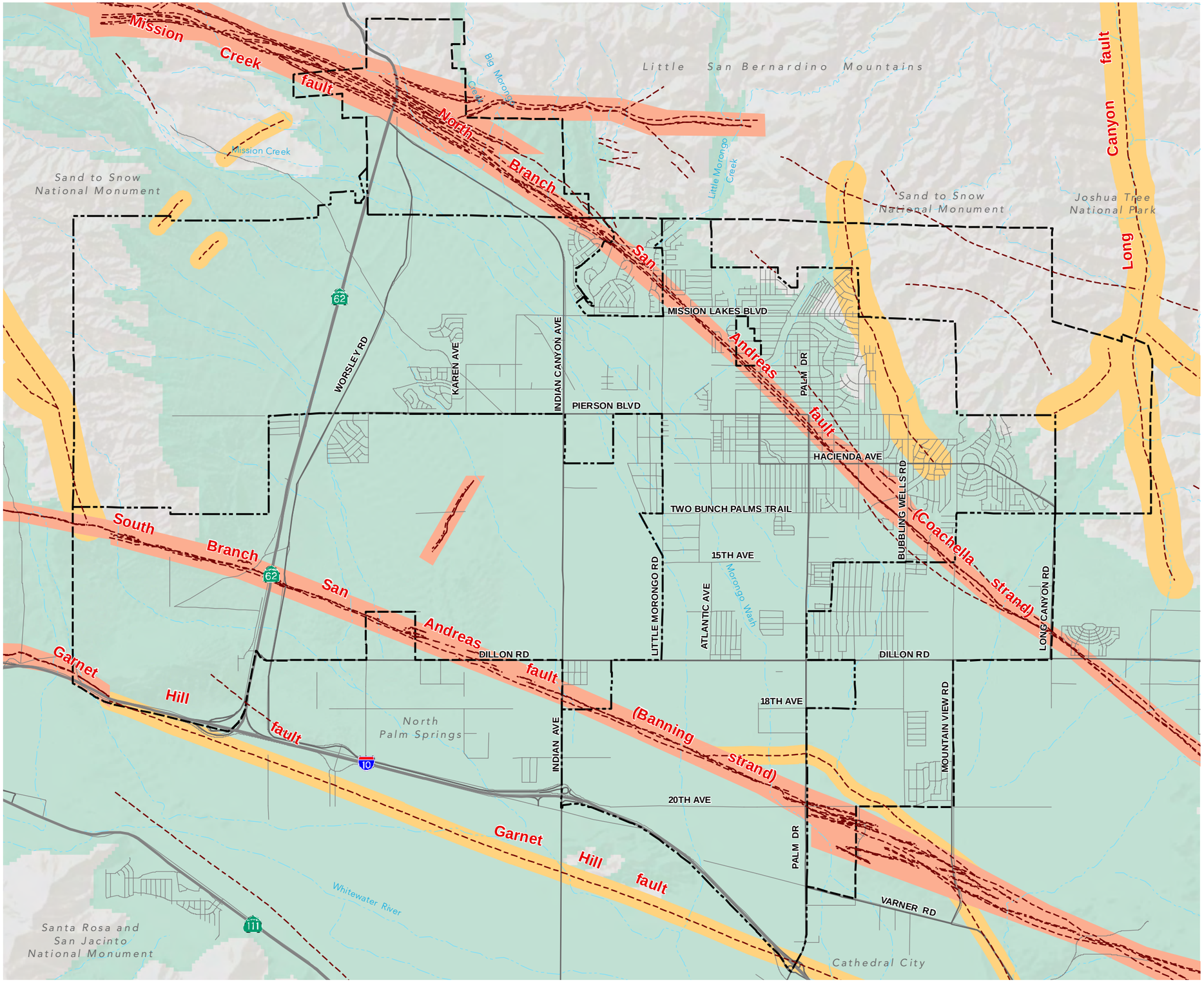
Liquefaction occurs when loose soils saturated with water become loose and lose strength in response to stress, like actions caused by an earthquake. At this state, the soil acts as a liquid. This causes the surface of the ground to become unstable, resulting in potential shifting of structures, possibly causing structure collapse. Liquefaction potential in the Desert Hot Springs area is generally considered low to moderate due to the relatively deep groundwater. However, near the Banning fault, which acts as a dam for groundwater flow, groundwater levels can reach to less than 50 feet, thus creating a higher risk of liquefaction. See Figure SN-3 (Seismic Hazards) for location of liquefaction-prone areas.

SN-2: Regional Faults



DESERT HOT SPRINGS GENERAL PLAN

Figure SN-3: Seismic Hazards



Sesimic Hazards

- Faults
- Liquefaction

Fault Zones

- Riverside County Designated Fault Zone
- Alquist Priolo Fault Zone

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City Of Desert Hot Springs and Riverside County.
Date: January 2019.

0 0.25 0.5 1 1.5 2 Miles

Flood Hazards

Flooding results from storm events that create volumes of rainwater that cannot be controlled by natural river channels, thus flowing across the land and possibly inundating developed areas. The Riverside County Flood Control and Water Conservation District is responsible for the planning, operation, and maintenance of flood control facilities within the City. Desert Hot Springs is located at the base of the Little San Bernardino Mountains, which have many canyons that outlet into several natural drainage features traversing the City. The City receives on average only about five to six inches of rainfall per year. However, the intense nature of desert storms cause flood events.

Flood Zones

The Federal Emergency Management Agency (FEMA) creates maps classifying levels of flood risk or flood zones for designated areas. The maps are called Flood Insurance Rate Maps (FIRMs) and are utilized to determine the need and rate of flood insurance. Flood zones are determined based on historical data on the likelihood of flood inundation. The 100-year flood zone, also classified as Zones A, AO and AE, is the area of flooding expected to occur every 100 years. This calculates to each year having a one percent chance of flooding and over a 100-year period, only a 63.4 percent chance of meeting this level.

The watercourses from the west and northern portions of the City generally consolidate into two main watercourses, known as Mission Creek and Morongo Wash, in the center portion of the City and then drain farther southeast. An additional watercourse originates near the northeast portion of the City, known as the Long Canyon Wash, which crosses the far eastern portion of the City and drains southwest.

The Mission Creek and Morongo Wash 100-year flood zones combine generally south of Mission Lakes Boulevard to form a single large 100-year flood zone that is nearly 1.5 miles wide and flows down to Dillon Road, where it narrows down to approximately one-mile wide. The Long Canyon Wash 100-year flood zone is relatively narrow until it reaches just north of 16th Avenue, where the drainage fans out and the 100-year flood zone stretches to nearly 1.5 miles wide. The Long Canyon flood zone continues until it joins with the Mission Creek and Morongo Wash flood zone south of Dillon Road. Several minor 100-year flood zones exist along other natural and man-made drainages that cross the City and reach into the mountains to the north. Figure SN-4 (Flood Hazards) delineates the flood zone boundaries.

The land use plan takes most of the floodways and floodplains into consideration for conservation and public safety. However, in certain areas, development within the floodplain has been allowed. Adequate flood control improvements are required to raise the developments out of the flood zone and/or provide adequate physical flood control protection.

The Riverside County Flood Control and Water Conservation District works actively to address regional flood hazards with flood control infrastructure. However, the planning and financing for such a complex problem requires years of effort.

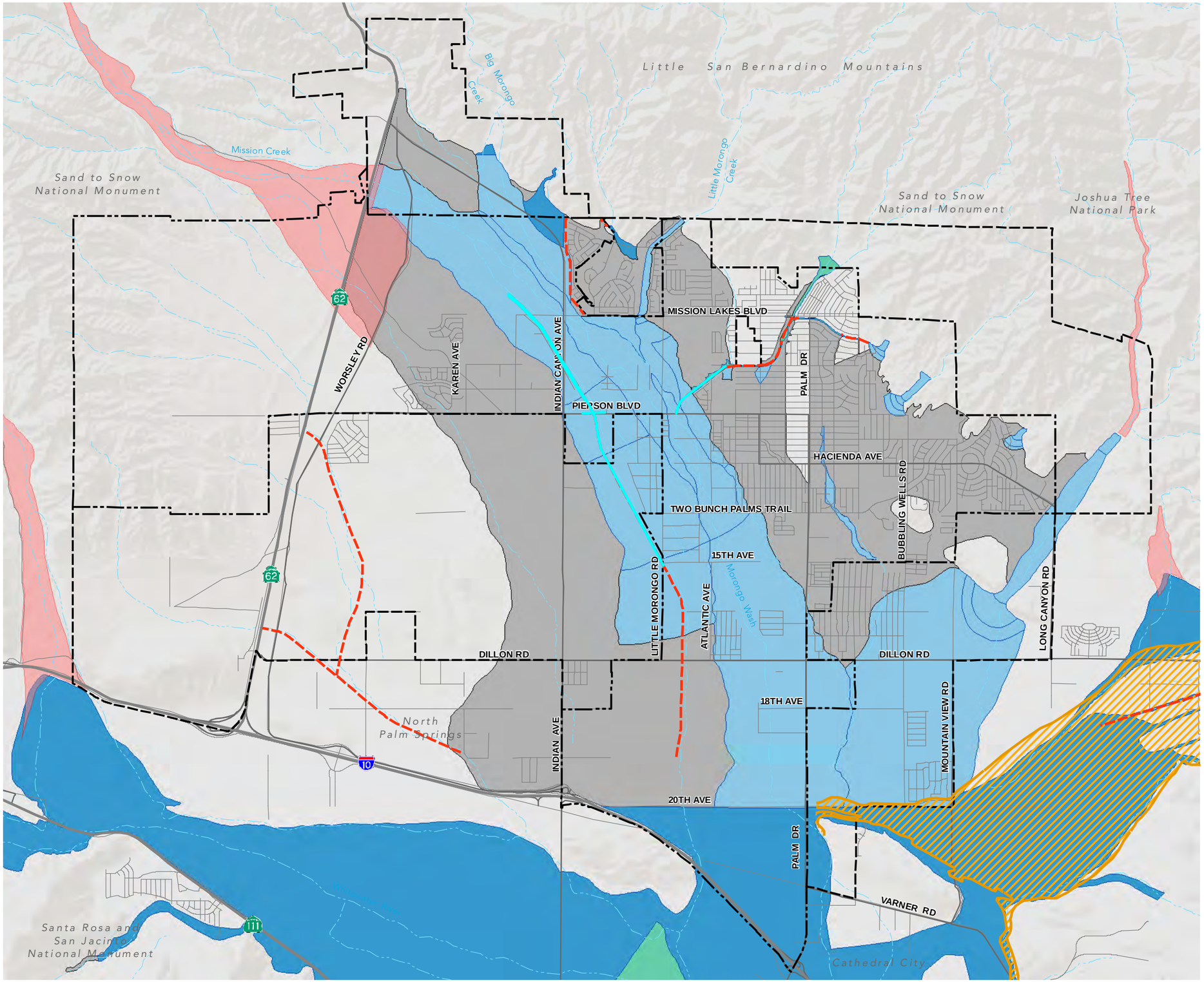
Riverside County flood control channel at Mission Creek Boulevard, west of Palm Drive

Dam Inundation

Dam inundation results from a failing dam, which can result in flooding of downstream areas. The Wide Canyon Dam, constructed in 1968, is located easterly of the City and catches drainage from a large area to the northeast. The dam does not regularly hold back a large amount of water but is intended to control large storm flows and prevents flash flooding. In the unlikely event of the dam's failure during a large storm event, portions of Desert Hot Springs would be inundated. Figure SN-4 (Flood Hazards) illustrates the boundary of the Wide Canyon Dam inundation area. The area lies along drainages that extend from the dam to near Palm Drive and 20th Avenue. Because the dam does not regularly retain water, dam inundation hazard is considered only moderate.

