CITY COUNCIL STAFF REPORT

DATE: June 19, 2013 PUBLIC HEARING

SUBJECT: SOL PS, LLC. FOR A PLANNED DEVELOPMENT DISTRICT AND TENTATIVE PARCEL MAP FOR A DEVELOPMENT OF 46 SINGLE FAMILY RESIDENTIAL UNITS IN A GATED COMMUNITY AT THE NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD (CASE 5.1296 PD 363 TTM 36525).

FROM: David H. Ready, City Manager

BY: Department of Planning Services

SUMMARY

The City Council will consider a Planned Development District in lieu of a Change of Zone (PDD) and a Tentative Tract Map (TTM). The PDD proposes 46 single-family residential units (SFR's) on individual lots in a gated community for which deviations in the development standards have been sought.[1] The Tentative Tract Map proposes a subdivision of the 7.11 acres into 46 single family residential lots, private roadways, and shared private open space.

RECOMMENDATION:

1. Open the public hearing and receive public testimony.

2. Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION; APPROVING CASE 5.1296 PDD 363, FOR THE CONSTRUCTION OF 46 SINGLE FAMILY RESIDENCES WITHIN A GATED COMMUNITY; AND APPROVING TENTATIVE TRACT MAP 36525 FOR THE SUBDIVISION OF A ROUGHLY 7.11 ACRE PARCEL INTO 46 RESIDENTIAL LOTS, PRIVATE STREETS AND PRIVATE COMMON OPEN SPACE FOR THE VACANT LAND LOCATED AT THE NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD."

[1] Single Family Residential uses are prohibited in the HR land use area of the Section 14 Specific Plan. The project also seeks deviations in the minimum development standards for an R-1 zone.

ITEM NO. 1C

PLANNED DEVELOPMENT DISTRICT

3. Waive reading and introduce by title only for first reading Ordinance No. ____, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PLANNED DEVELOPMENT DISTRICT PDD 363 IN LIEU OF A CHANGE OF ZONE FOR A ROUGHLY 7.11 ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD."

PRIOR ACTIONS:

On May 1, 2005, the property was acquired by the applicant.

On February 25, 2013, the Architectural Advisory Committee (AAC) voted 4-0 recommending approval to the Planning Commission with the condition that the applicant considers integrating pedestrian access points (gates) in the exterior perimeter wall along the public streets to encourage pedestrian activity on the public streets.

On May 8, 2013, the Planning Commission continued the project and directed the applicant to further assess the public benefits being proposed.

On May 22, 2013, the Planning Commission unanimously approved and recommended approval of the project to the City Council, subject to conditions attached to this report. See Planning Commission Review and Public Benefit discussion below for additional information on the Commission's review.

On June 18, 2013, the Tribal Council will review the proposal and provide a recommendation to the City Council. Staff will forward the recommendation to the Council immediately and provide an oral summary at the City Council meeting.

