

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pierson Commercial Specific Plan

Lead Agency: City of Desert Hot Springs

Contact Name: Patricia Villagomez

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Phone Number: 760-329-6411 ext. 243

Project Location: Desert Hot Springs
City

Riverside
County

Project Description (Proposed actions, location, and/or consequences).

Beyond Food Mart, Inc. (Applicant) is requesting the approval of Pierson Commercial Specific Plan (Specific Plan) to construct and operate an 8-island fueling station, a 7,460 square-foot convenience store with a drive-thru for pre-packed food pick-up, a 1,790 square-foot drive-thru carwash, and a 2,000 square-foot quick service restaurant. The fueling station proposes both gas and hydrogen pumps. The northwest corner of the site will be covered with decomposed granite and will have perimeter landscaping. The Project Site consists of one approximately 3.99-acre parcel (Assessor's Parcel No. 664-080-017) located at the northwest corner of Pierson Boulevard and North Indian Canyon Road in the City of Desert Hot Springs. The Specific Plan establishes the building and development standards for the Project Site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project Site and immediate surrounding area contain habitat suitable for nesting birds. As such, the Proposed Project is subject to Migratory Bird Treaty Act and California Fish and Game Code. Therefore, Mitigation Measure BIO-1 shall be implemented in order to avoid significant impacts to nesting birds. There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Therefore, Mitigation Measure CR-1 shall be implemented to avoid potential significant impacts to historical resources. The discovery of human remains is always a possibility during ground disturbing activities. To ensure potential impacts to human remains are reduced to less than significant, Mitigation Measure CR-2 shall be implemented. There always remains the potential for ground-disturbing activities to expose paleontological resources. Therefore, Mitigation Measure GEO-1 shall be implemented to avoid potential significant impacts to paleontological resources. The Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic Preservation Office (THPO) determined that the Project Site is not located within the boundaries of the ACBCI Reservation, although it is within the Tribe's Traditional Use Area. For this reason, Mitigation Measure TCR-1 shall be implemented to address potential significant impacts. The ACBCI also requested that Mitigation Measures TCR-2 to TCR-4 be implemented. Yuhaaviatam of San Manuel Nation (YSMN) stated that the Project Site exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. YSMN requests Mitigation Measures TCR-5 to TCR-9 be implemented.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

South Coast Air Quality Management District