DESERT HOT SPRINGS GENERAL PLAN

Figure SN-4: Flood Hazards



FEMA Flood Zones

Special Flood Hazard Areas Subject To Inundation by the One Percent Annual Chance Flood

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard include Zones A, E, and AO. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- Zone A — No Base Flood Elevations determined.
- Zone AE — Base Flood Eleations determined.
- Zone AO — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

Other Flood Areas

- Zone X — Areas of 0.2% annual chance flood (500-year flood); and areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

- Awareness Floodplain Boundary (approximate)

Dam Inundation

- Wide Canyon Dam Inundation Area

Flood Control Channels and Facilities

- Riverside County Flood Control Facilities

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

January 2019.

Source: Federal Emergency Management Agency (FEMA), August 2018.
National Flood Hazards Layer (NFHL). FEMA Map Service Center: Web Page, <http://msc.fema.gov>
California Department of Water Resources, 2018. Awareness Floodplain Mapping Boundaries - Riverside County: Web Page, <http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps>
California Department of Water Resources, Office of Emergency Services, 1958. Dam Inundation Areas, 2009.

0 0.25 0.5 1 1.5 2 Miles

High Winds and Dust Hazards

The Coachella Valley area features higher temperatures than the inland Banning area. The geography of the neighboring hillsides creates a wind funnel at the mouth of the Coachella Valley, through the San Gorgonio Pass. This results in more frequent high wind incidences through the pass. Desert Hot Springs is located closer to the pass than all other valley cities and thus is more susceptible to high wind episodes. In addition to possible property damage caused by the high winds, sand and dust are blown through the air, constituents of which include fine particulate materials that can deposit in the lungs, causing significant human health hazards.

The South Coast Air Quality Mitigation District (SCAQMD) monitors the levels of fine particulates (also called PM10) based on standards from the U.S. National Ambient Air Quality Standards (NAAQS).

Example of blowing winds and dust clouds in the Coachella Valley

Wildfire Hazards

In Riverside County, wildland fires historically have occurred in the brush-covered hills that frame many communities. The California Department of Forestry and Fire Protection prepares maps that identify Very High Fire Hazard Severity Zones. These maps show that much of Desert Hot Springs has a "moderate" fire hazard. Properties along the hillslopes are designated as having a "high" fire hazard, with some areas even classified "very high" fire hazard (see Figure SN-5: Wildfire Hazards). As historical fires in the areas have shown, the hillside terrain, vegetation, and potential for high winds create conditions where wildfires present a major risk for structures and populations located in and adjoining Fire Hazard Severity Zones

In addition to the City's implementation of the California Fire Code, development standards from the RCFD also apply. These include special construction standards for buildings within high fire areas and standards for fuel modification design and maintenance for areas within high fire zones and mountainous areas. These standards are implemented through the review of development proposals by the RCFD in coordination with the City staff's review.

As a framework, the RCFD utilizes the CAL FIRE/Riverside County Fire Department Unit Strategic Fire Plan, which describes Riverside County's preparedness and firefighting capabilities, identifies collaboration with all County stakeholders, discusses pre-fire management strategies, and articulates pre-fire management tactics.

Hazardous Materials

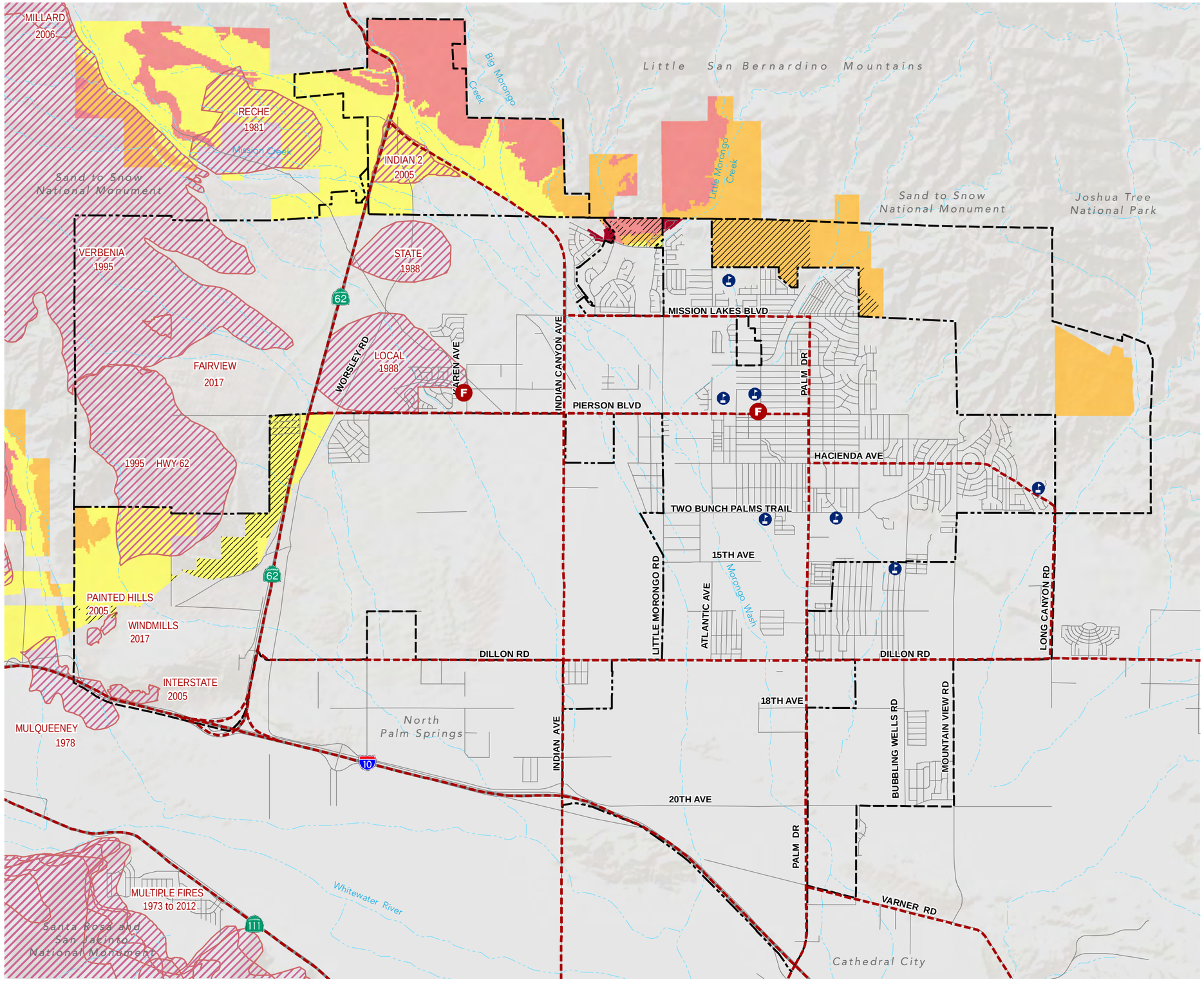
The California Health and Safety Code defines a hazardous material as any material that, due to quantity, concentration, physical, or chemical characteristics, poses a significant potential hazard to public health and safety or to the environment.

Commercial and industrial businesses located in Desert Hot Springs use hazardous materials, including such businesses as dry cleaners, auto service providers, landscape contractors, and paint shops. Additionally, marijuana production creates new kinds of hazardous waste that requires special attention. Desert Hot Springs' land use pattern generally separates industry from residential uses, although large-scale industrial activities have the potential to impact broad areas in the event of an accident. Also, commercial freight carriers transporting hazardous substances along major roads or railways present potential hazards. Federal, State, and County agencies enforce regulations for hazardous waste generators and users, and these regulations provide a high degree of protection.

The Resource Conservation and Recovery Act, administered by the U.S. Environmental Protection Agency (EPA), provides the authority to control hazardous waste. The EPA maintains a database of sites that generate, transport, treat, store and dispose of hazardous waste. As of 2019, eight such sites are located within the planning area, one of which is designated as a "transporter;" the remaining are "small generators." California law requires State agencies to compile a list of all properties affected by hazardous waste (Cortese List).

DESERT HOT SPRINGS GENERAL PLAN

Figure SN-5: Wildfire Hazards



Fire Hazard Severity Zones (State Responsibility Areas)

- Very High
- High
- Moderate

Fire Hazard Severity Zones (Local Responsibility Areas)

- Very High
- Historic Fire Perimeters (1973 to 2017)
- Evacuation Routes
- Riverside County Fire Stations
- Existing and Planned Residential Development in Local and State Responsibility Areas

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses
- Public Schools

Source: CAL FIRE's Fire and Resource Assessment Program, 2009 and Riverside County GIS (accessed August 2019.)

Date: August 2019

0 0.25 0.5 1 1.5 2 Miles

NOISE PLAN

Noise generally is defined as unwanted sound. Noise can impact essential parts of life such as work, rest, sleep, and communication and can result in negative impacts to people's quality of life. Consideration of noise-generating sources and ambient noise conditions in land use planning and decision-making activities helps guard against deterioration of health and well-being. This noise plan establishes the framework for identifying noise sources and conditions that affect land use.

Every city in California is required to identify noise-sensitive land uses and noise sources, quantify areas of noise impact, and establish goals, policies, and programs so that residents will be protected from excessive noise. Section 65302(f) of the Government Code identifies the specific noise analysis and policy direction that must be included in a General Plan, with attention paid as well to Section 46050.1 of the Health and Safety Code.

Noise Setting and Background

While noise is inherent part of city living, people who live in desert environments expect to quiet conditions. Many factors impact how people perceive and react to noise, such as the time of day, the noise source, and their expectations for the noise environment. In Desert Hot Springs, the most significant and constant noise source is roadway/freeway traffic noise. At a more localized level, activities such as landscape maintenance and construction activities can interfere with enjoyment of outdoor neighborhood life. Controlling roadway noise can be difficult since State and Federal laws control motor vehicle noise. However, the location of noise-sensitive land uses relative to significant noise sources can help address roadway noise concerns. For more localized impacts, City ordinance can help.

Measurement and Perception

Sound intensity is measured and expressed in decibels (dB), with an adjustment referred to as the A-weighted measure to correct for the relative frequency response of the human ear. Of the various scale available for measuring noise, the A-weighted sound pressure level (dBA) is the scale of measurement that is most effective in measuring noise at a community level. The A-scale approximates the frequency response of the average ear when listening to most ordinary everyday sounds.

The limit to using decibels as the basic measurement of sound is that decibels represent a rough connection between the physical intensity of sound and its perceived loudness to the human ear. For example, a 10-decibel increase in sound level is perceived by the human ear as only doubling of the loudness of the sound. Ambient sounds in the urban environment generally range from 30 dBA (very quiet) to 100 dBA (very loud).

The time of day can also play a significant role in how people perceive noise. Noise typically is more bothersome at night than during the daytime because the ambient noise level is generally lower at night, particularly in the desert.

The duration of a sound also affects how someone perceives noise, or how much of a nuisance it may be to them. A certain level of noise may be acceptable depending on the duration experienced by someone. For example, a truck passing by may be more tolerable than the noise made by a long train. Measures of noise exposure have been developed to consider not just the A-level variation of noise but also the duration of the disturbance. That's where the Community Equivalent Noise Level, or CNEL, comes into play.

Community Noise Equivalent Level (CNEL)

The CNEL measurement weights the average noise levels for the evening hours (7:00 p.m. to 10:00 p.m.) by increasing them by 5 dB and weights the average noise levels for the nighttime hours (10:00 p.m. to 7:00 a.m.) by increasing them by 10 dB. The daytime noise levels are combined with these weighted levels and are averaged to obtain a CNEL value. Table SN-1 (Typical Noise Levels in the Environment) indicates the outdoor CNEL at typical locations throughout the Southern California area.

Effects of Noise on People

In general, noise may affect the average individual through hearing loss, obstruction with oral communication, and by interfering with sleep. The ability to understand speech is increasingly difficult when sound exceeds 60 dBA. Sound levels exceeding 40 to 45 dBA can impact sleeping habits within a residence.

Prolonged sound exceeding 85 dBA may result in temporary or even permanent hearing loss. State and Federal safety and health regulations protect workers at levels of exposure that exceed 90 dBA for an eight-hour workday.

