



CITY OF RANCHO MIRAGE

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ENVIRONMENTAL INITIAL STUDY

Project Title: Proposed Demolition of Fire-Damaged Structure commonly known as the Chart House Restaurant

Case No: EA120004

Lead Agency Name and Address: City of Rancho Mirage
69825 Highway 111
Rancho Mirage, California 92270
Phone (760) 328-2266 Fax: 760-324-9851

Applicant: City of Rancho Mirage

Representative: N/A

Contact Person: Bud Kopp, AICP, Interim Community Development Director
And Phone Number: 760-328-2266

Project Location: The project site is located at 69-934 Highway 111 in the City of Rancho Mirage.

PROJECT DESCRIPTION

The project site is located on the side of Highway 111 between Atrium Way and Mirage Cove Drive in the City of Rancho Mirage. The demolition is proposed for a fire-damaged structure located at the southern end of the 5.48 acre property. The balance of the property is to remain as it currently exists, consisting of a parking lot, landscaped areas and a rock outcropping in its native condition. This Initial Study addresses the impacts associated with the demolition of the fire-damaged building only, as no change will occur on the balance of the property. The building has housed several restaurants, and is commonly known as The former Chart House restaurant operated in the building for many years. The purpose of this project is to demolish the fire-damaged building to enhance safety and to abate a public nuisance pursuant to a City-issued Notice of Public Nuisance and Order to Abate.

The Chart House was built in 1978 and designed by architect Kendrick Bangs Kellogg. The Chart House was designated as a local historic resource by the City of Rancho Mirage in 2004 in part due to the building's unique design, and because it represented a unique example of "organic modern" architecture, the only known example in the Coachella Valley. The building was severely damaged in a

fire that occurred on January 10, 2012. The most significant fire damage occurred in the central and southern portions of the building, including burning of the supporting posts and beams. The northern section of the building received less severe damage, primarily limited to smoke and secondary heat damage. The overall building footprint, exterior walls, and roof form survived the fire but are severely burned.

According to the Notice of Public Nuisance and Order to Abate issued on July 3, 2012, these conditions represent violations of the City of Rancho Mirage Municipal Code Sections 14.60.020, -030, -050, -140, -200, -210, -220, -270, -310, and -470. No immediate action was taken to remedy the violations at that time.

On August 28, 2012, a Public Safety Memorandum was released stating “that the fire completely destroyed the structure and the property constituted a safety hazard and remained in violation of Section 114 (Unsafe Structures and Equipment) and Section 114 (Violations: Abatement) of the California Building Code...” These findings are based on numerous field investigations and inspections conducted on January 10th and 11th 2012 by James Aldrich, Fire Safety Specialist, Steven Brooker, Fire Marshall, and Steve Buchanan, City Building Official.

In response to the above findings, the property owner applied for a demolition permit on August 29, 2012, that was approved by the City. The Palm Springs Modern Committee submitted a response letter urging the City of Rancho Mirage to revoke the demolition permit pursuant to Rancho Mirage Municipal Code 15.27.150 until the City’s Historic Preservation Commission could hold a hearing to consider alternatives to the proposed demolition of the Chart House. The City’s Municipal Code mandates a 21-day stay of issuance of demolition permits for buildings that have been designated as a historic resource.

There are no proposed plans for the construction of any structure on the site after demolition of the fire damaged building. Therefore, this analysis considers only the demolition, and does not speculate on future development of the site beyond the mitigation measures described below.

The following initial study examines the environmental impacts associated with the demolition of the Chart House in general, and specifically as these impacts relate to the property’s designation as a local historic resource, pursuant to CEQA Guidelines Sections 15064 and 15064.5.

