



Planning Commission Staff Report

Date: January 13, 2010

Case No.: 5.1215, Housing Element Update

Application Type: General Plan Amendment

Location: City-wide

Applicant: City of Palm Springs

Zone: Various

General Plan: Various

From: Craig Ewing, AICP, Director of Planning Services

Project Planner: Nicole Sauviat Criste, Consulting Planner

PROJECT DESCRIPTION

According to California law, the City must update the Housing Element of the General Plan on a State-prescribed schedule. The Palm Springs Housing Element was updated as part of the 2007 General Plan update; however, a new planning period extending through 2014 has been established and a new update is required.

The Housing Element is the only Element of the General Plan which is strictly governed by State law. The City is required to include data on City demographics; an evaluation of the policies and programs the City has been implementing to determine their effectiveness; data on special needs households (such as large families, female-headed households, and homeless residents); data on existing affordable housing projects in the City; and new or revised goals, policies and programs which it will implement in the current (2006-2014) planning period. All these components are included in the Draft Housing Element

RECOMMENDATION

1. Open the public hearing, receive all testimony and close the hearing.
2. Adopt the attached draft resolution recommending that the City Council:
 - a. Adopt a Negative Declaration for the proposed Housing Element; and
 - b. Adopt the revised and update Housing Element (General Plan Amendment Case No. 5.1215).

PRIOR ACTIONS

The Planning Commission reviewed the draft Housing Element prior to its transmittal to the California Department of Housing and Community Development (HCD), at its meeting of September 24, 2008. Since that time, staff has been making revisions requested by HCD. On November 5, 2009, HCD determined that the Housing Element complies with State law.

ANALYSIS

The Draft Housing Element does not significantly vary from the document reviewed in 2008; nor does it alter the City's policy direction as it relates to the provision of housing. Rather, the Element has been modified to reflect Regional Housing Needs Allocation as it relate to Palm Springs, and to address the changes in State law which have been enacted since the last update in 2007.

The Draft Housing Element (Attachment 3) has not substantially changed since the Planning Commission's last review. The primary issue which had to be demonstrated to HCD was that the City has sufficient land available in its higher density zones to accommodate the Regional Housing Needs Allocation (RHNA) for the planning period. The City's RHNA is illustrated in Table 1, below.

**Table 1
Regional Housing Allocation, 2006-
2014**

Income Category	Number of Units
Very Low	523
Low	366
Moderate	421
Above Moderate	951
Total	2,261

In order to demonstrate that there is sufficient land to accommodate the City's RHNA, Program 1.1 (in Table 3-22) has been amended to require that the Zoning Map be made consistent with the General Plan Land Use Map designations for residential sites, as there are currently inconsistencies stemming from the General Plan update. This will result in increases in density on the Zoning Map, consistent with the General Plan.

HCD also required that the City meet the requirements of SB 2 (amending Government Code Section 65583), signed into law in 2008, which requires that all cities allow homeless shelters by right in at least one zone, and limit the discretionary review of single room occupancy, transitional and supportive housing to the same standards as similar uses in the same zone. The Housing Element has been amended to include Program 3.4 (in Table 3-22), which requires that the City amend its Zoning Ordinance to reflect the requirements of the law.

Other minor changes include

- Encouraging the assemblage of smaller parcels to allow more effective development of affordable housing projects;
- Assuring that housing units at Sunnyview Villas and Palos Verdes Villas are preserved as affordable units for the long term; and
- Allowing reasonable accommodation for the needs of the disabled in building construction.

After several reviews and amendments, the State has determined that the Element, as currently drafted, complies with all the requirements of law. If the Planning Commission recommends its approval to the City Council, and the City Council adopts the Element, the City's Housing Element will be compliant until 2014.

REQUIRED FINDINGS

Findings can be made in support of the proposed General Plan Amendment as follows:

- a. The proposed Housing Element Update is consistent with the adopted General Plan, insofar as it does not propose any changes to the Land Use Map of the General Plan, and will not change the build out of the City as considered and described in the Land Use Element.
- b. The proposed Housing Element Update is consistent with the goals, policies and programs of the adopted General Plan, insofar as it facilitates the development of housing of all types, for all economic segments of the community, both currently and in the future.
- c. The proposed Housing Element Update is necessary at this time, to assure that the City complies with California Housing Element law for the State-mandated planning period of 2006 through 2014.