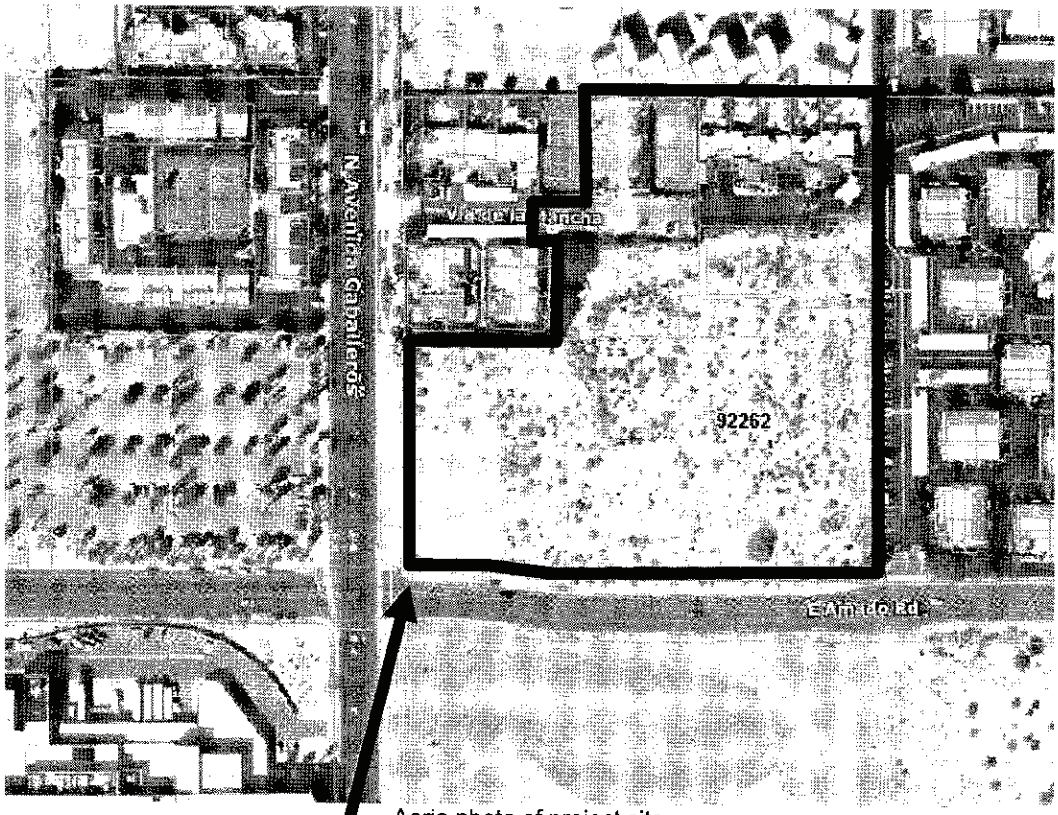
BACKGROUND AND SETTING

The site is located in the central part of Palm Springs, diagonally across (to the northeast) of the Convention Center. The project fronts North Avenida Caballeros and Amado Road (both roadways are classified as 4-lane secondary thoroughfares in the General Plan).

Table 1: Surrounding land uses, General Plan, Zoning

	Land Use	General Plan	Zoning
North	Single-Family Residential	PDD 321 (The Morrison)	PDD 321 (The Morrison)
East	Multi Family Residential	High Density Residential	High Density Residential
South	Vacant / truck parking for convention center	Tourist Resort Commercial	Tourist Resort Commercial
West	Convention Center Parking Lot (future hotel site)	High Density Residential	High Density Residential

PLANNED DEVELOPMENT DISTRICT



Aeria photo of project site

SUBJECT SITE

STAFF ANALYSIS:

General Plan/Specific Plan:

The project is located in Section 14. The Section 14 Specific Plan (S14SP) is established as both the zoning document and the implementing document of the General Plan (GP) for this area of the City.

Table 2: General Plan and Specific Plan Consistency Analysis

	Item	General Plan / Specific Plan	Proposed PDD 363
1	GP Consistency: Land Use	PDD projects must be consistent with the General Plan and Specific Plan).	• Land use designation: HR. • Single Family prohibited in HR. • (DOES NOT CONFORM) • With approval of the PDD, SFR use is conforming.
2	GP Consistency: Connect development with neighborhood	Section 3.1 Vision (Page 3-4) *Connect residential development to commercial areas via enhanced walkway / bikeway network* *GP CR7.1 Provide barrier-free*	• Project has no internal sidewalks. • Condition of approval to add pedestrian gates at each lot abutting the public street (CONFORMS WITH COMPLIANCE WITH CONDITION) • Project to construct portion of class 1