Exhibit 1: Regional Map

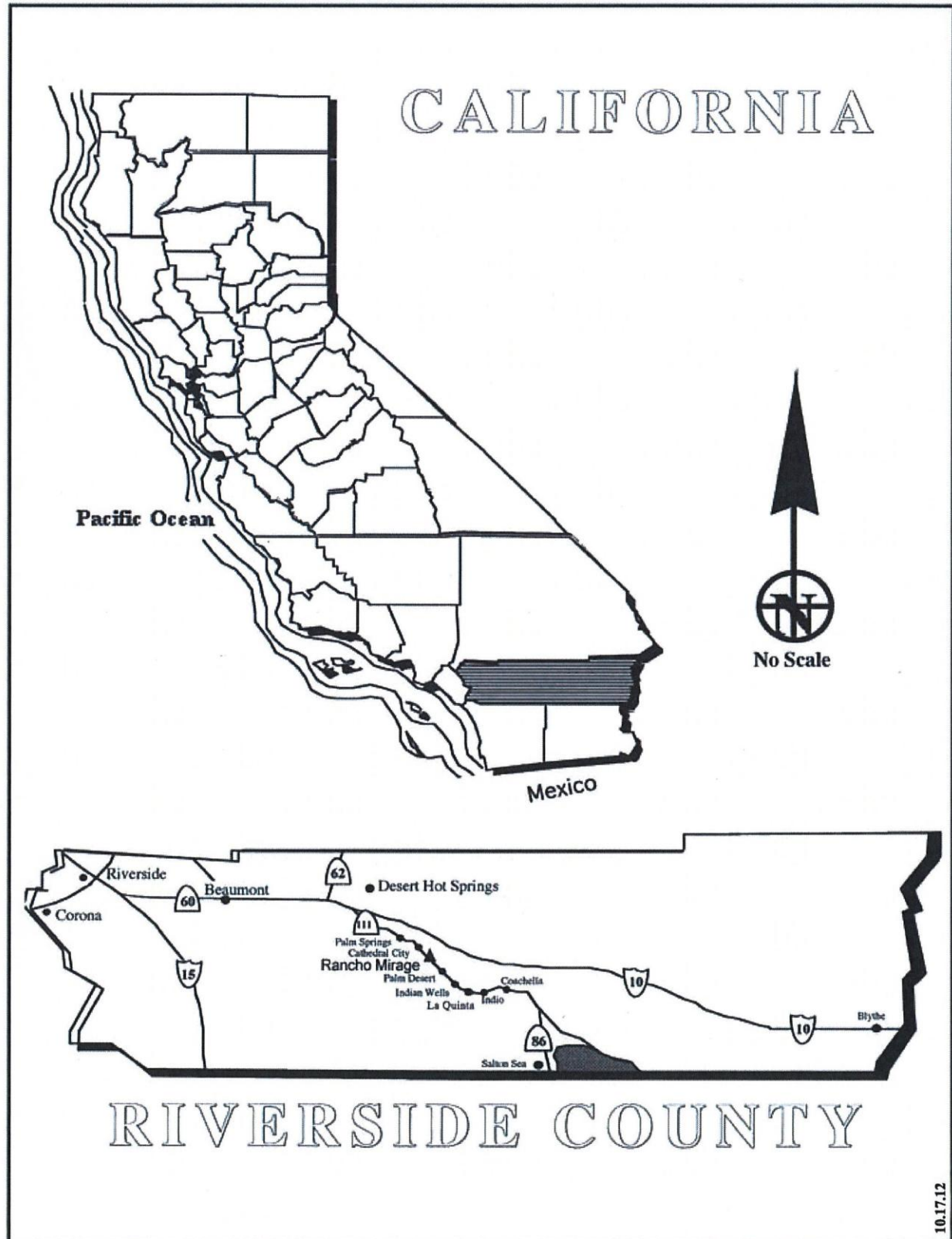


Exhibit 2: Vicinity Map

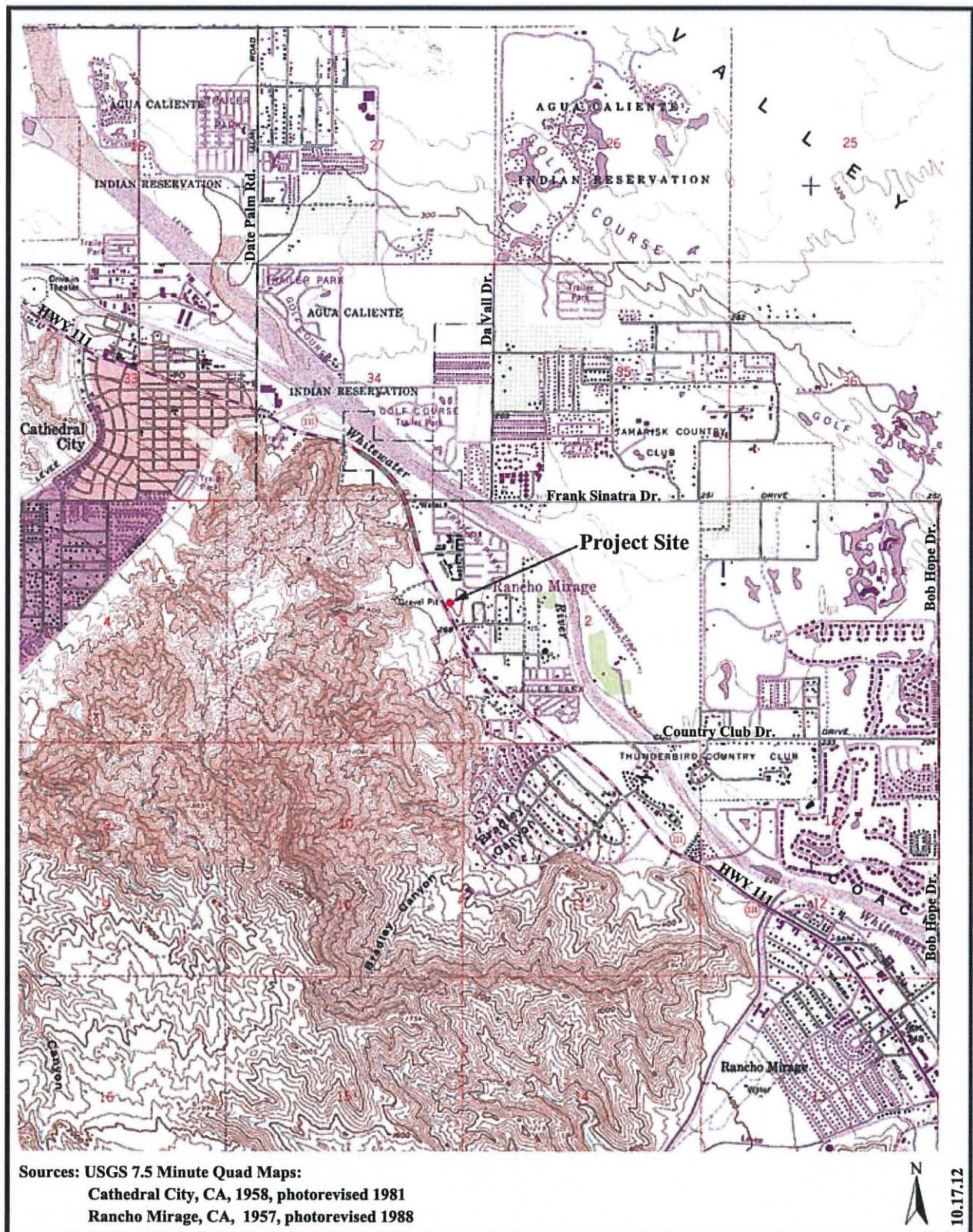


Exhibit 3:
Building Photos, Before and After the Fire

Before the Fire

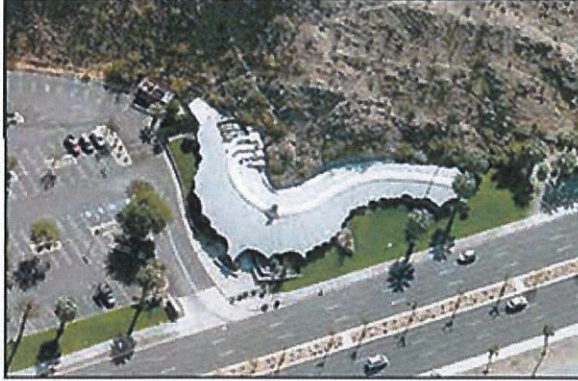


Figure 2.

After the Fire



Figure 3.