ENVIRONMENTAL ASSESSMENT

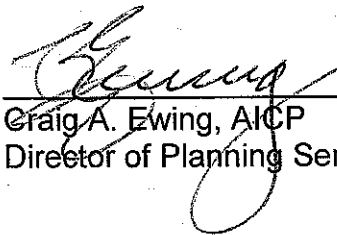
Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study is being prepared and a Notice of Intent to adopt a Negative Declaration was sent to applicable agencies and published in the Desert Sun for a 20-day review period. The Initial Study found the update of the Housing Element will have no impact on the environment.

NOTIFICATION

A public hearing notice was advertised in the Desert Sun on January 2, 2010. As of the writing of this report, staff has not received any comment.



Edward O. Robertson
Principal Planner



Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. Draft Resolution
2. Initial Study / Negative Declaration
3. Housing Element (Planning Commission only)
4. HCD Letter of November 5, 2009

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CASE NUMBER 5.1215, A GENERAL PLAN AMENDMENT FOR THE UPDATE OF THE HOUSING ELEMENT.

WHEREAS, the City of Palm Springs adopted its General Plan on October 17, 2008; and

WHEREAS, the State of California mandated an update to the General Plan Housing Element to address the City's Regional Housing Needs Assessment (RHNA) for the period from 2006 through 2014; and

WHEREAS, on September 19, 2008, the City submitted its draft Housing Element for review by the California Department of Housing and Community Development (HCD); and

WHEREAS, on November 9, 2009, HCD determined that the Housing Element is compliant with State Housing law; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case Number 5.1215, consisting of a General Plan Amendment to update the General Plan Housing Element was given in accordance with applicable law; and

WHEREAS, on January 13, 2010, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and an Environmental Assessment has been prepared for this project and has been distributed for public review and comment in accordance with CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented, including but not limited to the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: A Negative Declaration (ND) has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Guidelines. The Planning Commission found that the update of the Housing Element will have no impact on the environment. The Planning Commission independently reviewed and considered the information contained in the

ND prior to its review of this Project and the ND reflects the Planning Commission's independent judgment and analysis.

Section 2: The Planning Commission makes the following findings:

- a. The proposed Housing Element Update is consistent with the adopted General Plan, insofar as it does not propose any changes to the Land Use Map of the General Plan, and will not change the build out of the City as considered and described in the Land Use Element.
- b. The proposed Housing Element Update is consistent with the goals, policies and programs of the adopted General Plan, insofar as it facilitates the development of housing of all types, for all economic segments of the community, both currently and in the future.
- c. The proposed Housing Element Update is necessary at this time, to assure that the City complies with California Housing Element law for the State-mandated planning period of 2006 through 2014.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission approves and recommends that the City Council approve Case Number 5.1215, amending the Housing Element of the General Plan, which is attached hereto and made a part of this resolution.

ADOPTED this 13th day of January, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION
UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN**

LEAD AGENCY: City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

CONTACT PERSON: Craig A. Ewing, AICP; Director of Planning Services
(760) 323-8245; craig.ewing@palmsprings-ca.gov

PROJECT TITLE: Update of the Housing Element of the General Plan

PROJECT LOCATION: City-wide


PROJECT DESCRIPTION: The City is required to update the Housing Element of the General Plan on a State-prescribed schedule. The current planning period is 2006 through 2014. The Housing Element addresses the housing needs of all economic segments of the community, with a particular focus on special housing needs and lower income households. The update addresses all the mandated components required of the Housing Element, including an evaluation of the effectiveness of goals, policies and programs in the 1998-2006 Housing Element; statistical data; special housing needs; the City's Regional Housing Needs Assessment (RHNA); and goals, policies and programs for this planning period.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that the proposed update to the Housing Element will have no impact on the environment. The City hereby prepares and proposes to adopt a Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Negative Declaration will commence at 8:00 a.m. on December 22, 2009 and end on January 11, 2010 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: craig.ewing@palmsprings-ca.gov copies of the Negative Declaration and Initial Study are available for review at the above address and at the City library.