Table SN-1: Typical Noise Levels in the Environment

Common Noise Source	Noise Level (dBA)		Effect
Thunderclap (near)	Uncomfortably Loud	120 dBA	Threshold of pain begins around 125 dB
Symphony Orchestra Power Saw (chainsaw)		110 dBA	
Stereos (over 100 watts)			Regular exposure to sound over 100 dB of more than one-minute risks permanent hearing loss.
Garbage Truck/Cement Mixer	Very Loud	100 dBA	No more than 15 minutes of unprotected exposure recommended for sounds between 90–100 dB
Motorcycle Average City Traffic Garbage Disposal		90 dBA	Very annoying (88 dB)
Vacuum Cleaner, Hair Dryer	Moderately Loud	80 dBA 70 dBA	85 dB is the level at which hearing damage (8 hrs.) begins Intrusive; interferes with telephone conversation
Normal Conversation		60 dBA	Comfortable hearing levels (Under 60 dB)
Quiet Office Refrigerator	Quiet	50 dBA 40 dBA	
Whisper		30 dBA	Very quiet (30 dB)
Rustling Leaves	Very Quiet	20 dBA	Just audible (20 dB)
Normal Breathing		10 dBA	
		0 dBA	

Source: U.S. Department of Health and Human Services, National Institute on Deafness and Other Communication Disorders 2010; American Medical Association and the Canadian Hearing Society of Ontario; and National Institute on Deafness and Other Communication Disorders, National Institutes of Health, 1990.

Noise/Land Use Compatibility Standards

In California and Desert Hot Springs specifically, a CNEL of 65 dBA is used as a standard for maximum outdoor noise levels in residential areas.

Particularly sensitive land uses—also called sensitive receptors—include residences, schools, libraries, churches, hospitals and nursing homes, and resort areas. In addition, parks, golf courses, and other outdoor activity areas can be sensitive to noise disturbances. Commercial and industrial uses, conventional hotels and motels, playgrounds and neighborhood ballparks, and other outdoor spectator sport arenas are less sensitive to noise. Least sensitive to noise are heavy commercial and industrial uses, transportation, communication, and utility land uses.

Land use decisions and the development review process are ways to minimize noise impacts on sensitive land uses. Noise compatibility may be achieved by not locating conflicting land uses adjacent to one another and by incorporating buffers and noise control techniques in the overall site design process. This can be achieved by integrating increased setbacks, dense landscaping, building transitions, walls, and building construction techniques. Table SN-2 (Noise and Land Use Compatibility Guidelines) illustrates the ranges of allowable exterior noise levels for various land uses in Desert Hot Springs. To supplement adopted and future adopted noise regulations, this table should be applied to individual projects and their noise analyses to determine specific land use compatibility and to establish significance thresholds.

Table SN-2: Noise and Land Use Compatibility Guidelines

Land Uses	CNEL, dB						
	50	55	60	65	70	75	80
Residential land uses: Single and multifamily dwellings,	A	A	B	C	C	D	D
Residential land uses: Mobile homes	A	B	C	C	D	D	D
Transient lodging: Hotels and motels	A	A	B	B	C	C	D
Schools, libraries, churches, hospitals, nursing homes & convalescent hospitals	A	A	B	C	C	D	D
Recreation land uses: Golf courses, open space (with walking, bicycling or horseback riding trails, etc.)	A	A	A	A	B	C	C
Playgrounds, neighborhood parks	A	A	A	B	C	D	D
Office building, person business, and professional services	A	A	A	B	B	C	D
Commercial land uses: Retail trade, movie theaters, restaurants, bars, entertainment activities, services	A	A	A	A	B	B	C
Heavy commercial/industrial: wholesale, manufacturing, utilities, transportation, communications	A	A	A	A	B	B	B
Auditoriums, concert halls, amphitheaters, music shells, meeting halls	B	B	C	C	D	D	D

Explanatory Notes:

A. Normally Acceptable: With no special noise reduction requirements assuming standard construction.

B. Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.

C. Generally Unacceptable: New construction is discouraged. If new construction does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

D. Land Use Discouraged: New construction or development should generally not be undertaken.

E. The residential exterior noise standard of 65 dBA shall generally be applicable only to outdoor living areas, such as rear yard areas.

Baseline and Future Noise Environments

As noted above, Interstate 10 and State Route 62 represent the dominant community noise sources, along with the arterial roadways. To a lesser extent, wind energy facilities also contribute to the overall noise environment, although these sources are fairly localized, as are activities on commercial/industrial properties.

Since the primary contributor to noise is traffic, noise contours for baseline (2019) and projected future conditions were developed based on the traffic volumes included in the General Plan traffic study and utilized the Traffic Noise Model lookup tables developed by the Federal Highway Administration.

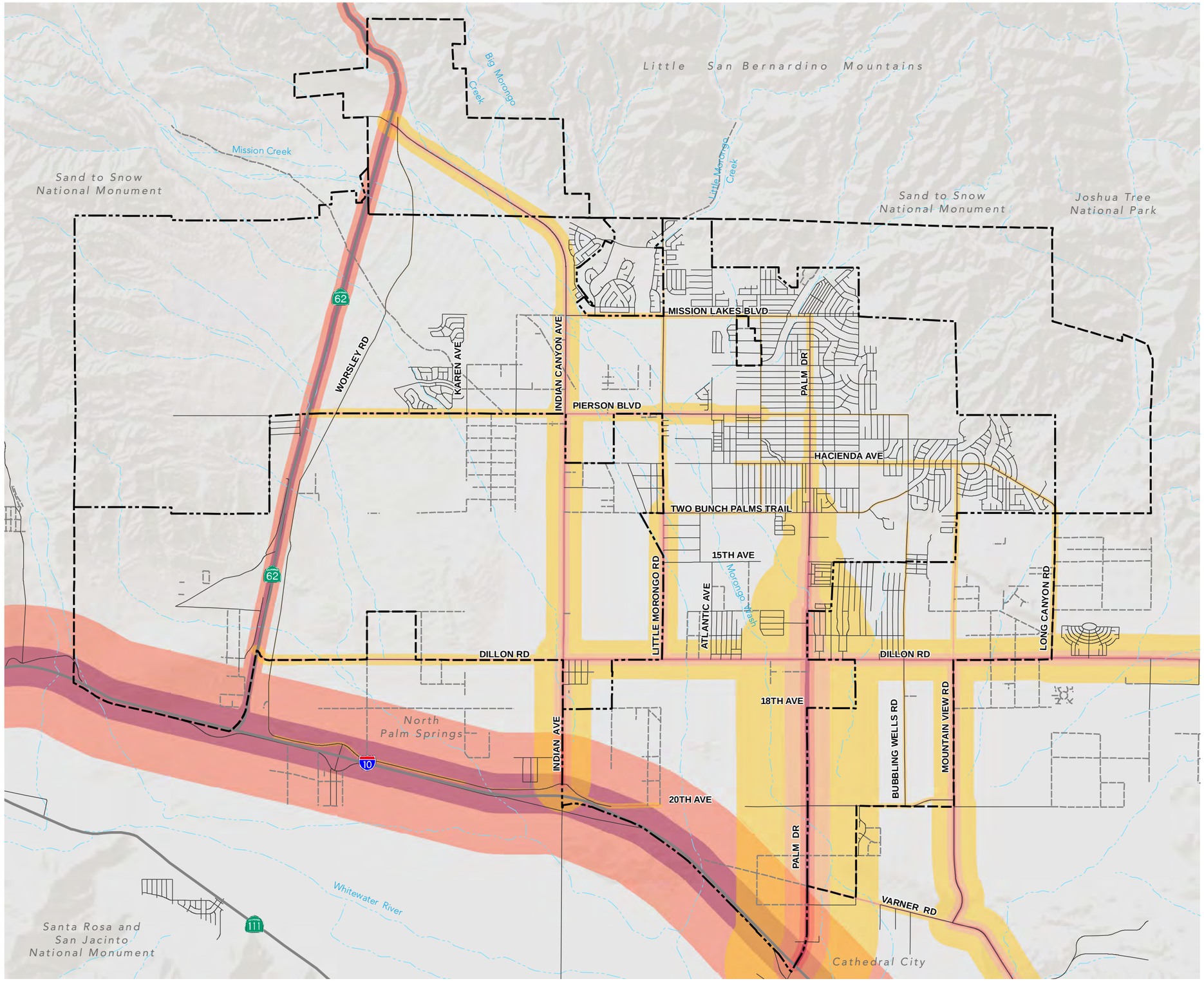
Managing the Noise Environment

Desert Hot Springs will address noise issues by making wise land use decisions. Site development plans and proposed land uses will take into account how roadway and localize noise impacts properties. Reviewing each project at the time it is proposed will help assure impacts can be minimized. Project design mitigation, simple and sophisticated technical fixes, and acoustical barriers will be applied to each project to address noise.

In areas near arterials, site planning and design standards provide direct and integrated noise impact mitigation. Applied mitigation measures include the use of buffer zones consisting of earthen berms, walls, and landscaping between sensitive land uses and roadways and other noise sources. In addition, site planning and building orientation can provide shielding of outdoor living spaces, and orient operable window away from roadways. Effective acoustical materials can also be incorporated into building windows and walls, which adequately reduce outdoor noise.

DESERT HOT SPRINGS GENERAL PLAN

Figure SN-6: Existing Noise Contours



Community Noise Equivalent Levels (CNEL)

Existing Noise Contours (2019)

- 75 CNEL
- 70 CNEL
- 65 CNEL
- 60 CNEL

Base Map Features

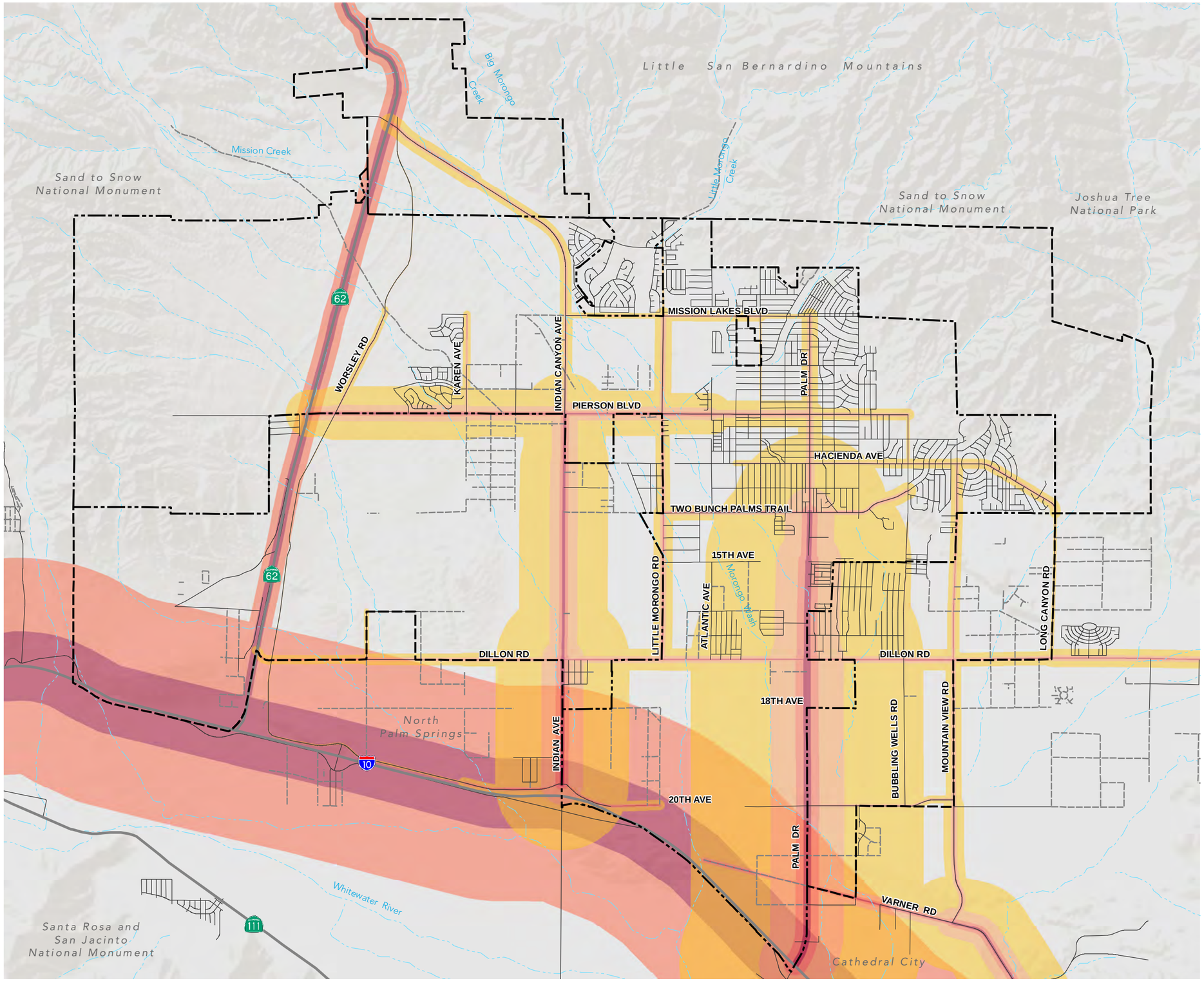
- City Boundary
- Sphere of Influence
- Water Courses

Source: City of Desert Hot Springs and MIG, 2019.