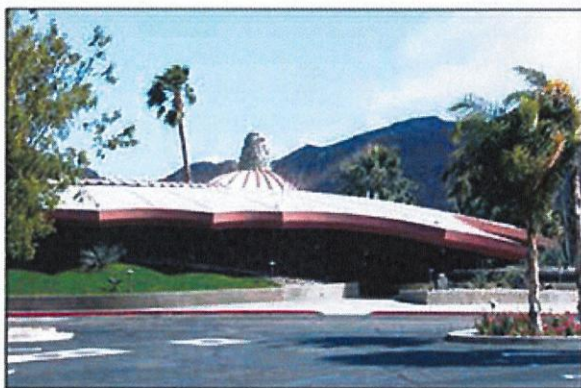
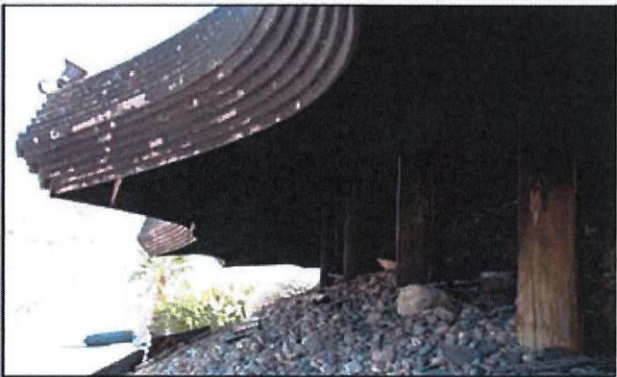
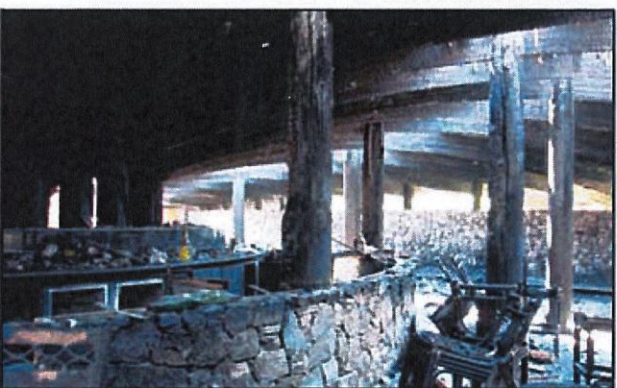


Figure 4.



Sources:

Figure 2. - Aerial view of the former Chart House prior to the fire.

(Source: <http://blog.archpaper.com/wordpress/archives/30367>)

Figure 3. - Southwest-facing eave in its original condition.

(Source: <http://www.flicker.com/photos/vintageroadside/4390952210/>)

Figure 4. - The main entrance prior to the fire.

(Source: <http://blog.archpaper.com/wordpress/archives/30367>)

The "After" photos is: Historic Building Study for the Former Chart House, CRM TECH, 10.09.12

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| <input type="checkbox"/> | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

| | |
|--|-------------|
| <hr/> Signature: Bud Kopp, AICP Interim Community Development Director City of Rancho Mirage | <hr/> Date: |
|--|-------------|

Environmental Checklist and Discussion:

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

| 1. AESTHETICS -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: "Historic Building Study for the former Chart House," CRM Tech, October 9, 2012. "Primary Record for Chart House Restaurant," State of California, Department of Parks and Recreation, September 23, 2002. California Scenic Highway Mapping System, www.dot.ca.gov, accessed October 18, 2012. "Notice of Public Nuisance and Order to Abate," sent to Wessman Holdings, LLC from City of Rancho Mirage, July 3, 2012. Aerial photography. Site visit, October 2012.

Background:

- 1a) Scenic vistas along Highway 111 in Rancho Mirage include views of the nearby foothills of the San Jacinto and Santa Rosa Mountains to the northwest, west, and south. The foothills are typical of the Coachella Valley's desert terrain, with sparse vegetation and sandy soils, and they provide a dramatic backdrop for the southern Coachella Valley.

Scenic views are generally west of Highway 111. In the vicinity of the Chart House, the Santa Rosa foothills are ± 700 feet west of Highway 111. About $\frac{1}{2}$ -mile further northwest on Highway 111, the foothills are immediately adjacent to and west of the roadway. The Chart House is east of the highway and, therefore, has a minimal impact on scenic vistas. A smaller hill on the Chart House site rises approximately 100 feet above and immediately east of the building. The Chart House building was designed around the base of that hill.

The project site currently contains the fire-damaged Chart House structure, its adjacent asphalt parking lot, and deteriorating landscaping (see photos in Exhibit 3). The central and southern portions of the building received the most fire damage, while the northern wing received mostly smoke and secondary heat damage. Some defining features of the exterior are still intact and recognizable, including the deeply overhanging roofline and fieldstone chimney, but the interior was severely damaged.

The proposed demolition project would remove the structure and expose portions of the adjacent hillside that are currently blocked by the building. Demolition-related activity, including the

presence and movement of heavy equipment, will be visible temporarily from Highway 111 and neighboring properties. However, since the subject property is located east of Highway 111 and opposite from views of the Santa Rosa Mountains, demolition will have minimal impacts on scenic vistas.

- b) The subject property is located on Highway 111, which is an eligible state scenic highway, but is not officially designated as such. Demolition of the Chart House will result in the removal of the building, which is designated as a local historical resource by the City of Rancho Mirage, and determined eligible for listing in the National Register of Historic Places. The building is a unique and well-known local landmark. The loss of the building has the potential to significantly impact scenic resources. In order to assure that impacts are reduced to less than significant levels, mitigation measures must be implemented.
- c) In the short-term, demolition of the Chart House will constitute a visual improvement over existing conditions. Since the January 2012 fire, the visual quality of the site has deteriorated substantially due to the temporary fencing, remaining charred structure and lack of maintenance of on-site landscaping. Given its close proximity to Highway 111, the property has become an eyesore for residents and passers-by.
- d) Minimal glare from the movement/operation of demolition and reconstruction equipment will occur; however, these impacts will be temporary and limited to daytime hours. No night operations are anticipated, and no temporary lighting is proposed. Impacts are expected to be less than significant.

Mitigation:

- 1. Aesthetics and visual qualities of the Chart House are closely linked to its historic significance. Please refer to the mitigation measures identified in Section 5 (Cultural Resources) of this document which pertain to the design and reconstruction of a replacement structure. Implementation of these measures will reduce visual impacts resulting from demolition to less than significant levels.
- 2. Demolition activity shall be limited to daytime hours and in accordance with City standards to minimize visual impacts to surrounding properties.
- 3. Demolition stockpiling and vehicle staging areas shall be shielded from view, to the greatest extent practical.

Monitoring:

- A. All Monitoring describe in Section 5, Cultural Resources, shall apply to this section.
- B. Demolition plans shall be reviewed for compliance with the above mitigation measures.

Responsible Party: Rancho Mirage Building & Safety Department, Community Development Department

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

Source: Riverside County Important Farmland 2008, California Department of Conservation, Division of Land Resource Protection, 2009; Rancho Mirage General Plan, adopted November 2005.