**PUBLIC MEETING: This matter has been set for public hearing before the
Planning Commission on January 14, 2010**

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	<p align="center">INITIAL STUDY/MITIGATED NEGATIVE DECLARATION</p>
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Project Title:	Update of the Housing Element of the General Plan	
Case No.	General Plan Amendment	
Assessor's Parcel No.	City-wide	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Way Palm Springs, California 92262	
Project Location:	City-wide	
Project Sponsor's Name and Address:	City of Palm Springs	3200 E. Tahquitz Way Palm Springs, California 92262
General Plan Designation(s):	Varies	
Zoning:	Varies	
Contact Person:	Craig Ewing	
Phone Number:	(760) 323-8245	
Date Prepared	December 21, 2009	

Description of the Project

The City is required to update the Housing Element of the General Plan on a State-prescribed schedule. The current planning period is 2006 through 2014. The Housing Element addresses the housing needs of all economic segments of the community, with a particular focus on special housing needs and lower income households. The update addresses all the mandated components required of the Housing Element, including an evaluate of the effectiveness of goals, policies and programs in the 1998-2006 Housing Element; statistical data; special housing needs; the City's Regional Housing Needs Assessment (RHNA); and goals, policies and programs for this planning period.

Environmental Setting and Surrounding Land Uses

The update will apply to all lands in the City.

Other public agencies whose approval is required

None

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input 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: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- 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.

Planner's Signature

Date

Craig A. Ewing, AICP

Director of Planning Services

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the update of the Housing Element may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of a Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g.,

the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Setting

The City of Palm Springs is located in the valley floor in the southwest corner of the Coachella Valley where Palm Canyon enters the valley from the south. The city is framed by views of the San Jacinto Mountains to the south, west, and partially to the east; by open desert and the City of Cathedral City to the east; and the Little San Bernardino Mountains to the north.

Discussion of Impacts

a)-d) **No Impact.** The update of the Housing Element will have no impact on aesthetics. The Housing Element is a policy document which establishes the goals, policies and programs which address providing adequate housing for the period from 2006 to 2014. The Housing Element makes no changes to existing development standards or guidelines, and will not affect how individual projects are reviewed in the future. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on aesthetics at that time.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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) 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"/>

Setting

The City is an urban environment, and does not contain agricultural lands, or agricultural land uses. Agriculture occurs in the eastern Coachella Valley, at least 15 miles to the east.

a)-c) No Impact. There are no designated farmlands in the City. As a result, no agricultural land uses occur in the City, and zoning standards are not germane. There are no known Williamson Act contracts in the City. The adoption of the Housing Element update will not change any existing land uses, or land use designations, and will have no impact on agricultural resources.

III. 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	Potentially Significant Unless Mitigation Incorporated	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Palm Springs is in the Coachella Valley. Palm Spring's climate is characterized by low annual rainfall (2 to 6 inches per year) and low humidity with temperatures ranging from 80° F to 108° F in July and 40° F to 57° F in January. The City is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) as relates to air quality management.

The SCAQMD maintains air quality monitoring stations in Palm Springs and Indio. The stations monitor criteria pollutants ozone, nitrogen dioxide, carbon monoxide, particulate matter under 10 microns (PM₁₀) and fine particulate matter 2.5 microns in size (PM_{2.5}). The Coachella Valley is currently a non-attainment area for particulate matter of 10 microns or less, and ozone.

a)-f) No Impact. The update of the Housing Element will have no impact on air quality. The update does not change land use designations defined in the General Plan Land Use Element, and will not result in any vehicle trips or stationary source emissions which could impact air quality. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on air quality at that time.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, or 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"/>

Setting

The City is located in the Coachella, which is located in the Sonoran Desert. The most common habitat in the City is creosote bush scrub. The City has participated in the preparation and adoption of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which establishes reserves for species of concern, requires the payment of a mitigation fee for lands not designated for conservation, and requires the preparation of biological resource studies for certain species. All projects proposed in the City are subject to the requirements of the CVMSHCP.

Discussion of Impacts

a)-f) **No Impact.** The adoption of the Housing Element update will have no impact on biological resources. The update makes no changes to existing General Plan policies and programs geared toward the preservation of species. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on biological resources at that time. Should sensitive species, wetlands, riparian habitat or wildlife corridors occur on a particular property, impacts will be assessed, and mitigation measures recommended if necessary, at that time.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Setting

The City occurs in the traditional territory of the Desert Cahuilla, with a history dating back to 1,000 BC. Evidence of Cahuilla occupation in the Coachella Valley dates to over 500 years ago, when the Tribe settled around ancient Lake Cahuilla, in the area of present day La Quinta and Indio. The canyons surrounding Palm Springs also have yielded evidence of use by the Tribe, which took advantage of water sources, food sources from plants and animals, and rock for tool-making.