	Pedestrian path of travel separate from vehicular	*accessibility for all handicapped residents, employees and visitors, including special design for rural street profiles to accommodate ADA-required path of travel separation from vehicular lanes.* *GP 7.12 Ensure that appropriate pedestrian facilities are provided as a component of new development.*	bikeway on Avenida Caballeros. (CONFORMS) • Condition of approval for 4 foot sidewalks along private streets. (CONFORMS WITH COMPLIANCE WITH CONDITION)
3	GP / S14SP Density	HR: 15 to 30 du/acre	Project proposes 6.5 du/acre. (DOES NOT CONFORM), With approval of the PDD in lieu of Change of Zone the proposed density is conforming.
4	GP / S14SP relation to Planned Development District	Section 9.1.4 "*Specific Plan amendments*": Require approval by the Planning Commission and City Council. PDD in lieu of a Change of Zone as outlined in PSZC 94.07.00	The proposed PDD, if approved, would be deemed an amendment to the Specific Plan and also by reference would amend the land use designation in the General Plan from HR to Medium Density Residential (6 to 15 du/ac) for this project area. (CONFORMS WITH APPROVAL OF THE PDD)
5	GP Consistency: Circulation & Non-motorized Transportation Master Plan	Section 4.3 Pedestrian/Bikeway/Shuttle Network (Page 4-7) "*Generally following the established street grid, this network would connect resort uses and attractions and help boost Section 14's image as a recreational resort.*" Establish a Class 2 bikeway on Caballeros and a Class 3 bikeway on Amado Road	Project proposes meandering sidewalks along the public street-front with a Class I bikeway along Avenida Caballeros and a Class 3 bikeway along Alejo Road, (CONFORMS)
6	GP Consistency: Prohibit gated communities	*GP CD 14.6 Prohibit gated community entries and perimeter walls around entire neighborhoods. Instead, provide privacy through design features such as meandering streets, ample landscaping, and house placement that provides privacy and exclusivity.*	• Project is proposed as a gated community (DOES NOT CONFORM), • COA requires perimeter pedestrian gates.
7	SP Consistency: Decorative paving	Section 5.2.13 Paving Materials for Sidewalks and Crosswalks. (Page 5-42) "*Crosswalks and intersection paving should incorporate colored, patterned concrete and/ore interlocking pavers... creating a mosaic pattern of selected Cahuilla symbols or art forms.*"	• Guest parking areas, private roadway intersections and entry drives proposed with decorative interlocking pavers. • Final patterns submitted with final PDD and coordinated with the Tribal Historic Preservation Office. COA included to address Tribal review. • COA included to add decorative paving at crosswalks and sidewalk intersections

PLANNED DEVELOPMENT DISTRICT

			at the public streets.
8	SP Consistency: perimeter walls.	7.2.5 Fences/Walls (Page 7-11) *"No wall or fence visible from a street shall extend more than 25 feet horizontally without a visual break created by an articulation and/or architectural detailing in the wall plane facing the street."*	• Uninterrupted lengths of perimeter walls are longer than 25 feet (DOES NOT CONFORM. • COA is included for final review and approval of perimeter wall designs by the AAC.
9	GP Consistency: Landscape requirements	General Plan page 4-14, *"As development and funding allows, the following specific street segments are to be developed with landscaped medians in order to enhance traffic flow and create more attractive thoroughfares... - Avenida Caballeros from Alejo Road to Ramon."*	• No landscape median is proposed. (DOES NOT CONFORM) • (Condition of approval to add landscaped median in Caballeros).
10	SP Landscape requirements	SP p 5-23 *Shade trees in an informal pattern at a maximum spacing of 30 feet along street edge of Amado and at least a five foot wide sidewalk.*	• Shade trees spacing is wider than 30 ft (DOES NOT CONFORM) • Condition of Approval required 30' shade tree spacing.
11	SP Landscape requirements	SP p.5-11 pairs of palm trees 60' oc and informally spaced shade trees	Proposed as required (CONFORMS)

Table 3: Comparison of development standards to Proposed Amended PDD 363

	Zoning: Underlying R-4 Zone	Specific Plan HR:	Proposed PDD 363:
Density	1,500 sf min. lot area/unit for multi-family (30 du/ac) SFR prohibited	500sf lot area per DU for hotels, SFRs are prohibited in HR	• 6.47 du/ac • (Density is less than Specific Plan and Zoning Code) • (With approval of the PDD both the lower density and the SFR use would be deemed conforming)
Minimum Lot Size	2 acres for R-4, however this development proposes SFR's on individual lots; typical minimum lot size for R-1 is 7,500 square feet	N/A	• Lot sizes vary between 4,152 sf (0.09 ac) and 6,222 square feet (0.13 ac) (DOES NOT CONFORM: • Requires approval of PDD to conform)
Min Lot Width and Depth	130 x 155	N/A	• Lot widths vary between 50 feet and 61 feet • Lot depths vary between 80 feet and 100 feet (DOES NOT CONFORM; • requires approval of PDD to conform)
Building Height	30 feet	30 feet and 3 stories	29 feet (CONFORMS)
SP 6.3.1(a) Open Space at		Provide a minimum of common open space	(CONFORMS). (roof decks are optional and thus not factored in to this analysis)