Background:

2. a-e) The Chart House is located within an urbanized area of the City of Rancho Mirage and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There is no agricultural land designated or occurring within or adjacent to the project area. In addition, the proposed demolition site is not within areas of forestland or timberland, as defined by Public Resources Code 12220 (g) or 4526, respectively. Therefore, demolition of the Chart House will have no impact on agricultural resources, forestlands, or timberland.

Mitigation: None required

Monitoring: None required

| 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Sources: Coachella Valley State Implementation Plan for PM₁₀; 2007 Air Quality Management Plan; and South Coast Air Quality Management District CEQA Handbook, CalEEMod model, version 2011.1.1.

Background:

3. a-c) The City of Rancho Mirage, including the project site is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Development activities within the City are subject to the rules and regulations set forth by SCAQMD regarding the release of criteria air pollutants. SCAQMD monitors the emission and concentration levels of the following criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (PM₁₀ and PM_{2.5}), and lead.

Air quality emissions are measured according to the California Ambient Air Quality Standards set by the California Air Resources Board, and the National Ambient Air Quality Standards (NAAQS), which are set by the United States Environmental Protection Agency (EPA). Areas that meet these air quality standards are considered “attainment” areas, whereas those that do not are designated “non-attainment” areas. The City of Rancho Mirage is located in an area that is currently in a “severe non-attainment” area and a “serious non-attainment” area for ozone and PM₁₀, respectively. Remaining pollutants are either in attainment or unclassified.

The SSAB, including the proposed project site, is subject to the provisions of the SCAQMD Rule Book¹, which sets forth policies and other air quality control measures designed to help the District achieve federal and state ambient air quality standards. These rules, along with SCAQMD’s Air Quality Management Plan² are intended to satisfy the planning requirements of both the federal and state Clean Air Acts. SCAQMD also monitors daily pollutant levels and meteorological conditions throughout the District.

¹ South Coast Air Quality Management District Rules and Regulations, Adopted February 4, 1977.

² “Final 2007 Air Quality Management Plan,” prepared by South Coast Air Quality Management District, June 2007.

Air quality emission projections associated with demolition of the proposed project were calculated using the California Emissions Estimator Model Version 2011.1.1 (CalEEMod). CalEEMod is a statewide land use emissions model that provides a standard approach to quantifying criteria air pollutant emissions and greenhouse gas emissions for construction and operation.

Criteria Air Pollutants

Air Quality analysis of the proposed project was conducted using the demolition phase of construction which accounts for the ±9,000 sq. ft. structure (Chart House.) The project will not result in the immediate development of a new structure and therefore does not require analysis of phases such as site preparation, grading, paving, building construction and architectural coating. In addition, the demolition project will not produce operational emissions.

The following table shows that air quality emissions during demolition of the Chart House are projected to remain well below SCAQMD daily thresholds and will not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, the proposed project will result in less than significant impacts to air quality.

| Table 1 Construction Emissions Summary (pounds per day) | | | | | | |
|--|---------------|--------------|---------------|-----------------------|------------------------|-------------------------|
| | CO | ROG | NOx | SO₂ | PM₁₀ | PM_{2.5} |
| Demolition | 11.01 | 2.34 | 15.95 | 0.02 | 2.65 | 1.19 |
| SCAQMD Threshold | 550.00 | 75.00 | 100.00 | 150.00 | 150.00 | 55.00 |
| Exceeds Threshold? | No | No | No | No | No | No |
| Source: CalEEMod model, version 2011.1.1. Average of winter and summer emissions, unmitigated. (see Appendix A for complete output tables) | | | | | | |

d) Sensitive receptors in the project vicinity include:

- 1) multi-family residential development in the Small Mountain community, located more than 250 feet east of the Chart House and separated from the site by a hill that rises 100 feet above the desert floor;
- 2) multi-family residences in Desert Braemar, more than 400 feet north of the Chart House building and separated from the building by the Chart House parking lot; and
- 3) single-family residences in Mirage Cove, more than 700 feet southwest of the Chart House, across Highway 111.

To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the mass rate LST Look-Up Table³ developed by SCAQMD was utilized. LST stands for Localized Significance Thresholds, which represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards at the nearest residence or sensitive receptor.

³ SCAQMD "Air Quality Analysis Guidance Handbook, Appendix C – Mass Rate LST Look-up Table," Revised October 21, 2009.

The 1-acre site Mass Look-Up Tables at a distance of 100 meters were utilized due to the project's proximity to housing north and east of the project site. The City of Rancho Mirage and the project site are located within Source Receptor Area 30. The following Table shows the projected on-site emission concentrations from demolition, and the associated LST. As shown in Table 2, no LST will be exceeded. Therefore, air quality impacts to nearby sensitive receptors will be less than significant.

| Table 2 Localized Significance Thresholds (lbs/day) | | | | |
|--|--------------|--------------------------------------|------------------------|-------------------------|
| | CO | NO_x/NO₂ | PM₁₀ | PM_{2.5} |
| Demolition | 11.01 | 15.95 | 2.65 | 1.19 |
| LST | 2,565 | 238 | 9 | 3 |
| Exceed? | No | No | No | No |
| Emission Source: CalEEMod output Tables generated 10.18.12. Source: Mass Rate Look-up Table, SCAQMD | | | | |

- e) Demolition of the Chart House will not generate objectionable odors, will be temporary and limited to daytime hours. Therefore, the project will not create permanent objectionable odors, and will have no impact.

Mitigation: None required

Monitoring: None required

| 4. BIOLOGICAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP); Rancho Mirage General Plan and EIR, adopted November 2005 and May 2005, respectively.

Background:

4. a) As previously mentioned, the project is located in an urbanized area and has been developed since 1978. The site is not known to contain sensitive plant or wildlife species, federal listed species, or state species of concern, and none are expected to be impacted by the proposed project.
- b-c) No riparian habitat or wetlands occur onsite or are within proximity to the site. The proposed project will have no impact on riparian species or habitat, wetlands or other sensitive natural community.
- d) The proposed project area is located within an urbanized area of the City and does not contain any wildlife corridors or native wildlife nursery sites. The project will not impede species movements or interfere with migration of fish or wildlife species. Therefore, the proposed project will have no impact on migratory species.
- e- f) The City of Rancho Mirage participates in and implements the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is within the MSHCP boundary but is located outside of any designated Conservation Area. The project will

result in the demolition of a pre-existing fire-damaged structure in an urbanized area and will have no impact to sensitive species, or natural communities, and will not conflict with local policies, ordinances or the adopted MSHCP.