The City's modern history began in the early 1870s, when John Guthrie McCallum purchased land in the area, and later subdivided it. Rapid expansion in the area began in the 1920s, with the City's spreading reputation as a health resort, and the increased interest from the Hollywood movie community. Until the end of World War II, architecture in the town site consisted primarily of Mission Revival and Spanish Colonial Revival structures. Development was centered around Palm Canyon Drive, as hotels and shops were constructed. After World War II, new development tended to reflect modern architectural styles, and the City has recognized many post-war buildings as historic.

The City occurs well outside the boundary of ancient Lake Cahuilla, an area where paleontological resources have occurred. Further, soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains, too new in the context of paleontology to yield fossilized remains.

Discussion of Impacts

a)-d) **No Impact.** The adoption of the Housing Element update will have no impact on cultural resources. The update makes no changes to existing General Plan policies and programs geared toward the preservation of cultural resources. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on cultural resources at that time. The City will continue to confer with the Agua Caliente Band of Cahuilla Indians on

individual projects, to assure that potential impacts are addressed and mitigated as construction occurs.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

Setting

The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the City. There are no Alquist Priolo Fault Zones in the City.

Soils in the City consist of alluvial deposits which originated in the surrounding mountains, and consist primarily of sands, silts and cobbles.

Discussion of Impacts

- a)-e) No Impact.** The adoption of the Housing Element update will have no impact on geology or soils. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on both geology and soils at that time.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Setting

The City's Fire Department and the Riverside County Department of Environmental Health implement regulation of hazardous material storage, use and transport. There are a number of

small generators of hazardous materials in the City. Housing development in the future will result in small quantities of household cleaners, chemicals and similar substances.

Discussion of Impacts

a)-h) No Impact. The adoption of the Housing Element update will have no impact on hazards and hazardous materials. The eventual development of housing in the future will not result in the transport, use or storage of significant quantities of hazardous materials. The development of housing is not expected to affect emergency response plans. The City is not subject to hazards from wildland fires. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on hazards and hazardous materials at that time.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Source:	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project: levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Desert Water Agency (DWA) supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. Groundwater has historically been the principal source of domestic water in the City. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. Sanitary sewer services to the site will be provided at the City's treatment plant.

The City is implementing a master plan of drainage to address flood control issues. In addition, the City requires that all project contain the 100 year storm on-site, and implement stormwater management plans to assure that the provisions of the National Pollution Discharge Elimination System (NPDES) are adhered to.

Discussion of Impacts

a)-h) No Impact. The adoption of the Housing Element update will have no impact on hydrology or water quality. As described above, the City implements standard conditions of approval for all future projects to assure that water quality is preserved, and stormwater is retained and does not affect other properties. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on hydrology and water quality at that time.

IX. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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"/>

Setting

The City's General Plan includes a mix of residential, commercial, open space and institutional uses. The Housing Element is a component of the General Plan, and identifies goals, policies and programs to facilitate the development of housing throughout the community.

The City's Zoning Ordinance is the implementation tool for the General Plan. It includes zoning districts which correspond to the General Plan's land use designations for each type of land use in the City, and establishes development standards and guidelines for all types of uses.

The City participates in the implementation of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which provides for the preservation of sensitive species throughout the Valley (please also see Biological Resources, above).

Discussion of Impacts

a)-c) No Impact. The update of the Housing Element will have no impact on land use and planning. The Housing Element does not change land use designations of the General Plan. The update includes changes required in the Zoning Ordinance to comply with State law, but does not affect development standards or guidelines already in place in that document. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on land use and planning at that time.

X. MINERAL RESOURCES	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

Setting

The California Division of Mines and Geology identifies portions of Palm Springs as a resource zone for aggregate/industrial minerals. The majority of the City is located in Mineral Resource Zone 3 MRZ-3 (an area containing mineral deposits the significance of which cannot be evaluated from available data). MRZ-2 areas are located in the northern portion of the City. MRZ-2 represents an area where adequate information has been established to indicate that significant mineral deposits are present, or where it has been judged that a high likelihood for such deposits exists. Minerals in the Palm Springs area are limited to sand and gravel for aggregate and/or decorative stone purposes and limestone.

