

FINAL MITIGATED NEGATIVE DECLARATION (MND)

Lead Agency: Mission Springs Water District
66575 Second Street
Desert Hot Springs, CA 92240

Contact: Eric Weck
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Project Title: Mission Springs Water District Groundwater Quality Protection Program Septic to Sewer Project

State Clearinghouse Number: 2026040663

Project Location: The Mission Springs Water District (MSWD or District) service area is located in southern California within the northwestern portion of the Coachella Valley. The project will occur within roadways and existing rights-of-way within MSWD's service area. Specifically, several sewer improvement sub-areas were identified to target septic tank abatements; these areas include: A, D-3, G, H, I, J-2, K, and along the I-10 corridor.

Area A

Latitude/Longitude: 33.585067°, -116.32306°

The project is located within the following roadways: Augusta Avenue, La Costa Court, Annandale Avenue, Cochran Court, Desert Air Court, Oakmont Boulevard, Barnes Court, Egan Court, Leonard Court, Ray Court, Leith Avenue, Little Court, Cotton Court, Inglewood Avenue, Hoylake Road, Cascades Drive, Smith Court, Burke Court, Boros Court, Brae Burn Avenue, Spyglass Avenue, Ekwanok Drive, Warwick Drive, Picard Court, Vardon Court, Kirkwood Court, Turnesa Court, Diegel Court, Capiland Drive, Congressional Road, Apawamis Road, Siwanoy Drive, Sanderling Court, Pinehurst Circle, Troon Court, Middlecoff Court, Brookline Avenue, Lido Court, Jones Court, Devicenzo Court, Doral Drive, Clubhouse Boulevard, and Lema Court. The project site is generally located within Section 23, Township 2 South, Range 4 West of the USGS 7.5 Minute Desert Hot Springs, CA topographical quadrangle.

Area D-3

Latitude/Longitude: 33.582624°, -116.301204°

The project is located within the following roadways: Cactus Drive, 12th Street, San Juan Drive, and San Marcus Road. The project site is generally located within Section 30, Township 2 South, Range 5 East of the USGS 7.5 Minute Desert Hot Springs, CA topographical quadrangle.

Area G

Latitude/Longitude: 33.572177°, -116.292122°

The project is located within the following roadways: Verbena Drive, Ambrosio Drive, Pomelo Drive, Foxdale Drive, Tamar Drive, Sumac Drive, Desert View Drive and Parma Drive. The project site is generally located within Section 32, Township 2 South, Range 5 East of the USGS 7.5 Minute Seven Palms Valley, CA topographical quadrangle.

Area H

Latitude/Longitude: 33.565173°, -116.285360°

The project is located within the following roadways: Tunitas Road, Suerte Way, Oro Loma Street, Ortega Drive, Pequena Drive, Cerrita Way, Loma Vista Road, Key Way, Monterey Road, Agua Cayendo Road, Cuando Way, Oris Drive, Cielo Azul Way, Miracle Hill Road, Eliseo Road, and Hacienda Avenue. The project site is generally located within Section 32, Township 2 South, Range 5 East of the USGS 7.5 Minute Seven Palms Valley, CA topographical quadrangle.

Area I

Latitude/Longitude: 33.571017°, -116.283667°

The project is located within the following roadways: Monterico Road, Desert View Avenue, Arena Blanca Road, Alameda Road, Pequena Drive, Loma Vista Road, Hidalgo Street, Hermano Way, Inaja Street, and Quinta Way. The project site is generally located within Section 32, Township 2 South, Range 5 East of the USGS 7.5 Minute Seven Palms Valley, CA topographical quadrangle.

Area J-2

Latitude/Longitude: 33.572443°, 116.282598°

The project is located within the following roadways: Mountain View Road, Highland Avenue, Skyline Drive,

Calle Amapola, Avenida Serena, Redbud Road, Calle Blanco, Avenida Hermosa, Via Domingo, Hacienda Road, Acacia Avenue, Beech Avenue, Catalpa Avenue, Deodar Avenue, Calle Bonita, Calle Calmoso, Calle Descanso, Avenida Alta Loma, and Monterico Road. The project site is generally located within Section 33, Township 2 South, Range 5 East of the USGS 7.5 Minute Seven Palms Valley, CA topographical quadrangle.

Area K

Latitude/Longitude: 33.572769°, -116.275833°

The project is located within the following roadways: Juniper Drive, Fernwood Drive, Elm Avenue, Deodar Avenue, Catalpa Avenue, Birch Road, Beech Avenue, Hacienda Avenue, Redbud Road, Skyline Drive, and Spruce Street. The project site is generally located within Section 33, Township 2 South, Range 5 East of the USGS 7.5 Minute Seven Palms Valley, CA topographical quadrangle.

I-10 and North Indian Canyon Drive Corridor Area

Latitude/Longitude: 33.541641°, -116.323388°

The project is located within the following roadways: Garnet Avenue, Indian Canyon Drive, 20th Avenue, 19th Avenue, Orr Way, McLane Street, Ruppert Street, and Newhall Street. The project site is generally located within Section 14, Township 3 South, Range 4 East of the USGS 7.5 Minute Desert Hot Springs, CA topographical quadrangle.

Project Description:

The purpose of the project is to install sewer pipeline to eliminate septic tanks that threaten contamination of potable groundwater supplies by expanding MSWD's wastewater collection system. The District seeks to install sewer main lines and laterals within roadways and existing rights-of-ways, and abatement of septic tanks, within MSWD's service area. Specifically, several sewer improvement sub-areas were identified to target septic tank abatements; these areas include: A, D-3, G, H, I, J-2, K, and along the I-10 corridor. The project would involve the construction of 146,200 linear feet (LF) of 8-inch sewer pipeline. Construction is planned to connect 2,600 parcels to the MSWD sewer system and abate over 2,040 on-site septic systems. In addition, the project includes installation of an estimated 2,500 new 4- to 6-inch service laterals. Construction of this project is anticipated to occur over a period of about 20 years, with one Sub Area to be constructed approximately every 30 months.

Finding:

The District's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the District has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study:

A copy of the Initial Study and all other material which constitutes the record of proceedings upon which the District based its decision to adopt this MND may be obtained at District office at 66575 Second Street Desert Hot Springs, CA 92240 and is available at the District's website: <https://www.mswd.org/>. The CEQA-required public review period of the Initial Study/MND April 14, 2026 and ends on May 14, 2026 (30 days). Written comments on the Initial Study were submitted to Eric Weck at the mailing address listed above no later than May 14, 2026 by 5:00 PM. Mr. Weck may be contacted at eweck@mswd.org or 760.329.6448 ext. 122.

Mitigation Measures:

All mitigation measures identified in the Initial Study are summarized on pages 202-212 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the MND is adopted.

Signature

Title

Date