Mitigation: None required

Monitoring: None required

| 5. CULTURAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: “Historic Building Study for the former Chart House,” CRM Tech, October 9, 2012. “Primary Record for Chart House Restaurant,” State of California, Department of Parks and Recreation, September 23, 2002. Letter to Terri Jacquemain, CRM Tech, from Ken Kellogg, Chart House architect, 2012. Letter to Terri Jacquemain, CRM Tech, from Ron Marshall, President, Palm Springs Preservation Foundation, October 3, 2012. Letter to Terri Jacquemain, CRM Tech, from Peter Moruzzi, Palm Springs Modern Committee, October 5, 2012. “City of Rancho Mirage Historic Resources Survey,” prepared by Leslie Heumann and Associates, February 3, 2003. “Conservation and Open Space Element, Rancho Mirage General Plan,” November 2005. Chapter 15.27, Historic Preservation Program, Rancho Mirage Municipal Code.

Background:

5. a) Constructed in 1978, the Chart House was designed by architect Ken Kellogg in the Organic Modernist style of architecture, which integrates building design into a site’s natural contours and complements other environmental features, such as climate. The Chart House is a unique structure and well-known local landmark that was designated as a local historical resource by the City of Rancho Mirage and determined eligible for listing in the National Register of Historic Places. It is the only known example of Kellogg’s organic architecture in the Coachella Valley.

The original building consisted of a single-story 9,296 square foot, wood frame structure with an irregular footprint, gently sloping roof, and deeply overhanging scalloped eaves. Consistent with Organic Modernist principles, the building’s form complemented and curved with the topography of the site. Other defining features included a long skylight that extended nearly the full length of the building, ribbed roof dome, central fieldstone fireplace and waterfall feature near the building’s entrance. The interior of the building was extensively remodeled in 1998. Photos are provided in Exhibit 3.

The January 2012 fire caused extensive damage to the building. The most significant fire damage occurred in the central and southern portions of the building, including burning of the supporting posts and beams. The northern section of the building received less severe damage, primarily limited to smoke and secondary heat damage. The overall building footprint, exterior walls, and roof form survived the fire but are severely burned.

A Historic Building Study was conducted to evaluate the building’s current historic integrity, the potential effects of demolition and future redevelopment of the property, and whether mitigation of these effects could be achieved. The study included

background research, on-site field inspection, and consultation with project architect Ken Kellogg and local historic preservation groups (see Appendix B).

Despite the damage caused by the fire, the Chart House's unique, defining architectural features that contribute to its historic value remain. These include its overall form and curvature against the adjacent hillside, as well as its landscape berms, low-lying and overhanging roof, and fieldstone walls and fireplace. According to the Historic Building Study, the historical significance of the building is in large part tied to its architecture. The defining elements of this structure retain sufficient integrity, and the structure can still be described as historically significant, as defined by CEQA. The Study further finds that redevelopment of the structure or site that would change these elements would represent a significant impact on a historic structure.

The Study also finds, however, that many of the defining elements are burned beyond repair, structurally compromised and will require replacement. This includes the roof, the roof fascia, and posts and beams within the building (please see Exhibit 3). As discussed above, the City has found the structure to be a safety hazard that presents an immediate danger to life, property, health and public safety. Preservation of the structure is therefore not structurally possible. The study concludes that demolition will have a less than significant impact on the historical resource if reconstruction of the building replicates or recreates the significant architectural elements of the current structure, using federal standards.

The Secretary of the Interior's Standards for the Treatment of Historic properties allows for reconstruction as an acceptable method of preservation, under a strict set of guidelines (please see Appendix B). In order to preserve the architectural integrity of the project, any new building must incorporate and/or replicate the overall layout of the building; the roof form and scalloped eaves and fascia; and the earthen berms around the perimeter of the building. Further detail on these and other elements of the reconstruction are provided under Mitigation, below.

As set forth in the City's General Plan, Historic Resources Survey and Municipal Code (Chapter 15.27, Historic Preservation Program), the City is committed to assuring the preservation and maintenance of local historic resources. Restoration or demolition and reconstruction of the Chart House, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, would constitute acceptable mitigation. Details regarding specific mitigation are described below under "Mitigation" and "Monitoring." If these measures are implemented, the potential adverse effects of demolition on this historic resource will be reduced to less than significant levels.

- b-d) The project site is not known to contain any important or significant archaeological resources or unique geological features. The City of Rancho Mirage is located within a geographic location with low sensitivity for paleontological resources. Therefore, the proposed project will have no impact on archaeological or paleontological resources.

No known cemetery or burial site occurs onsite or in the immediate project vicinity. The site is located along Highway 111 in an urbanized area. It has been heavily disturbed by previous grading and construction of the Chart House and its adjacent parking lot. The project is expected to have no impact on human remains. Consistent with state laws, a

coroner will be contacted and all activities ceased in the vicinity if human remains are discovered during reconstruction activities, and proper disposal and disclosure procedures shall be employed.

Mitigation: Reconstruction of the fire-damaged building in its current location, according to the parameters described below, will constitute acceptable mitigation for impacts to this historic resource.

1. If the less damaged northern wing or fieldstone components can be saved, the building should be restored to its original appearance around these elements.
2. If the entire building is found to be structurally unsound, the demolition of the remaining elements may be permitted under the condition that a replacement building be constructed at the site in the character of Ken Kellogg's original design.
3. The measures outlined above shall be implemented in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Projects undertaken in accordance with the Secretary of the Interior's Standards are exempt from further CEQA review.
4. At a minimum, the restoration/reconstruction project should seek to repair or replicate all character-defining elements of the exterior design.
5. If complete reconstruction is deemed necessary, sufficient documentation of the original building, including photographic records and scaled drawings, should be kept on file to ensure the accuracy of future construction.
6. Any restoration or reconstruction of the building should retain at least the character-defining elements listed below. The primary elements are most crucial to the protection of the character of the building, and must be maintained or replicated accurately. The secondary elements permit more flexibility in restoration or replication due to their lower profile in the building's appearance to public view.
 1. Primary Elements:
 - a. The overall layout of the building in relation to its environmental setting.
 - b. The undulating, gently sloping roof form, including the ribbed dome, long serpentine skylight, and deeply overhanging, scalloped eaves with wide, layered fascia.
 - c. The landscaped earthen berms around the perimeter of the building's footprint in the primary facades.
 2. Secondary Elements:
 - a. The exterior wall texture, featuring glass panels between wood posts and sections of fieldstone walls.
 - b. The main entrance, with its large, glazed wooden doors accompanied by sidelights, stonewalls, and the waterfall feature.