Discussion of Impacts

a)-b) No Impact. The update of the Housing Element will have no impact on mineral resources. Lands designated for residential development in the City do not occur on significant mineral resources. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on mineral resources at that time.

XI. NOISE

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 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"/>

Setting

The City of Palm Springs requires that the community noise equivalent level (CNEL) does not exceed 65 dB at the exterior living areas (rear yards) or 45 dB at the habitable interior living area for residential land uses.

Discussion of Impacts

a)-f) **No Impact.** The update of the Housing Element will have no impact on noise. Future residential projects will occur in all areas of the City, and will be required to implement the City's noise attenuation standards. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on noise at that time.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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"/>

Setting

The City's population in 2009 is estimated to be 47,601. This population is housed in a total of 33,558 housing units. Single family attached and detached development represent 56% of the current housing stock.

Discussion of Impacts

a)-c) No Impact. The adoption of the Housing Element will have no impact on population and housing. The Housing Element addresses the City's need for housing for the period from 2006 through 2014. The Regional Housing Needs Assessment (RHNA), which assigns the City its share of the number of housing units needed State-wide, has been developed using the same growth projections used by the Southern California Association of Governments and the Coachella Valley Association of Governments. These projections were also used in the preparation of the City's General Plan and associated EIR, which were adopted in October of 2007. The Housing Element does not change land use designations, or affect the number of housing units which will be built in the planning period. As a result, the adoption of the Housing Element will not induce growth, but only facilitate the development of housing needed to meet demand in the planning period. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on population and housing at that time.

XIII. PUBLIC SERVICES

Would the project result in:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Fire Protection. The Palm Springs Fire Department provides fire protection and emergency medical service to the City. The Department currently operates five fire stations located throughout the city. The City has established maximum fire response time at five minutes.

Police Protection. The City of Palm Springs Police Department provides law enforcement services within the City limits. The Department has a Services Division and an Operations Division. The Department does not have a standard ratio of officers to population, but does have a desired response time of 6 minutes for emergency calls and 20 minutes for non-emergency calls.

Schools. The Palm Springs Unified School District (PSUSD) provides educational services for grades K-12 in the City of Palm Springs. Currently, there are 4 elementary schools, 1 middle school and 1 high school in the City. PSUSD is authorized to collect school facilities fees as provided for in Government Code Section 53080 et. seq. and 65995 et seq.

Parks. The City of Palm Springs has seven parks located on approximately 140-acres within its boundaries. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by City Ordinance 1632.

Discussion of Impacts

a)-e) No Impact. The adoption of the Housing Element will have no impact on public services. Future housing projects will occur throughout the City, and will be required to contribute to the City's emergency services CFD, to offset the costs of providing emergency services to new development. Similarly, all projects will be assessed State-mandated school fees, and will be assessed Quimby fees, or will provide parkland within their boundaries, to address the need for additional parks. As required by CEQA, the City will

undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on public services at that time.

XIV. RECREATION

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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"/>

Setting

In addition to the 140-acres of developed parkland and several public and private golf courses, the City also includes a system of hiking/equestrian trails as well as bikeways. Other recreational offerings in the area include the Whitewater Wilderness Study Area and the Murray, Andreas and Palm Canyon recreation areas which are operated by the Agua Caliente Band of Cahuilla Indians.

Discussion of Impacts

a)-b) No Impact. The adoption of the Housing Element will have no impact on recreation. As described above, future housing projects will be assessed Quimby fees, or will provide parkland within their boundaries, to address the need for additional parks. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on recreation at that time.

XV. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard 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"/>

Setting

The City's General Plan Circulation Element was developed to address the impacts of the land uses proposed in the Land Use Element. It establishes a system of arterial, collector and local roadways which are designed to carry the anticipated build out traffic generated throughout the City, as well as in the region. Housing projects in the future are expected to occur throughout the City, and will integrate into the existing roadway system.

Discussion of Impacts

a)-g) No Impact. The adoption of the Housing Element will have no impact on traffic. The Housing Element does not change any of the General Plan land use designations, and therefore will not affect the volume or location of trips which are projected to occur in the City in the future. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on traffic at that time.