0 0.25 0.5 1 1.5 2 Miles

DESERT HOT SPRINGS GENERAL PLAN

Figure SN-7: Future Noise Contours



Community Noise Equivalent Levels (CNEL)

Future Noise Contours (2040)

- 75 CNEL
- 70 CNEL
- 65 CNEL
- 60 CNEL

Base Map Features

- City Boundary
- Sphere of Influence
- Water Courses

Source: City of Desert Hot Springs and MIG, 2019.

0 0.25 0.5 1 1.5 2 Miles

GOALS AND POLICIES

To create a safe community, the City must recognize and prepare against natural and human-caused hazards. Providing a high level of public safety and emergency services is a high priority. Maintaining, improving, and when necessary, expanding the City's public safety services, programs, and infrastructure will ensure a safe, educated, and protected community. Emergency preparation and agency coordination are key to safety in the event of a disaster. Emergency situations can arise from earthquakes, floods, and fires, or human-caused events such as hazardous materials spills. These goals and policies indicate the City's intent to promote safety and security through prevention and mitigation.

Fire and Police Services

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

Policy SN-1.1: Police and Fire Protection. Provide a high level of police and fire protection by providing a level of funding necessary to assure that levels are maintained per City Council policy and additional staff is provided to address growth.

Policy SN-1.2: Level of Service. Periodically review the level, quality, innovation, and cost-effectiveness of police and fire protection services, including contract services, and remain flexible when considering the most effective means of providing these services to the community.

Policy SN-1.3: New Development Impacts. Require all new and improved developments to be reviewed for their impact on safety and the provision of police and fire protection services.

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

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

Policy SN-1.6: Sufficient Fire Flows. Coordinate with the Water District to assure sufficient water pressures are available to provide adequate fire flows for all existing and proposed development.

Policy SN-1.7: Adequate Fire Resources. Ensure that the City has adequate Fire Department resources (fire stations, personnel, and equipment) to meet response time standards, keep pace with growth, and provide a high level of service to the community.

Policy SN-1.8: Fire Enforcement. Enforce fire standards and regulations in the course of reviewing building plans and conducting building inspections.

Policy SN-1.9: Onsite Wildfire Prevention Measures. Require special on-site fire protection measures to be specified during project review for areas where the fire hazard potential exist, specifically areas of hilly areas with slopes of 10 percent or greater, access problems, lack of water or sufficient pressure, or excessively dry brush.

Policy SN-1.10: Fire Department Inspections. Require commercial, industrial, and institutional buildings and multi-family development to be periodically inspected by the Fire Department to assure compliance with applicable fire codes and to educate building and development managers on fire safety issues.

Policy SN-1.11: Fire Suppression Systems. Regulate and enforce the installation of fire protection water system standards for all new construction projects, including the installation of fire hydrants providing adequate fire flow, fire sprinkler, or suppression systems.

Policy SN-1.12: National Fire Guidelines. Strive to comply with and maintain National Fire Protection Association guidelines, including Standard 1710 requirements for emergency response times and staffing of fire fighter crews responding to emergencies.

Policy SN-1.13: Consistent Level of Service as City Grows. The City shall make every effort to assure the same or greater level of fire protection as provided to City residents as City limits are expanded.

Policy SN-1.14: Additional Fire Station. Pursue new fire stations facilities in areas of high needs and development growth.

Policy SN-1.15: Fire Department Review. Continue to involve the Fire Department in the development review process to ensure that fire safety is addressed in new and modified developments.

Policy SN-1.16: Minimize Development in Severity Zones. Minimize new residential developments within Very High Fire Hazard Severity Zones.

Policy SN-1.17: Essential Public Facilities. Locate essential public facilities out of high-risk, wildfire-prone areas unless additional mitigation measures are put into place above the minimum fire protection standards, where feasible.

Policy SN-1.18: Government Code. New development will adhere to California Government Code sections 51175 to 51189 related to Very High Fire Hazard Severity Zones.

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

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

Policy SN-1.21: Fire Protection Plan. Require new development within Very High Fire Hazard Severity Zones to submit a fire protection plan that addresses landscape/fuel modification installation, incorporate open areas to complement defensible spaces, recognize possible refuge areas, and identify multiple ingress and egress routes.

Policy SN-1.22: Fire Risk Pre-Plans. Require new development within Very High Fire Hazard Severity Zones to prepare pre-plans for fire risk areas that address resident evacuation and to effectively communicate those plans, including identifying the location and direction of evacuation routes.

Policy SN-1.23: Roadside Fuel Reduction Plan. Require new development within and adjoining Very High Fire Hazard Severity Zones to prepare a roadside

fuel reduction plan to prevent fires along public roads caused by vehicles.

Policy SN-1.24: **Defensible Space Clearances.** Require new development, and as feasible with existing development, to provide long-term maintenance of defensible space clearances around structures, subdivisions, and fuel breaks within Very High Fire Hazard Severity Zones.

Policy SN-1.25: **Non-Conforming Development.** Conduct a survey, as feasible, of existing residential structures within the Very High Fire Hazard Severity Zones to identify non-conforming buildings related to fire safety standards and consult with property owners to bring them into compliance with the most current building and fire safety standards.

Policy SN-1.26: **At-Risk Occupants.** Conduct a survey, as feasible, of existing residential structures within the Very High Fire Hazard Severity Zones to determine at-risk occupants such as elderly care facilities, shut-ins, or schools that would pose a significant concern for evacuation and/or shelter-in-place during a wildfire event; develop a plan, as feasible, to accommodate these target occupants.

GOAL SN-2: A SAFER COMMUNITY THROUGH HIGH LEVEL OF POLICE PROTECTION SERVICES FOR THE COMMUNITY

Policy SN-2.1: **Adequate Police Resources.** Maintain adequate resources (stations, personnel, and equipment) to enable the Police Department to meet response time standards, keep pace with growth, and provide high levels of service.

Policy SN-2.2: **Staff Ratio.** Strive to maintain a police staffing ratio of at least 1.0 sworn officers per 1,000 residents.

Policy SN-2.3: **Police Response Times.** Strive to meet a three-minute response time for priority one and priority two calls for service.

Policy SN-2.4: **Police Training.** Maintain a well-trained police force to meet changing needs and conditions by continually updating and revising public safety techniques and providing for effective evaluation and training of personnel.

Policy SN-2.5: **Public Safety Plan.** Update the City's Public Safety Plan every five years to assess the City's safety needs, evaluate challenges for the following five years, and identify areas of opportunity and priority for the execution of plan 0bjectives.

Policy SN-2.6: **Police Facilities.** Locate police sub-stations and offices in those areas of the City particularly vulnerable to crime.

Policy SN-2.7: **Crime Prevention Through Environmental Design.** Promote the concepts of crime reduction through thoughtful design of projects, specifically using the concepts of Crime Prevention Through Environmental Design (CEPTED). These should include at a minimum using boundaries—perceived and real—to control access to sites, focusing more eyes-on-the-street by promoting designs with windows looking onto streets and using front entries, and promoting individual design to foster sense of ownership.

Policy SN-2.8: **City Beautification.** Work with law enforcement agencies and community groups to promote litter

pick-up, graffiti removal, basic repairs, and other neighborhood beautification efforts.

Policy SN-2.9: **Communication with Various Local Groups.** Provide regular opportunities for communications between the Police Department and community members, non-profit organizations, local agencies, volunteer groups, homeowner and business associations, and similar groups to become a more informed community related to community policing.

Policy SN-2.10: **Neighborhood Watch Program.** Continue and encourage Neighborhood Watch programs community wide.

Policy SN-2.11: **Citizen's on Patrol Program.** Assist the Police Department in promoting the Citizen's on Patrol Program and similar programs.

Policy SN-2.12: **Gang Activity Monitoring.** Continue to monitor the status of gang activity in the community and, as appropriate, develop and/or implement gang intervention and education programs.

Policy SN-2.13: **Police Support Programs.** Support and encourage participation in the police youth programs as an effective means of introducing youth to the importance and benefits of local law enforcement.

Policy SN-2.14: **Integrating Cannabis Businesses.** Continue to explore new ways to integrate cannabis-related businesses into the City in a manner that is safe and does not create negative impacts.

Policy SN-2.15: **Graffiti Removal.** Continue an aggressive campaign to remove graffiti quickly to reduce crime.

Policy SN-2.16: **Traffic Safety.** Encourage traffic safety programs to reduce traffic accidents and increase pedestrian safety on all streets.

Hazardous Materials

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

Policy SN-3.1: **Hazardous Materials Discharge.** Prevent unauthorized discharges of hazardous materials and promote the proper disposal, handling, transport, delivery, treatment, recovery, recycling, and storage of hazardous materials.

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

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

Policy SN-3.4: **Hazardous Waste Generation.** Encourage businesses, particularly cannabis-related businesses, to utilize practices and technologies that will reduce the generation of hazardous wastes.

Policy SN-3.5: **Phase I Site Assessment.** Require a Phase 1 Environmental Site Assessment prior to entitlement approval for development or redevelopment on any site suspected of contamination due to previous uses, illegal dumping or other factors.

Policy SN-3.6: **Consultation.** Continue to consult with Federal, State, and County agencies to reduce risks to residents associated with the use or transport of hazardous materials.

Policy SN-3.7: **Disposal Education.** Continue to educate the community regarding the safe use and disposal of household hazardous wastes.

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

Policy SN-3.9: **Permitting Process.** Continue to implement and update as necessary, existing permitting process between the City, Riverside County Environmental Health, and Riverside County Hazardous Materials Team for the establishment of facilities, which manufacture, store, use, or dispose of hazardous and toxic materials within the community or adjacent areas.

Policy SN-3.10: **Minimize Exposure.** Minimize exposure of critical facilities and residences to hazardous materials.

Resiliency and Emergency Preparedness

GOAL SN-4: **RESPONSIVE AND EFFECTIVE EMERGENCY PREPAREDNESS THAT ASSURES READINESS TO RESPOND TO NATURAL AND HUMAN-CAUSED DISASTERS**

Policy SN-4.1: **Emergency Operation Plan.** Maintain and update the City's Emergency Operations Plan to keep it current with staffing and technical capabilities of the City and cooperating agencies.

Policy SN-4.2: **Evacuation Preparedness.** Coordinate with appropriate agencies for the establishment of emergency evacuation routes and plans to preserve or reestablish the use of Palm Drive, Mission Lakes Boulevard, Pierson Boulevard, Dillon Road, Hacienda Avenue, Interstate 10, and State Highway 62 as emergency evacuation routes.