Monitoring:

1. A qualified historic preservation consultant with strong structural knowledge shall monitor the project's restoration/reconstruction process and advise the City regarding the original architectural plans and design of the Chart House and appropriate finishes, restoration techniques, compliance with the Secretary of the Interior's standards, and related issues.

Responsible Parties: Historic preservation consultant, Community Development Department, developer, construction management team, architect, City Liaison to the Historic Preservation Commission, Historic Preservation Commission

2. Prior to the approval of demolition, the City shall secure photographic records and scaled drawings of the building and site. This documentation shall be kept on file, and provided to future applicant(s) for their use in design of the future building.

Responsible Parties: Building & Safety Division

3. On-site construction monitoring by the historic preservation consultant shall be undertaken throughout the construction phase to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A site monitoring schedule shall be prepared in coordination with other appropriate City staff, including the Building Official. All submittals and change orders shall be reviewed by the consultant. If the consultant determines that construction does not substantially conform to the approved plans, the consultant shall immediately notify the City. The City will require any contractors, vendors, etc. to take all reasonable measures to avoid or minimize harm to the property until the issue is resolved.

Responsible Parties: Historic preservation consultant, City Engineer, Building & Safety Division

| 6. GEOLOGY AND SOILS -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: Rancho Mirage General Plan, adopted November 2005. Exhibit VIII-2: Liquefaction Susceptibility, Exhibit VIII-3: Seismically Induced Settlement Susceptibility, and Exhibit VIII-4: Seismically Induced Rock Falls and Landslide Susceptibility.

Background:

6. a-e) The City of Rancho Mirage and proposed project site are located in an area subject to substantial seismic and geological hazards such as strong ground shaking, seismic induced landslides, expansive soils and wind blown sand hazards. At least two active faults extend in an east-west trending direction north of the City: the Banning fault approximately three miles north of the city, and the Garnet Hill fault approximately 1 ½ miles north of the City. The Santa Rosa Thrust Fault is located about two miles south of the project site in the Santa Rosa Mountains above the City. Other major faults in the region include the San Andreas, San Jacinto, and San Geronio Pass faults.

According to the City's General Plan Safety Element, the project site is located in an area of low susceptibility to liquefaction, moderate susceptibility to seismically induced settlement and moderate susceptibility of being impacted by rock falls and seismically induced landslides. However, the proposed project will result in the demolition of an existing building and will not result in the development of a new structure(s). Therefore, the project will not expose people or structures to potential substantial adverse effects related to geological hazards.

Monitoring: None required

Mitigation: None required

| 7. GREENHOUSE GAS EMISSIONS -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Air Quality Analysis for the Chart House Demolition, CalEEMod Version 2011.1.1

Background:

7. a-b) As described in the AQ&GHG Report (Appendix A), demolition activities will generate short-term GHG emissions. Over the projected 1-month project period, demolition activities are expected to generate a total of 19.45 tons of carbon dioxide equivalent (CO₂e). These greenhouse gas emissions will be temporary, will end once the project is completed, and are not expected to interfere with meeting the objectives of the Global Warming Solutions Act (Assembly Bill 32), which aims to reduce GHG emissions to 1990 levels by 2020. Therefore, the greenhouse gases generated from demolition of the Chart House will have a less than significant impact on the environment and will not conflict with an applicable plan, policy or regulation. With adherence to SCAQMD, local, and regional development principles and best control measures, emissions of greenhouse gases will be minimized.

Reconstruction of the structure is not planned at this time, and is not part of this analysis. However, it should be noted that given the age of the structure, it is likely that a reconstruction would result in a reduction in operational GHG emissions, since much more energy efficient building materials and equipment will be used.

Mitigation: None required

Monitoring: None required

| 8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan Update Draft Environmental Impact Report, May 2005; City of Rancho Mirage General Plan, adopted November 2005; www.envirostor.dtsc.ca.gov/public

Background:

8. a-b) The proposed project will result in the demolition and removal of the Chart House. The building was constructed at a time when asbestos construction materials were still permitted. It is therefore possible that flooring, roofing or insulation contains asbestos. The demolition process could release asbestos into the air, which would represent a potentially significant impact if not mitigated, as provided below.

The proposed project does not affect the use of surrounding roadways for the transportation of hazardous materials. Highway 111 may occasionally be used to transport hazardous materials but the safety of this transport will not be affected by the proposed project. Therefore, there will be no impact associated with the transportation and release of hazardous materials from the proposed project.

- c) The project site is not located within ¼ mile of an existing or proposed school. There are no hazardous materials that will be generated from the demolition of the Chart House. Therefore, implementation of the project will have no impact to schools.
- d) The project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are expected.
- e-f) The project site is located approximately 7 miles southeast of the Palm Springs International Airport and is outside of any airport land use plan. There are no private airstrips within 2 miles of the project site. Therefore, there are no hazards associated with people residing or working in proximity to an airport and there will be no impact from demolition of the Chart House.
- g) Existing access to the site will remain during the demolition process, should emergency access be required. There will be no impact to adopted emergency response plans or emergency evacuation plans.
- h) According to the Fire Hazard Zone Map in the Rancho Mirage General Plan Update Draft EIR, the project site is located in a “No Fuel” zone. Therefore, the wildland fire threat is considered very low. The proposed project will not result in the construction of any structures that would expose people to risk of loss, injury or death from a wildlands fire. Therefore, no impacts associated with wildland fires are expected.

Mitigation:

1. Prior to the issuance of a demolition permit, a report by a qualified Environmental Surveyor shall be submitted to the City Building Official, demonstrating that no asbestos occurs on the site; or if asbestos is identified, that it has been properly remediated.

Monitoring: The Building Official shall review and approve the asbestos report and maintain it in the Building Department file for the subject property.