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	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 project's projected demand in addition to the provider's 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 type="checkbox"/>	<input checked="" 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"/>

Setting

The City owns a wastewater treatment plant (WWTP) located at 4375 Mesquite Way. The plant has a capacity of approximately 10.9 mgd and demands typically range from 7 to 8 mgd.

Water service is provided by the Desert Water Agency (DWA). DWA obtains most of its water supply from groundwater. The City is located within two subbasins of the Coachella Valley Ground Water Basin: The Mission Creek subbasin; and the Garnet Hill and Palm Springs subareas of the Whitewater Subbasin.

Solid waste service is provided by Palm Springs Disposal Service. Solid waste generated in the City is sent to the Edom Hill transfer station, located in the City of Cathedral City. Permitted throughput of the facility is 2,600 tons per day. Solid waste from the transfer station is disposed of

at one of three landfills: Lambs Canyon (remaining capacity 25,967,000 cubic yards); Badlands Landfill (remaining capacity 15,036,809 cubic yards); or El Sobrante Landfill (remaining capacity 184,930,000 cubic yards) (City of Palm Springs, 2005).

Drainage from the surrounding mountains drains to the Valley floor and is directed by sheet flow, channels, and other improvements including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and the Whitewater River.

Discussion of Impacts

a)-g) No Impact. The adoption of the Housing Element will have no impact on utilities or service systems. Future housing projects will be required to implement sanitary sewer, domestic water and drainage plans which meet the City's standards. All projects will also be required to provide solid waste collection and recycling. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on utilities and service systems at that time.

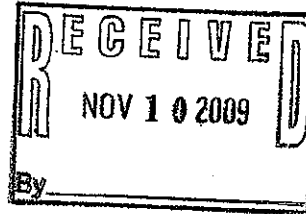
XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) No Impact. The adoption of the Housing Element update will have no impact on either biological or cultural resources. The Housing Element is a policy document which directs future development in the City. Projects proposed in the future to implement the Element's goals, policies and programs will be reviewed and mitigated as necessary.				
b) No Impact. The adoption of the Housing Element update will have no cumulative impacts. The Element update does not propose any changes in the land use designations, or the land use assigned to any property in the City. The build out of the City will occur as planned in the General Plan Land Use Element, and as analyzed in the General Plan EIR.				
c) No Impact. The adoption of the Housing update will have no environmental effect on human beings. As required by CEQA, the City will undertake environmental review of individual projects as they are brought forward for consideration, and evaluate each project's impacts on people at that time.				

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 5, 2009

Mr. John Raymond
Director of Community Development
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Mr. Raymond:

RE: Review of the City of Palm Springs' Revised Draft Housing Element

Thank you for submitting Palm Springs' revised draft housing element received for review on September 8, 2009, along with subsequent revisions submitted on November 4, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation with Ms. Nicole Sauviat Criste, the City's consultant, facilitated the review.

The City's revised draft element addresses the Department's findings as detailed in the June 8, 2008 review. The revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To accommodate its regional housing need, the City is relying on a mixture of residential and mixed-use designated sites. While a majority of the of the sites included in the inventory to accommodate a portion of the City's regional need for lower-income households are designated for higher density residential uses allowing up to 30 units per acre, current zoning allows for a variety of uses including commercial, residential and resort tourist. The Department understands the City is in the process of updating zoning to conform with recent updates to general plan designations to allow for residential only uses on these sites. Program 1.1 commits the City to completing its comprehensive zoning code update by 2010. Completion of the comprehensive zoning code update is critical in achieving numerous goals and objectives, including zoning for a variety of housing types and establishing development standards for mixed-use development. The City must monitor and report on the status this and other programs through submittal of its annual progress reports required pursuant to Government Code Section 65400.

Mr. John Raymond
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In addition, pursuant to Government Code Section 65863, local governments must ensure the inventory of sites or any site programs accommodate the regional housing need throughout the planning period of the element. In addition, no local government action shall reduce, require or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density than identified in the sites inventory or program unless the local government makes written findings, the reduction is consistent with the adopted general plan, including the housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

The Department looks forward to receipt of Palm Springs' adopted housing element. If you have any questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

Sincerely,



Cathy E. Creswell
Deputy Director

Enclosure

cc: Craig Ewing, Director of Planning Services, City of Palm Springs
Nicole Sauviate Criste, Consultant, Terra Nova Planning and Research, Inc.