Policy SN-4.3: **Evacuation Route Closures.** Identify locations and develop appropriate solutions and/or alternatives to key roadways that would be closed to traffic due to major flooding thus restricting emergency evacuation.

Policy SN-4.4: **Vulnerabilities.** Consider and asses vulnerability to natural and human-caused disasters when reviewing proposals for the siting and development of critical and essential public/quasi-public facilities.

Policy SN-4.5: **Available Public Information.** Ensure adequate provision of public information to resident and businesses on actions to minimize damage and to facilitate recovery from natural and human-caused disasters.

GOAL SN-5: **RESILIENT AGAINST THE IMPLICATIONS OF CLIMATE CHANGE**

Policy SN-5.1: **Cooling Centers.** Establish cooling centers to reduce the resident's vulnerability to extreme heat events and severe storms.

Policy SN-5.2: **Power Sources.** Encourage redundant power sources such as generators and wind energy to help assure power is available for increased power needs in heat events.

Policy SN-5.3: **Design to Minimize Extreme Heat.** Require the design of projects to address the possible effects of extreme heat events such as requiring shade trees and shade shelter areas, shaded playgrounds, bus shelters, and placement of structures that account for proper sun exposure to reduce the heat within structures.

Natural Hazards Plan

GOAL SN-6: **RESILIENCY AGAINST SEISMIC HAZARDS AND PREPAREDNESS TO RESPOND AFTER A SEISMIC EVENT**

Policy SN-6.1: **Alquist-Priolo Act.** Implement the Alquist-Priolo Act and Public Resources Code Section 2621 to prohibit new structures within earthquake fault zones.

Policy SN-6.2: **Seismic Review.** Review and determine the adequacy of geotechnical and fault hazard studies prepared within the City by a County Geologist, the State Geologist, or a contract geological engineer.

Policy SN-6.3: **Geotechnical Studies.** Require geotechnical studies for development proposals located in areas with soils susceptible to liquefaction to or other forms of ground failure. If found to have the potential for liquefaction, further analysis may be necessary to determine level of hazard risk and propose appropriate mitigation measures.

Policy SN-6.4: **Fault Zones.** Accept the Riverside County designated fault zone for the Blind Canyon Fault (unless subsequent data indicate otherwise), and apply standard measures as would be required of any California Division of Mines and Geology designated fault zone.

Policy SN-6.5: **Utilities and Vital Service Providers.** Consult with utilities and vital service providers to confirm the design of existing and proposed infrastructure to withstand substantial seismic events, and to strengthen or relocate facilities to safeguard water, electricity, natural gas, and other transmission and distribution systems.

Policy SN-6.6: **Water District Consultation.** Consult with the Mission Springs Water District and the Coachella Valley Water District in their efforts to recharge groundwater basins underlying the City in order to prevent subsidence and associated damage to existing and future development.

Policy SN-6.7: **Wind-Driver Erosion.** Continue to implement control measures to prevent wind-driven and water-driven erosion from construction activities and vacant parcels.

Policy SN-6.8: **Local Hazard Mitigation Plan.** Maintain the City's Local Hazard Mitigation Plan as an extension of the General Plan Safety Element, in conjunction with Riverside County and other key organizations.

Policy SN-6.9: **CERT.** Continue to assure community education through the Riverside

County Community Emergency Response (CERT) trainings and certifications.

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

Policy SN-7.1: Flood Control Improvements. Require developers to coordinate with adjacent property owners in the planning and funding of flood control improvements, where a Master Drainage Plan or Area Drainage Plan does not exist.

Policy SN-7.2: Flood Zones. Prohibit development in drainages, especially in Flood Zones A and AO, unless all standards of elevation and flood proofing have been implemented to the satisfaction of the City's Building Department, the Riverside County Flood Control and Water Conservation District, and the Coachella Valley Water District.

Policy SN-7.3: Coordination. Coordinate with Riverside County Flood Control and Water Conservation District to plan and provide adequate flood control protection.

Policy SN-7.4: Master Drainage Plan. Expand the Desert Hot Springs Master Drainage Plan to address drainage and flooding concerns of development on the Mission Creek and Morongo Wash drainage areas.

Policy SN-7.5: Flood Insurance Rate Maps. Assist in the modification of FEMA Flood Insurance Rate Maps as appropriate, as flood control improvements are implemented.

Policy SN-7.6: All-Weather Crossings of Drainage Channels. Assure that major roadways in the City feature all-weather crossings of drainage channels to ensure adequate emergency service access as well as general traffic.

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

Policy SN-7.8: Appropriate Flood Plain Uses. Promote uses that are more resilient to flooding, such as parks, trails, golf and other recreational features in flood plain areas.

Noise

GOAL SN-8: A NOISE ENVIRONMENT THAT PROVIDES PEACE AND QUIET THAT COMPLEMENTS THE CITY'S SPA RESORT CHARACTER

Policy SN-8.1: Sensitive Land Uses. Protect noise-sensitive land uses from high noise levels from both existing and future noise sources. Sensitive uses include residences, resorts and community open space, schools, libraries, churches, hospitals, and convalescent homes.

Policy SN-8.2: Noise Impacts. Assess proposed development and associated traffic for the potential to generate adverse and incompatible noise impacts. Require mitigation for identified impacts.

Policy SN-8.3: Noise Mitigation. Require the installation of sound walls, earthen berms, wall, window noise insulation,

and other mitigation measures for new development in areas that may exceed the City's noise limit standards.

Policy SN-8.4: **Circulation Pattern.** Encourage a Citywide circulation pattern that places primary traffic loads on major arterials and preserves local neighborhood noise environments by controlling traffic speeds to the greatest extent practical.

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

Policy SN-8.6: **Truck Routes.** Designate primary truck routes and clearly mark these routes through the City. Other than vehicles providing local service, construction traffic, and delivery trucks, through traffic shall be limited to those as detailed in the Circulation chapter.

Policy SN-8.7: **Wind Farm Noise Impacts.** Strive to minimize noise impacts from existing and future wind farm development.

Policy SN-8.8: **Interior Noise Standards.** Enforce quantitative exterior and interior noise standards for various types of sensitive land uses.

Policy SN-8.9: **Exterior Noise Standards.** Allow for an exceedance of exterior noise standards for all land use types as long as adequate mitigation is provided for interior noise reduction.

Policy SN-8.10: **Noise-generating Uses.** Require specific design for noise-generating uses such as restaurants, bars, and industrial business located near sensitive uses such as residential.

Policy SN-8.11: **Noise Level Compliance.** Require new development to monitor and document compliance with all applicable noise level limits in areas subject to potentially significant noise impacts.

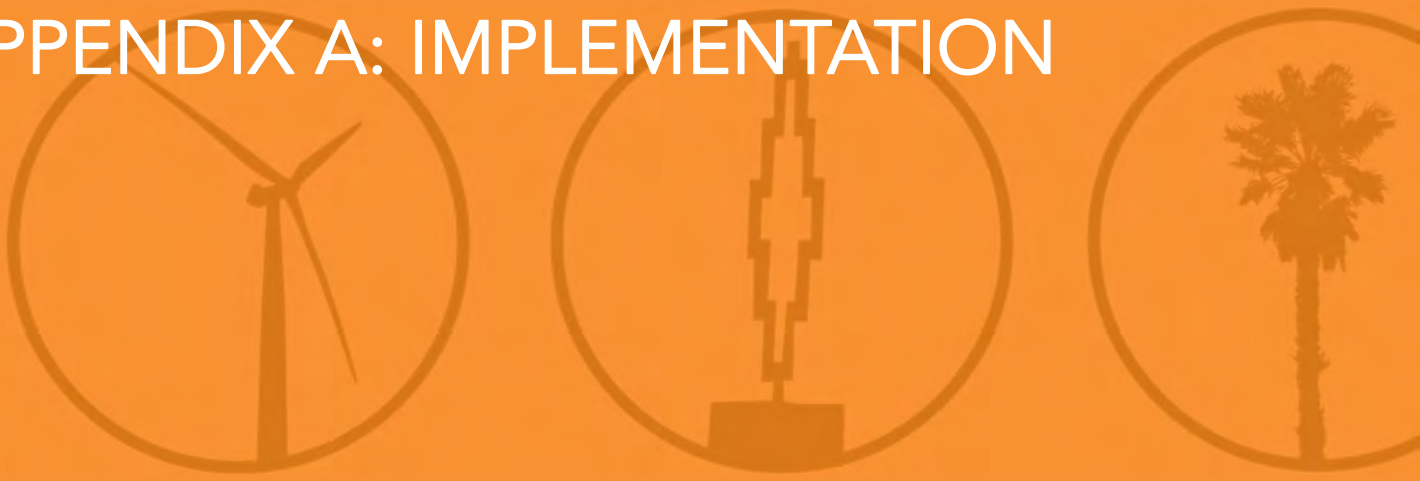
Policy SN-8.12: **Delivery or Service Noise Generation.** Limit delivery or service hours for businesses with potential noise-generating features such as trash bins, docks, loading areas that are located near sensitive uses such as residences, schools, and hospitals.

Policy SN-8.13: **Noise-reducing Pavement.** Encourage the use of noise-reducing paving materials such as rubberized asphalt for road surfacing projects near sensitive land uses.

Policy SN-8.14: **Noise Complaint Response.** Respond timely to noise complaints and provide monitoring when necessary.

DESERT HOT SPRINGS GENERAL PLAN

APPENDIX A: IMPLEMENTATION




CITY HALL
CITY OF DESERT HOT SPRINGS, CALIFORNIA

APPENDIX A: IMPLEMENTATION

INTRODUCTION

This Appendix defines the programs and strategies the City will pursue to achieve the goals and policies of the General Plan. This appendix is designed to be used by all City departments to craft documents and services which include, but are not limited to, budgets, strategic, plans, master plans, specific plans, capital improvement plans, improvement projects, and public services and programs.

The implementation measures are intended to be updated more frequently than the rest of the General Plan, adding or modifying actions due to changing social, economic, and environmental conditions, as well as changes in funding and department priorities. Changes to this section do not require a General Plan Amendment because they have been adopted by a separate resolution and do not change the policies or goals of the General Plan.

ORGANIZATION

The implementing actions are organized according to eight categories:

A. Implementing Policy Documents and Regulatory Codes

B. Development Review and Entitlement

C. Master Plans, Planning Studies, and Reports

D. Public Improvements

E. Financing and Budgeting

F. City Services, Operations, and Public Information

G. Coordination with Partners

Acronyms used in the Implementation Plan are identified in Table A-1. Each implementation measure includes a number for the measure, a title, text describing the measure, responsible departments/agencies, timeframes, and funding sources, see Table A-2.