Responsible Parties: Building & Safety Division

| 9. HYDROLOGY AND WATER QUALITY -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Whitewater River Watershed Municipal Stormwater Program, prepared by CDM 2006; City of Rancho Mirage General Plan Update Draft Environmental Impact Report, May 2005; City of Rancho Mirage General Plan, adopted November 2005; Google Maps

Background:

9. a) The proposed project will not violate any water quality standards or waste discharge requirements. Best management practices will be used during demolition to minimize the potential for pollutant discharge, pursuant to the General Permit (R7-2008-0001) of the County's National Pollution Discharge Elimination System (NPDES). Therefore, the proposed project will have a less than significant impact on water quality standards and waste discharge requirements.
- b) The demolition of the Chart House will not result in the development of habitable structures requiring water service. Although demolition will require water use for various demolition activities, these uses are temporary and will cease once demolition is complete. Demolition of the structure will not interfere with groundwater recharge.

Therefore, impacts to groundwater supplies and recharge are expected to be less than significant.

- c-d) Demolition of the Chart House will not result in development of a new structure that would alter existing drainage or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, impacts to drainage and run-off are expected to be less than significant.
- f) The project is not expected to substantially degrade water quality. Best management practices will be used to assure the demolition area is properly maintained to prevent run-off. Therefore, the project will have a less than significant impacts to water quality.
- g-h) The Chart House demolition will not add new structures to a 100 year flood zone, as mapped by FEMA. No housing or structures will be developed as a result of this project that would impede or otherwise redirect flood flows. Therefore, no impacts are expected.
- i-j) The Chart House demolition site is not located near a levee or dam. The project site is not located near areas with the potential for inundation by seiche, tsunami, or mudflow. Therefore, no impacts are expected.

Mitigation: None required

Monitoring: None required

| 10. LAND USE AND PLANNING - Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Coachella Valley Multiple Species Habitat Conservation Plan, approved September 10, 2007; City of Rancho Mirage General Plan, adopted November 2005

Background:

10. a-b) The Chart House site is located along the urbanized Highway 111 commercial corridor and the building has operated as a restaurant since its construction in 1978. Demolition of the Chart House will not divide an established community. The proposed project will not result in the development of new structures and therefore will not conflict with the goals, policies, and programs of the Rancho Mirage General Plan. There will be no impact to land use or planning.
- c) The project site is within the boundary of the MSHCP, but is not within a Conservation Area. The site has been fully developed with ornamental landscaping for decades. Therefore, the proposed project will not impact sensitive species of plants, animals, or natural communities, and will not conflict with the MSHCP.

Mitigation: None required

Monitoring: None required

| 11. MINERAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan, adopted November 2005

Background:

11. a-b) The demolition site is located within an urban environment and was previously disturbed by grading and construction of the Chart House building and its adjacent parking lot. The site is not identified as containing significant or locally valuable mineral resources, nor has it been designated for mineral extraction in the City General Plan or zoning map. There will be no impact to mineral resources as a result of the proposed project.

Mitigation: None required

Monitoring: None required

| 12. NOISE -- Would the project result in: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan Update Draft Environmental Impact Report, May 2005; City of Rancho Mirage General Plan, adopted November 2005; Palm Springs International Airport Master Plan Study, Coffman Associates, 2005.

Background:

12. a-d) Temporary elevated noise levels and groundborne vibration associated with the operation of heavy equipment and vehicles will occur during demolition of the existing structure. However, these noise intrusions will be restricted to less sensitive daytime hours, and will be temporary and periodic. The nearest sensitive receptors to the project site are multi-family residences in the Small Mountain community east of the Chart House site. Noise impacts to these residences will be buffered or obscured by the distance separating them from the Chart House (more than 250 feet) and the intervening hill that rises more than 100 feet over the desert floor. The project will not result in the development of new structures or impact the permanent noise level and ambient noise levels in the area. Therefore, noise impacts are expected to be less than significant.
- e-f) The demolition site is located approximately 7 miles to the southeast of the Palm Springs International Airport and is not located in the vicinity of a private airstrip. The project will not result in the development new structures that would expose the public to excessive noise levels. Therefore, there will be no impact associated with airport noise.

Mitigation: None required

Monitoring: None required

| 13. POPULATION AND HOUSING – Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan Update Environmental Impact Report, May 2005; City of Rancho Mirage General Plan, adopted November 2005

Background:

13. a-c) The project site is located along Highway 111, which is developed as one of the principal commercial corridors in the Coachella Valley. The Chart House demolition will not encourage or have a bearing on new population growth in the area. No existing housing will be demolished, nor will any people be displaced as a result of the proposed project. Demolition will require the temporary employment of a contractor and equipment operators; however, these jobs are expected to already exist in the regional market, and the project will not require additional workers to move to the area or induce the construction of additional housing. Therefore, the project will have no impact on population growth or housing needs, including replacement or relocation.

Mitigation: None required

Monitoring: None required

| 14. PUBLIC SERVICES – | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan, adopted November 2005

Background:

14. a) The proposed project will result in the demolition of the Chart House due to damage that occurred during a fire on January 10, 2012. Since the fire, the building has constituted a public nuisance and safety hazard due to the remaining unsafe structure. Its current condition has required policing and administrative action by the City, which will be reduced with demolition.

The proposed demolition project does not involve the construction of new residential units or habitable structures, which would require the extension of public services. There will be no increase in the demand for public services as a result of the demolition. Therefore, there are no impacts associated with public services as a result of the project.

Mitigation: None required

Monitoring: None required

| 15. RECREATION – | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan, adopted November 2005

Background:

15. a-b) The demolition of the Chart House will not increase the population of Rancho Mirage, and therefore will not increase demand on City recreational facilities. No impact to recreational facilities is expected.

Mitigation: None required

Monitoring: None required

| 16. TRANSPORTATION/TRAFFIC – Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan Update Draft Environmental Impact Report, May 2005; City of Rancho Mirage General Plan, adopted November 2005

Background:

16. a-g) The proposed project will not result in the development of traffic inducing structures or interfere with existing circulation plans and policies. The project is located 7 miles southeast of the Palm Springs International Airport and will have no impact on the airport or on air traffic patterns at the airport. The project will not result in added design features or incompatible uses that would potentially increase transportation hazards, nor will the project affect emergency access or area parking capacity. SunLine Transit Agency currently operates bus service on Highway 111; however, the proposed project will cause no change in transit services.

The demolition project will generate temporary increases in vehicle traffic along Highway 111 from heavy equipment and hauling trucks. However, these increases will be temporary and will be distributed during daytime hours. Overall traffic volumes are not expected to have a significant impact on intersection or roadway capacities. Vehicle access will be provided at the existing site entrance along Highway 111, and no road closures or detours will be required. Emergency access to the site and along Highway 111 will be maintained during the demolition process. The proposed project will have no impact on local or regional transportation or traffic.