Table A-1: Implementation Measures Acronyms

City Departments	Other Agencies	Funding and Timing
▪ City Manager (CM) ▪ City Clerk (CC) ▪ Community Development Department (CD) ▪ Code & Cannabis Compliance (CCC) ▪ Police Department (PD) ▪ Fire Department (FD) ▪ Public Works (PW) ▪ Information Technology (IT) ▪ Finance (FIN) ▪ Human Resources (HR)	▪ Riverside County Fire Department (RCFD) ▪ Riverside County Library (RCL) ▪ Riverside County Flood Control District (RCFCD) ▪ Riverside County Public Works (RCPW) ▪ Palm Springs Unified School District (PSUSD) ▪ Mission Springs Water Company (MSWC) ▪ California Department of Forestry and Fire Protection (CDFFP) ▪ Coachella Valley Association of Governments (CVAG)	*Funding Sources:* ▪ Bonds (B) ▪ Federal Funds (FF) ▪ General Funds (GF) ▪ Grants (G) ▪ State Funds (SF) ▪ Impact Fees (IF) ▪ Development and Permit Fees (DF) *Timing:* ▪ Long-term (Long): 5 + years ▪ Mid-term (Mid): 3 to 5 years ▪ Short-term (Short): 1 to 2 years ▪ Ongoing

Table A-2: Measures A - Implementing Policy Documents and Regulatory Codes

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
A-1	**Zoning Text and Map Amendment.** The Community Development Department will review and comprehensively amend the Zoning Code (Municipal Code, Title 17) for consistency with the General Plan Land Use Plan Diagram and the goals and policies in all Elements. In accordance with State statutes, the Zoning Code will be amended "within a reasonable time" following adoption of the General Plan. Revisions to the Zoning Code include: ▪ Prepare a standalone Zoning Map. ▪ Achieve consistency with the 2019 General Plan. ▪ Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws. ▪ Evaluate and modify if necessary residential parking standards. ▪ Address and review for consistency with State law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons. ▪ Remove or modify the definition of "Family." ▪ Ensure compliance with the Supportive Housing Streamlining Act (AB 2162). ▪ Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved. ▪ Prepare an Arts and Culture District within Downtown that supports artist studios, galleries, live/work studios, and public places for events and activities.	CD	Short	GF, G
A-2	**Traffic Mitigation Fees.** Review, update, and administer the transportation mitigation fee.	PW, FIN	Short	IF
A-3	**Gray Water Ordinance.** The City will explore the possible adoption of a gray water Ordinance for municipal, business, and residences, as well as including broad approaches to addressing adverse effects of climate change.	PW, CD	Mid	GF
A-4	**Specific Plans.** Following adoption of the General Plan, review inventory of the adopted Specific Plans to develop a strategy to ensure consistency with the General Plan. In developing its strategy to address consistency of the adopted plans, the City will prioritize the review of those plans adopted prior to 2010 and work with affected property owners to consider whether such plans need to be revised or, if such plans are outdated, if they should be rescinded.	CD	Short	GF, G
A-5	**Dark Skies. Review and revise lighting standards**, including Section 17.40.170 (Outdoor Lighting Standards) to provide more stringent and prescriptive dark sky regulations for outdoor lighting standards.	CD	Mid	GF, G
A-6	**Zero Net Energy.** Within four years of the adoption of the General Plan, The City shall consider and evaluate the feasibility of adopting an ordinance that amends Chapter 15.08 of the City's Municipal Code, so that all new residential and/or non-residential development subject to Title 24, Part 6 of the California Building Code achieve Zero Net Energy (ZNE) standards. If the City finds ZNE technology, programs, and/or	CD, PW	Mid	GF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	other strategies are feasible and cost-effective ,the City shall adopt a ZNE ordinance as expeditiously as possible given City resources. As defined by the California Energy Commission (CEC) in its 2015 Integrated Energy Policy Report, ZNE standards require the value of the net energy produced by project renewable energy resources equal the value of the energy consumed annually by the project, using the CEC's Time Dependent Valuation..			

Table A-3: Measures B - Development Review and Entitlement

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
B-1	**New Development Requirements.** During project review process, review plans for consistency with the following objectives: ▪ Complete neighborhood principles with adequate community services ▪ Emphasis on pedestrian, bicycle, and transit improvements ▪ Visual and functional compatibility with established residential neighborhoods, industrial and commercial areas, and natural desert habitat areas ▪ Sustainable land uses and building practices that promote efficient energy use and resource sustainability ▪ Establish buffers and transitions between residential neighborhoods and adjoining higher-density development ▪ Visually and functionally consistent scale, mass, and character with structures in the surrounding neighborhood ▪ Incorporates crime prevention through environmental design (CPTED) to create safe and well-maintained neighborhoods ▪ Adequate private and common open space for all residential unit types and densities ▪ Require a biological resources assessment, as appropriate, for any development proposal or infrastructure project located on undeveloped/ undisturbed land ▪ Provide access, facilities, and amenities that connect to trails, encourage walking, and/or provide for other facilities that promote healthy living ▪ Address flooding, hydrologic, geological, and seismic hazards	CD	Ongoing	GF, G

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
B-2	**Wildfire Requirements for New Development.** Require new development within Very High Fire Hazard Severity Zones to submit and design projects that take into account the following: ▪ Fire Protection Plan that addresses landscape/fuel modification installation, incorporates open areas to complement defensible spaces, recognizes possible refuge areas, and identifies multiple ingress and egress routes. ▪ Pre-plans for fire risk areas that address resident evacuation and to effectively communicate those plans, including identifying the location and direction of evacuation routes. ▪ Roadside fuel reduction plan to prevent fires along public roads caused by vehicles. ▪ To provide long-term maintenance of defensible space clearances around structures, subdivisions, and fuel breaks.	FD, CD, RCFD	Ongoing	DF
B-3	**Crime Prevention Through Environmental Design (CPTED).** Provide CPTED plan review training to key city staff engaged in plan reviews for new development projects. As schedules allow, hold quarterly or seasonal meetings between key City staff members as follow-up to in-the-field implementation of CPTED.	PD, CD	Ongoing	DF
B-4	**Cannabis Business Development.** Update the City Council on a regular basis the number of existing cannabis businesses and issues associated with the number of businesses to determine if the overall business number needs to be increased or decreased to meet the community's public health, safety, and welfare.	CD, CM, CCC, PD	Ongoing	DF
B-5	**"Super Compliant" Architectural Coatings.** The City shall require development projects to: 1) Submit evidence, such as emissions estimates, coating use estimates and manufacturers specifications for VOC content, or other evidence that indicates VOC emissions during architectural coating activities would not exceed SCAQMD CEQA significance thresholds. 2) Prepare a Coating Restriction Plan (CRP), consistent with SCAQMD guidelines. The project applicant/developer shall include in any construction contracts and/or subcontracts a requirement that Project contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in Project construction meet the SCAQMD "super compliant" coating VOC content standard of less than 10 grams of VOC per liter of coating. The CRP shall also specify the use of high-volume, low-pressure spray guns during coating applications to reduce coating waste.	CD	Ongoing	DF
B-6	**AQ-2B: Tier IV Construction Equipment.** To reduce construction equipment emissions of NOx, diesel particulate matter, and other pollutants, the City shall require development projects to: 1) Use electric-powered and liquefied or compressed natural gas equipment instead of diesel-powered equipment to the maximum extent feasible. 2) All construction equipment with a rated power-output of 50 horsepower or greater shall meet U.S. EPA and CARB Tier IV Final Emission Standards for NOx. This may be achieved via the use of equipment with engines that have been certified to meet Tier IV emission standards, or through the use of equipment that has been retrofitted with a CARB-verified emission control strategy (e.g.,	CD	Ongoing	DF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	selective catalytic reduction) capable of reducing exhaust NOx emission to levels that meet Tier IV standards. 3) The City may grant an exemption from these requirements in the event an applicant can factually document that the specific equipment needed to construct a project is not reasonably available (e.g., the specific Tier IV equipment needed is not available within Riverside County within the scheduled construction period).			
B-7	**Biological Resource Assessment.** Biological Resources Assessment, resource assessments will be prepared for all discretionary development projects that contain undeveloped lands subject to the California Environmental Quality Act (CEQA). The biological resource assessment will catalog all habitat types with the Project area (and offsite impact areas), based on alliances and/or associations defined in The Manual of California Vegetation, second edition. The assessment will include an inventory of all special-status species (USFWS- and CDFW-listed threatened and endangered species, California Species of Special Concern, California Fully Protected Species, CRPR-listed species, and CVMSHCP Covered Species) with the potential to occur within each onsite habitat type. The assessment will address seasonal variation in use of the Planning Area and not be limited to resident species. It will include a discussion of both direct and indirect impacts to wildlife movement and connectivity, as well as a full accounting of all mitigation/conservation lands within and adjacent to the Project area. The biological resource assessment will examine both onsite and offsite impact areas and will include a discussion of potential direct and indirect impacts from lighting, noise, human activity, defensible space, and exotic/invasive species. Defensible spaces should be accounted for within proposed development land use designated areas, and not transferred to adjacent open space or conservations lands.	CD	Ongoing	DF
B-8	**Special Status Plant and Wildlife Protection.** Threatened and Endangered Species, protocol focused surveys for sensitive plant and wildlife species will be carried out by a qualified biologist when suitable habitat for any such species is present on a proposed project site and has a potential for impact. Some aspects of the proposed Project may warrant periodic updated surveys for certain sensitive taxa, particularly if the Project is proposed to occur over a protracted time frame, or in phases, or if surveys are completed during periods of drought. Project permitting and approval requires compliance USFWS, CDFW, and CVMSHCP regulations for any impacts to special status plant or animal species.	CD	Ongoing	DF
B-9	**Nesting Bird Avoidance:** If vegetation removal is scheduled during nesting season (February 1 - September 1), focused surveys for active nests shall be conducted by a qualified biologist no more than three days prior to the beginning of project-related activities (e.g., excavation, grading and vegetation removal). Surveys shall be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as those from the genus Buteo, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of active nests and shall concentrate on areas of suitable habitat. If nests are encountered during any preconstruction survey, a qualified biologist shall determine if it is feasible for construction to	CD	Ongoing	DF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	continue as planned without impacting the success of the nest, depending on conditions specific to each nest and the relative location and rate of construction activities. Any active nest(s) within a Project Site shall be monitored by a qualified biologist during construction if work occurs directly adjacent to the pre-determined nest avoidance buffer. If the qualified biologist determines construction activities have potential to adversely affect a nest, construction activities will be halted within the minimum nest avoidance buffer, depending on species and location. Construction activities within the nest avoidance buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes.			
B-10	**Habitat Revegetation, Restoration, and/or Conservation.** If riparian habitat or other sensitive natural communities are impacted by project-related activities, a habitat restoration and revegetation plan will be developed pursuant to U.S. Army Corps of Engineers and/or California Department Fish & Wildlife guidelines. Habitat restoration and revegetation plans will include, at a minimum: a) the location of restoration sites and assessment of appropriate reference sites; b) the plant species to be used, sources of local propagules, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) a local seed and cuttings and planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity. Monitoring of restoration areas should extend across a sufficient time frame to ensure that the new habitat is stablished, self-sustaining, and capable of surviving drought. For Projects with CVMSHCP Conservation Areas, habitat revegetation, restoration, and conservation will be vetted via coordination with the appropriate resource agencies and the Coachella Valley Conservation Commission (CVCC) through the Joint Project Review (JPR) process to ensure the Project aligns with the goals and policies of the CVMSHCP.	CD	Ongoing	DF
B-11	**Project Review for Fire Services:** All projects that are subject to CEQA review shall be evaluated to determine whether they can be provided adequate fire prevention and emergency medical services, including adequate response times. In the event that it is determined that adequate services cannot be provided, project specific mitigation may be provided to offset identified service deficiencies.	CD, FD	Ongoing	DF
B-12	**Development that Exceeds Urban Water Master Plan.** Developments, under the General Plan Update, will not be approved if they increase water use in excess of what is identified for supply under the most recent applicable Urban Water Master Plan (UWMP), including the long term horizon year and interim (5-year) short-term supply estimates in the UWMP. In order to ensure that water demand from new development is balanced with water supply, a written report will be submitted and reviewed annually by the Planning Commission. Such report shall be prepared jointly by the City, the Mission Springs Water District, and the Coachella Valley Water District, and shall identity building permits issued and discretionary land use approvals that were approved during the past calendar year, which shall be provided by the City, and the estimated increase in water use generated by such permits/approvals,	CD	Ongoing	DF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	which shall be provided by the two water districts. The report shall also identify concerns and issues regarding providing an adequate supply of water for such permits/approvals. The report will be reviewed during a public hearing held by the Planning Commission in conjunction with the annual Capital Improvement Project (CIP) general plan consistency review required by Section 65401 of the California Government Code.			
B-13	**Assess and Minimize Temporary Construction Noise Levels.** To ensure that future development projects implement appropriate construction noise controls, the City shall require development projects that are subject to discretionary review and that are located near (i.e., within 200 feet) of noise-sensitive land uses (e.g., residential, school, or long term medical care facilities) to assess potential construction noise levels and minimize substantial adverse impacts by implementing feasible construction noise control measures that reduce construction noise levels at sensitive receptor locations. Such measures may include, but are not limited to: 1) construction management techniques (e.g., providing advance notice of construction activities to nearby noise-sensitive receptors, siting staging areas away from noise-sensitive land uses, phasing activities to take advantage of shielding/attenuation provided by topographic features or buildings, monitoring construction); 2) construction equipment controls (e.g., ensuring equipment has mufflers, use of electric hook-ups instead of generators); 3) use of temporary sound barriers (equipment enclosures, berms, walls, blankets, or other devices) when necessary; 4) preparation of a plan, procedures, or other mechanisms to receive track, respond, and resolve construction noise complaints, including designation of an on-site appointee to handle such complaints and report back to City staff; and 5) require monitoring of construction noise levels if complaints are received to verify the need for additional noise controls.	CD	Ongoing	DF