Mitigation: None required

Monitoring: None required

| 17. UTILITIES AND SERVICE SYSTEMS – Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: City of Rancho Mirage General Plan, adopted November 2005

Background:

17. a-e) Demolition of the Chart House will create no additional demand for utilities or service systems. The proposed project does not include development of habitable structures requiring permanent services. There will be no impact to storm water drainage facilities or existing wastewater treatment facilities, and the project will not require construction of new or wastewater treatment facilities or expansion of existing facilities. Similarly, there will be no impact to water resources. Demolition will require minimal amounts of water on a temporary basis and will cease once demolition is completed. There are sufficient water supplies to meet the temporary need during demolition. Therefore, there will be no impact to water supplies.
- f-g) Solid waste will be generated during the demolition of the Chart House, and will primarily consist of structural debris from the existing building. Debris is likely to include concrete, wood and stone materials, and various appliances still remaining from the fire. Should asbestos be identified in the building (as described in Section 8, above), it will be disposed of as required by law, including bagging and disposal in approved locations.

Solid waste collection and disposal services in the City are provided by Burrtec Waste and Recycling Services. Solid waste is transported to the Edom Hill Transfer Station, then taken to one of three regional landfills (Lamb Canyon, Badlands, and El Sobrante), all of which have available capacity for the long-term. Construction waste will be disposed of by the contractor, at an approved landfill. All waste will be disposed of properly and in accordance with local regulations. The project is expected to have a less than significant impact on existing landfills.

Mitigation: None required

Monitoring: None required

| 18. MANDATORY FINDINGS OF SIGNIFICANCE | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Background:

18. a) The proposed demolition project will occur in an existing urbanized area immediately adjacent to Highway 111. There are no sensitive species onsite that will be affected by the project.

The project will result in the demolition of a structure considered locally significant historically. The Chart House is a unique structure and well-known local landmark that was designated as a local historical resource by the City of Rancho Mirage and determined eligible for listing in the National Register of Historic Places.

Despite the damage caused by the fire that occurred on January 10, 2012, the Chart House's unique, defining architectural features that contribute to its historic value substantially remain. These include its overall form and curvature against the adjacent hillside, as well as its landscape berms, low-lying and overhanging roof, and fieldstone walls and fireplace. Demolition and future redevelopment of the property in any way other than its original manner would constitute further adverse damage to the building and a significant adverse impact on the environment.

As set forth in the City's General Plan, Historic Resources Survey, and Municipal Code (Chapter 15.27, Historic Preservation Program), the City is committed to assuring the preservation and maintenance of local historic resources. Restoration or demolition and reconstruction of the Chart House, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, would constitute acceptable mitigation. Details regarding specific mitigation are described below under "Mitigation" and "Monitoring." If these measures are implemented, the potential adverse effects of demolition on this historic resource will be avoided.

- b) The proposed demolition of the Chart House will not result in cumulative impacts to environmental resources. Demolition activities will generate temporary air pollutant emissions and noise intrusions; however, these will cease once the project is completed. The project will not result in the construction of a new structure that would create operational air emissions. The project will have no impacts that are individually limited, nor cumulatively considerable.
- c) The proposed project is not expected to have a significant impact on the environment that will affect human beings. The City will adhere to standard requirements for dust management and noise during demolition. Adherence to applicable standards will be sufficient to avoid substantial impacts. Therefore, the project will have a less than significant impacts on human beings.

Mitigation:

Aesthetics and Cultural Resources

Reconstruction of the project site, according to the parameters described below, will constitute acceptable mitigation for impacts to this historic resource.

1. If any portions of the existing building, such as the less damaged northern wing or fieldstone components, can be saved, the building should be restored to its original appearance around these elements.
 2. If the entire building is found to be structurally unsound, the demolition of the remaining elements may be permitted under the condition that a replacement building be constructed at the site in the character of Ken Kellogg's original design.
 3. The measures outlined above shall be implemented in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Projects undertaken in accordance with the Secretary of the Interior's Standards are exempt from further CEQA review.
 4. At a minimum, the restoration/reconstruction project should seek to repair or replicate all character-defining elements of the exterior design.
 5. If complete reconstruction is deemed necessary, sufficient documentation of the original building, including photographic records and scaled drawings, should be kept on file to ensure the accuracy of future construction.
 6. Any restoration or reconstruction of the building should retain at least the character-defining elements listed below. The primary elements are most crucial to the protection of the character of the building, and must be maintained or replicated accurately. The secondary elements permit more flexibility in restoration or replication due to their lower profile in the building's appearance to public view.
3. Primary Elements:
- a. The overall layout of the building in relation to its environmental setting

- b. The undulating, gently sloping roof form, including the ribbed dome, long serpentine skylight, and deeply overhanging, scalloped eaves with wide, layered fascia
- c. The landscaped earthen berms around the perimeter of the building's footprint in the primary facades
- 4. Secondary Elements:
 - a. The exterior wall texture, featuring glass panels between wood posts and sections of fieldstone walls
 - b. The main entrance, with its large, glazed wooden doors accompanied by sidelights, stonewalls, and the waterfall feature.

Monitoring:

- 1. A qualified historic preservation consultant with strong structural knowledge shall monitor the project's restoration/reconstruction process and advise the City regarding the original architectural plans and design of the Chart House and appropriate finishes, restoration techniques, compliance with the Secretary of the Interior's standards, and related issues.

Responsible Parties: Historic preservation consultant, Community Development Department, developer, construction management team, architect, City Liaison to the Historic Preservation Commission, Historic Preservation Commission

- 2. Prior to the approval of demolition, the City shall secure photographic records and scaled drawings of the building and site. This documentation shall be kept on file, and provided to future applicant(s) for their use in design of the future building.

Responsible Parties: Building & Safety Division

- 3. On-site construction monitoring by the historic preservation consultant shall be undertaken throughout the construction phase to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. A site monitoring schedule shall be prepared in coordination with other appropriate City staff, including the Building Official. All submittals and change orders shall be reviewed by the consultant. If the consultant determines that construction does not substantially conform to the approved plans, the consultant shall immediately notify the City. The City will require any contractors, vendors, etc. to take all reasonable measures to avoid or minimize harm to the property until the issue is resolved.

Responsible Parties: Historic preservation consultant, City Engineer, Building & Safety Division