Table A-4: Measures C - Master Plans, Planning Studies, and Reports

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
C-1	**Bicycle and Pedestrian Master Plan.** Continue to review, implement, and update, as feasible the Bicycle and Pedestrian Master Plan.	PW	Long	GF, G
C-2	**Parks and Recreation Master Plan.** Continue to review, implement, and update, as feasible the Parks and Recreation Master Plan.	CD, PW, PSUSD, RCL	Long	GF
C-3	**Climate Action Plan.** The City shall prepare and adopt an updated Climate Action Plan within five years of adoption of the General Plan Update, or otherwise as expeditiously as possible given City resources. At a minimum, the Climate Action Plan shall: 1) Establish a community-wide greenhouse gas emissions inventory for a single, historic calendar year (e.g., Year 2010, consistent with the City's current Climate Action Plan, adopted in 2013). 2) Quantify greenhouse gas emissions, both existing and proposed over a specified time period. The time period forecasted shall be no less than the Year 2040. Additional, forecasted years (e.g., 2030, 2035, etc.) may be included. 3) Identify annual, community-wide greenhouse gas emission reduction targets (i.e., in MTCO2e) and/or efficiency targets (i.e., in $MTCO_2e$ per service population and/or capita) that align the City's emissions with legislatively adopted State-wide greenhouse gas reduction targets (e.g., AB 32 and SB 32) for a specified calendar year. For a calendar year beyond that which has a legislatively adopted greenhouse gas reduction target, the greenhouse gas emissions reduction goal for 2050 outlined in EO S-3-05 shall be used as a future benchmark. The identified annual, community-wide greenhouse gas emissions target for the City may be an interpolated value based on legislatively adopted State-wide greenhouse gas reduction targets and those issued by Executive Order. 4) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified annual, community-wide greenhouse gas emission reduction targets and/or efficiency targets. The Climate Action Plan shall, at a minimum, specifically consider the following measures as well as those contained in the Multimodal Mobility Plan. If the following measures are not adopted, the Climate Action Plan shall clearly discuss why these measures were found to be infeasible. a. Develop a detailed Waste Reduction Plan that identifies the City's strategy for diverting waste from landfills. The Waste Reduction Plan shall target achieving zero waste by 2040. b. Identify the City's strategy for using recycled water in the City, once it becomes available from the Mission Springs Water District. Specifically investigate the feasibility of using such water at non-residential land uses, such as those used for cannabis cultivation. The strategy developed for the City shall be done in consultation with the Mission Springs Water District. c. Establish a provision that, prior to issuing any building or grading permits, the City shall confirm project applicants and/or their designees fully mitigate the greenhouse gas emissions	CD, PW	Mid	GF, G, IF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	associated with the construction, operation, and vegetation change associated with the proposed project. Compliance options could include: 1) directly undertaking funding activities that reduce or sequester GHG emissions and/or 2) obtaining and retiring Carbon Offsets through an Approved Registry. 5) Establish a mechanism to monitor the plan's progress toward achieving the annual, community-wide greenhouse gas emission reduction targets and/or efficiency targets, and require amendment if the Climate Action Plan is not achieving specified levels. At a minimum, the Climate Action Plan shall be updated and refined once every five years. Future iterations of the Climate Action Plan shall revisit measures found to be infeasible in the past, and incorporate them into future iterations as they become feasible. 6) Be adopted in a public process following environmental review.			
C-4	**Public Safety Plan.** Update the Public Safety Plan every five years to assess the City's safety needs, evaluate challenges for the following five years, and identify areas of opportunity and priority for the execution of plan objectives.	CM, PD, FD, PSUSD	Long	GF
C-5	**Emergency Operations Plan.** Maintain and update the City's Emergency Operations Plan to addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies.	CM, PD, FD, PSUSD, CDFFP	Short	GF
C-6	**Local Hazard Mitigation Plan.** Maintain the City's Local Hazard Mitigation Plan as an extension of the General Plan Safety Element, in conjunction with Riverside County and other key organizations.	CM, PD, FD	Short	GF
C-7	**Master Drainage Plan.** Continue to update the Desert Hot Springs Master Drainage Plan to address drainage and flooding concerns of development on the Mission Creek and Morongo Wash drainage areas.	PW, RCFCD	Ongoing	GF, DF
C-8	**Safe Routes to School.** Continue to review, implement, and update, as feasible the Safe Routes to School Plan.	PW, PD, PSUSD	Mid	G, GF
C-9	**Arts District Strategic Plan.** As feasible, consider developing an Arts District Strategic Plan to identify a vision and goals and a roadmap for implementing and financing detailed recommendations. Use extensive community engagement and an advisory group to assist in developing the key framework of the plan.	CM	Long	G, GF
C-8	**Trails Master Plan.** As feasible, develop a comprehensive trails master plan to establish guidelines for multi-purpose (pedestrian, bicycle, CV/ Link) trail development, trailhead design, public access to open space and park areas, signage, and volunteer programs. Consider folding in Parks and Recreation Master Plan.	PW	Long	G, GF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
C-9	**Multimodal Mobility Plan.** The City shall prepare and adopt a Multimodal Mobility Plan within four years of adoption of the General Plan Update, or otherwise as expeditiously as possible given City resources. The Multimodal Mobility Plan shall, at a minimum: 1) Identify the City's plan for improving and expanding transit amenities and non-vehicular (e.g., bicycle and pedestrian) infrastructure in the City. 2) Specify measures or a group of measures that, if implemented on a project-by-project basis, would reduce the number of single-occupancy vehicle trips and fossil fuel powered vehicles operating on roadways within Desert Hot Springs to a percentage that is consistent with reduction in per capita passenger vehicle GHG reduction targets established by CARB for the SCAG region under SB 375.During development of the Multimodal Mobility Plan, the City shall. a. Consult with public transit system operators (e.g., Sunline Transportation Agency, Native American tribes, and others, as applicable) to identify potential routes, infrastructure, and service locations capable of serving new development identified in the General Plan. b. Revisit the way the City addresses transportation impacts fees. In addition to having fixed fees by development type, adopt a traffic mitigation fee that ensures new development pays its fair share toward roadway and non-vehicular infrastructure improvements. c. Provide the framework for updating the City's existing Transportation Demand Management (TDM) requirements contained in Chapter 10.56 of the City's Municipal Code so it applies to additional, residential and non-residential development in the City. The revised TDM program shall specify what percent of vehicle miles traveled must be reduced by the land use, compared to default rates. 3) Establish a mechanism to monitor progress toward achieving the goals set forth in the Multimodal Mobility Plan.	PW, CD	Mid	DF, G, GF

Table A-5: Measures D - Public Improvements

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
D-1	**Complete Streets.** The City will incorporate "Complete Streets" throughout the City. Strategies will include context-sensitive improvements that respect the desert identity of the City and maintain an aesthetic through landscaping and careful implementation of non-essential signage. These features may include new pedestrian and bike connections to previous development through the extensions of sidewalks where possible. The available public rights-of-way may be used to provide wider sidewalks, bicycle lanes, trail facilities, and transit amenities.	PW, CD	Ongoing	GF, G
D-2	**Safe Street Improvement Priority.** Analyze available vehicle/pedestrian/bicycle collision data annually to identify areas of high risk of pedestrian and bicyclists safety hazards and develop a priority list of future physical improvements.	PW, CD	Ongoing	GF, G, IF
D-3	**Trailheads.** As feasible, improve trailheads to include parking, signage and wayfinding, gates, other hiking amenities, as feasible.	PW, CD	Long	G
D-4	**Corridor Beautification.** As feasible, promote investment in beautification improvements landscaping, public art, etc.) along strategic Pierson Boulevard and Palm Drive corridors.	PW, CD	Mid	G, IF
D-5	**Street Tree Plan.** As feasible, develop a street tree plan that identifies various drought-tolerant and climate adaptable shade trees along streetscapes where appropriate. Consider implementing a program that provides financing and planting of trees through grants or fees.	PW, CD	Mid	G, IF
D-6	**Innovative Small Park and Public Spaces.** As feasible, create opportunities for converting vacant, underutilized, land or parking lots into small parks or public spaces.	PW, CD	Long	IF, GF, G
D7	**New Fire Station Feasibility.** Consult with Riverside Fire County Fire Department to study and identify potential new location and funding sources for a new fire station.	CM, FD, RCFD	Mid	IF, GF, G
G-8	**Intersection Improvements.** To ensure proper timing for the installation of the Identified intersection improvements, project proponents, in consultation with the City Public Works Department, shall be required to prepare a traffic impact analysis for their proposed project. If a project would directly cause an intersection to degrade to an unacceptable Level of Service (LOS E or F), the project proponent shall be responsible for providing improvements (described below or otherwise identified by the City) necessary to maintain an acceptable LOS; improvements provided by a project proponent may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the City. If a project impacts an intersection but would not cause an unacceptable LOS at an intersection, project proponents shall be required to pay a proportionate fair share towards the future improvement of the intersection. Specific intersection improvements are listed below:	PW, CD	Ongoing	DF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	Intersection 1: SR-62 at Indian Canyon Drive. Implement the following intersection improvements: • Northbound: One left turn lane, three through lanes, and one right turn lane • Southbound: Two left turn lanes, two through lanes, and one right turn lane • Eastbound: One shared left/through/right turn lane • Westbound: One shared left/through lane and two right turn lanes While the improvement identified above would result in an acceptable LOS at this intersection, SR-62 is a Caltrans facility and the City of Desert Hot Springs cannot guarantee installation of the improvement. This impact is considered significant and unavoidable. *Intersection 2: SR-62 at Pierson Boulevard.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, two through lanes, and one right turn lane • Southbound: One left turn lane, two through lanes, and one right turn lane • Eastbound: One shared left/through lane and one right turn lane • Westbound: One left turn lane and one shared through/right turn lane While the improvement identified above would result in an acceptable LOS at this intersection, SR-62 is a Caltrans facility and the City of Desert Hot Springs cannot guarantee installation of the improvement. This impact is considered significant and unavoidable. *Intersection 4: Indian Canyon Drive at Mission Lakes Boulevard.* Implement the following intersection improvements: • Northbound: One shared left/through lane and one right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One shared left/through/right lane • Westbound: One left turn lane and one shared through/right turn lane With implementation of the identified improvements, this impact would be considered less than significant. *Intersection 5: Indian Canyon Drive at Pierson Boulevard.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One shared left/through lane and one shared through/right turn lane • Westbound: One left turn lane and one shared through/right turn lane With implementation of the identified improvements, this impact would be considered less than significant. Intersection 6: Indian Canyon Drive at Two Bunch Palms Trail Implement the following intersection improvements: • Install a traffic signal			

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	• Northbound: One shared left/through/right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One shared left/through/right turn lane • Westbound: One shared left/through/right turn lane With implementation of the identified improvements, this impact would be considered less than significant. *Intersection 7: Indian Canyon Drive at Dillon Road.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn, two through lanes, and one right turn lane • Southbound: One left turn, two through lanes, and one right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, one through lane, and one right turn lane With implementation of the identified improvements, this impact would be considered less than significant. *Intersection 8: Indian Canyon Drive at 20th Avenue.* Implement the following intersection improvements: • Northbound: One left turn lane, two through lanes, and one right turn lane • Southbound: One left turn lane, two through lanes, and one shared through/right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, one shared through/right turn lane, and one right turn lane With implementation of the identified improvements, this impact would be considered less than significant. *Intersection 10: Little Morongo Road at Pierson Boulevard.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One shared left/through/right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: One left turn lane, one through lane, and one right turn lane With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 11: Little Morongo Road at Two Bunch Palms Trail.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One shared left/through/right turn lane			

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	• Westbound: One left turn lane, one through lane, and one right turn lane With implementation of the identified improvements, this impact would be considered less than significant. *Intersection 12: Little Morongo Road at Dillon Road.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, one through lane, and one right turn lane • Southbound: One left turn lane, one through lane, and one right turn lane • Eastbound: Two left turn lanes and one shared through/right turn lane • Westbound: One left turn lane and one shared through/right turn lane With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 13: Little Morongo Road at 20th Avenue.* Implement the following intersection improvements: • Construct new intersection with all way stop control • Northbound: One left turn lane and one shared through/right turn lane • Southbound: One shared left/through/right turn lane • Eastbound: One shared left/through/right turn lane • Westbound: One shared left/through/right turn lane With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 18: Palm Drive at Dillon Road.* Implement the following intersection improvements: • Northbound: Two left turn lanes, two through lanes, and one right turn lane • Southbound: One left turn lane, two through lanes, and one right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, one through lane, and one right turn lane While the above configuration would result in an acceptable LOS at this intersection, it is unclear if these improvements can be implemented given existing constraints at this location. As implementation of this improvement cannot be guaranteed, LOS at this intersection is identified as significant and unavoidable impact. *Intersection 19: Palm Drive at 20th Avenue.* Implement the following intersection improvements: • Install a traffic signal • Northbound: One left turn lane, two through lanes, and one right turn lane • Southbound: One left turn lane, three through lanes, and one right turn lane • Eastbound: One shared left/through/right turn lane • Westbound: One shared left/through/right turn lane			

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
	With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 20: Palm Drive at Varner Road.* Implement the following intersection improvements: • Northbound: One left turn lane, three through lanes, and one right turn lane • Southbound: One left turn lane, three through lanes, and one right turn lane • Eastbound: One left turn lane, one through lane, and one right turn lane • Westbound: Two left turn lanes, two through lanes, and one right turn lane With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 22: Mountain View Road at Dillon Road.* Implement the following intersection improvements: • Northbound: One left turn lane and one shared through/right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One left turn lane and one shared through/right turn lane • Westbound: Two left turn lanes and one shared through/right turn lane With implementation of the identified improvement, this impact would be considered less than significant. *Intersection 23: Mountain View Road at Varner Road.* Implement the following intersection improvements: • Install a traffic signal • Southbound: One left turn lane and one right turn lane • Eastbound: One shared through/right turn lane • Westbound: One through lane and one right turn lane While the improvement identified above would result in an acceptable LOS at this intersection, this intersection is outside of the Planning Area and the City of Desert Hot Springs cannot guarantee installation of the improvement. This impact is considered significant and unavoidable. *Intersection 24: Long Canyon Road at Dillon Road.* Implement the following intersection improvements: • Northbound: One shared left/through lane and one right turn lane • Southbound: One left turn lane and one shared through/right turn lane • Eastbound: One left turn lane, one through lane, and one shared through/right turn lane • Westbound: One left turn lane, one through lane, and one right turn lane With implementation of the identified improvement, this impact would be considered less than significant.			

Table A-6: Measures E - Financing and Budgeting

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
E-1	**Budgeting.** The City will annually create a budgeting process that seeks to optimize revenue sources, fund City services and programs, and provide capital funds for improvements. The process will also: 1. Maximize revenue from City-owned land and resources 2. Maintain efficient operations in the delivery of services and maintenance of public infrastructure, including community centers, parks, roads, storm drainage, and other infrastructure 3. Identify long-term funding sources for facility maintenance 4. Recover costs when possible for facility use, planning and building services, code enforcement, community events, and administrative costs	CD	Ongoing	GF
E-4	**Review City Impact Fees.** The City will review impact fees every five years, establish actual costs, adjust existing fees, and establish new fees as needed related to infrastructure, transportation, affordable housing, other community benefits, and long-range planning.	CD, PW, CM, FIN	Mid	GF
E3	**Capital Improvement Plan.** Maintain and update Capital Improvement Plan regularly to reflect yearly budget and City needs that is fiscally responsible.	All Departments	Ongoing	GF, IF
E-5	**Cannabis Taxes.** Review Cannabis Cultivation Tax and Cannabis Sales (Dispensary) Tax performances annually to ensure net positive benefits to the City budget.	CM, CCC, FIN	Ongoing	GF

Table A-7: Measures F - City Services, Operations, and Public Information

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
F-1	**Inspection Services to Review Code Violations.** The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.	CD	Ongoing	GF, G
F-2	**Abandoned Residential Property Registration.** The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.	CD	Ongoing	GF
F-3	**Affordable Housing Monitoring.** City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.	CD	Ongoing	GF
F-4	**Emergency Preparedness Education.** Conduct an educational program and prepare related pamphlet that focus on emergency preparedness and evacuation routes for residents in the event of a major natural or human disaster. Educate residents on alternative evacuation routes in the event major roads are blocked or closed.	CD, FD, PD	Short	GF
F-5	**Street Safety Program.** Develop a safer streets education program and corresponding public marketing campaign to educate residents and motorists on safer driving habits. Introduce Vision Zero, a multi-national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries involving road traffic.	PW, CD	Mid	GF, IF
F-6	**SB 743 Monitoring.** Monitor implementation of SB 743 and update the City's CEQA guidelines to reflect revisions in CEQA requirements.	PW	Short	GF
F-7	**Development Promotion.** Actively participate in and sponsor commercial, medical, office, and industrial brokerage and development-related organizational events and conferences to promote and market Desert Hot Springs.	CD, CM, FIN	Short	GF
F-8	**Economic Development Marketing.** Expand Economic Development digital and online marketing tools including the expansion of proactive marketing with emails, the placement of digital ads, and development of a dedicated Economic Development website to promote Desert Hot Springs as the best place to do business and promote tourism.	CM	Short	GF
F-9	**Community Policing Initiative.** Continue Community Policing Initiative and promote program with the community. Additionally, continue to promote and expand neighborhood watch programs.	PD	Short	GF
F-10	**Cannabis Business Code Enforcement.** Conduct regular inspections of cannabis dispensaries and cultivation businesses to ensure they meet all requirements of their conditions of approval, State laws, and Municipal Code regulations.	CCC	Ongoing	GF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
F-11	**Annual Quantitative Fire Services Review and Coordination.** City Council shall annually consider, in conjunction with the state-required annual review of capital improvement projects for consistency with the General Plan, the need for increases in fire equipment and/or facilities, including the need for a new fire station. As part of this review, the City Council will receive for consideration the evaluation and recommendation of the Riverside County Fire Department (RCFD) for providing additional equipment or facilities, including the timing for providing such equipment or facilities. Criteria for determining need shall include, but not be limited to, existing and projected increases within the Planning Area of fire station response times for new development, emergency calls, ratio of RCFD staff to population, the capacity of existing fire stations in the Planning Area to house additional staff and equipment needed to serve existing and projected population. If the City Council finds that additional equipment or facilities are needed, the City shall coordinate and consult with the RCFD to establish a viable funding method to provide for such facilities and equipment in a manner timely to ensure existing service levels, including response times are not impacted.	CM, FD	Ongoing	GF
F-12	**Community Choice Aggregation.** The City shall, if feasible, establish a municipally-operated and -controlled electricity power provider (Community Choice Aggregation (CCA)) for the City of Desert Hot Springs within four years of adoption of the General Plan Update, or otherwise as expeditiously as possible given the City's resources. The overarching purpose and intent of the CCA is to provide 100% renewable electricity to all customers in Desert Hot Springs. The CCA will: ▪ Offer electricity at rates that are competitive with those provided by Southern California Edison (SCE). ▪ Offer, at minimum, two options for customers: o The first, default option shall offer electricity that contains a renewable mix exceeding that provided by SCE. o The second option shall offer electricity that comes from 100% renewable sources. ▪ Upon its inception, automatically enroll all public and private accounts in the city into the CCA program. All residential and non-residential customers shall be enrolled in the first, default option (i.e., the program that has a renewable mix that exceeds that provided by SCE).	CM, PW, CD	Mid	GF, DF, G

Table A-8: Measures G: Coordination with Partners

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
G-1	**Joint-Use Agreements.** The City will continue to maintain joint-use agreements for park use with Palm Springs Unified School District if it makes sense financially for the City and meets a community recreational need.	PW, CM, CD	Short	GF, G
G-2	**Transportation Consultation.** The City will continue to coordinate with the public and all applicable public agencies regarding transportation planning projects and impacts from new development.	PW, CD	Ongoing	GF
G-3	**CVAG Consultation on CVMHCP.** Consult with the Coachella Valley Associated Governments and other agencies to implement the Coachella Valley Multispecies Habitat Conservation Plan.	CD	Ongoing	GF
G-4	**Agency Consultation.** The City will continue to work with other outside agencies, including: 1. Southern California Edison to encourage residents and businesses to take advantage of any programs designed to reduce energy 2. The Coachella Valley Association of Governments (CVAG) to coordinate with regional programs, data sharing, and the Coachella Valley Multi-Species Habitat Conservation Plan. 3. The Riverside County Flood Control District to coordinate flood control projects associated with major washes (e.g., Mission Creek, Morongo Wash, and related). 4. Sunline Transit Agency to align transit policies, route, share data for transparency, and to create comprehensive transit network. 5. Neighborhood jurisdictions and Riverside County Planning Department regarding development projects that could affect the City's transportation system.	CD, PW, CM	Ongoing	GF
G-5	**Water Districts Consultation.** The City of Desert Hot Springs will Collaborate with the Mission Springs Water District, Coachella Valley Water District, and Desert Water Agency to support expansion of water delivery capacity and available water resources through innovative conservation and diverse water acquisition efforts to accommodate new development over the long term. Establish a formal, structured process to report annual building permits issued and development applications approved to the water agencies. Ensure that the process clearly links approvals to agencies' abilities to provide required infrastructure and water resources. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity and imported water supply expansion, water conservation and more efficient water use.	PW, CD	Ongoing	GF
G-6	**Riverside County Planning Department.** The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.	CD	Ongoing	GF

Measure Number	Measure Description	Department/ Partner	Time Frame	Funding
G-7	**Fair Housing Council of Riverside County.** The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services for residents and housing professionals. The City will: ▪ Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing. ▪ Work to increase awareness of fair housing protections. ▪ Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.	CD	Short	GF
G-8	**Job Readiness Workshops.** Partner with the Riverside County Workforce Development Center or similar organization and/agency to promote job readiness and basic skills training of the local workforce through the hosting of a job preparedness and readiness workshops at City facilities.	CM, HR, FIN	Mid	GF
G-9	**Business Partnerships.** Explore strategic partnerships with business organizations and nonprofits to identify industry specific workforce development training curriculum needs.	CM	Mid	GF
G-10	**Modernizing Practices.** Consult with Mission Springs Water District on septic tank removal and on recycled water improvements.	PW, CD	Ongoing	GF
G-11	**Water Agency Consultation During Development Review.** Through the development review process and environmental documentation for large development projects, the City of Desert Hot Springs will consult with Mission Springs Water District, Coachella Valley Water District, and the Desert Water Agency to evaluate proposals and determine if adequate water supply is available for long-term needs. Require new development to pay their fair share for water supplies, distribution and storage infrastructure. Require new development to implement water conservation measures to minimize water consumption.	PW, CD	Ongoing	GF
G-12	**Urban Water Management Plan and Long-Range Water Projections Coordination.** The City of Desert Hot Springs will coordinate with Mission Springs Water District, Coachella Valley Water District, and the Desert Water Agency during the preparation of the long-range water resource planning projects, including the development of Urban Water Management Plans every five years and updates to the SGMA groundwater sustainability plans every five years.	PW, CD	Ongoing	GF