PLANNED DEVELOPMENT DISTRICT

Grade		at grade	
SP 6.3.1 (b) Access to common open space	n/a	Those areas of common open space shall be easily accessible by all residents	Common areas accessible; (CONFORMS)
SP 6.3.1 (c) Architectural character	n/a	Avoid flat planar walls and box-like appearances	The Architecture is modern, with rectilinear forms and accent colors; (CONFORMS)
Yards (PSZC 92.05.03)	Bldgs over 15 ft set back equal to the height	Per PSZC	• Reduced setbacks as noted below (DOES NOT CONFORM, • (requires approval of the PDD to conform) Proposed minimum setbacks: Front Yard - 5 feet, Side Yard (one side only per lot) 0 Side Yard - 3 feet, Rear Yard - 6 feet. Lots that abut an adjacent development - 10 feet Rear Lots abutting the Morrison (Lots 15 through 21) - 20 feet Minimum proposed %-age required usable open space: 30%
Front Yard (PSZC 92.05.03)	30 feet	Per PSZC	• Vary between 5 ft and 18 ft; (DOES NOT CONFORM, • (requires approval of the PDD to conform)
Side Yard (PSZC 92.05.03)	20 feet for buildings over 15 feet in height	Per PSZC	• Vary between zero (0) ft and 3 ft; • (DOES NOT CONFORM, • (requires approval of the PDD to conform)
Corner Side Yards (PSZC 92.05.03)	30 feet	Per PSZC	• Vary between 3 ft and 20 ft (DOES NOT CONFORM, • (requires approval of the PDD to conform)
Rear Yard (PSZC 92.05.03)	20 feet	Per PSZC	• Vary between 6 ft and 25 ft; (DOES NOT CONFORM, • (requires approval of the PDD to conform)
Distance bet. Bldgs (PSZC 02.05.03)	15 ft	Per PSZC	• Average distance is approximately 3 ft; (DOES NOT CONFORM, • (requires approval of the PDD to conform)
Lot coverage (PSZC 02.05.04	45% usable open space for R-4, however typical R-1 max lot coverage is 35%	Per PSZC	• Between 33% and 49% lot coverage; per PDD; • Usable open space varies between 48% and 63% per lot (CONFORMS)
Off-street parking (PSZC 93.06.00)	2 spaces / single family residence; Condos in a PDD: 1.5 spaces per 2 bdrm unit; plus 1 guest parking space for every 4 units	Per PSZC	46 single family dwelling units require 92 covered parking spaces; 92 provided (conforms) Guest parking requires 12 spaces, 22 provided. (CONFORMS)
Landscape	Water efficient landscape ordinance; must comply to state ordinance	Per State Ordinance	COA to require certification of conformance to the State Water Efficient Landscape Ordinance (CONFORMS)
Uses permitted	SFR's not permitted	SFR's not permitted	(DOES NOT CONFORM) Requires approval of the PDD to conform

PLANNED DEVELOPMENT DISTRICT

Access from public streets	PSZC 93.06	Per PSZC	Primary access from Amado Road with on-site turn-around to avoid backing into traffic. 3 emergency access gates along Caballeros (CONFORMS)

Planning Commission Review & Public Benefit Policy for Planned Development Districts
In September 2008, the City Council adopted a policy requiring that PDD's provide a specific "public benefit" proportionate to the nature, type and extent of the relief granted from the development standards and requirements.

The applicant is seeking the following adjustments in the underlying develop standards with the PDD:

- The addition of single family residences as a permitted use in a high density land use zone of the Section 14 Specific Plan.
- Reduced density (from HR 15 to 30 du/ac to 6.5 du/ac)
- Reduced front, side and rear yard setbacks.
- Reduced setbacks for buildings in excess of 15 feet in height.
- Reduced minimum lot sizes for single family residences from 7,500 square feet to an average of 4,560 square feet (minimum proposed lot size is 4,152 square feet and 6222 square feet is the maximum proposed lot size).
- Elimination of General Plan and Specific Plan-required landscape median islands along Avenida Caballeros.
- No provision for pedestrian sidewalks along interior private streets

At the Planning Commission's first review of the project, the applicant was asked to study further public benefits for the amount of deviations being requested. As a result, the applicant submitted a letter dated May 15, 2013 (attached), in which the previously noted public benefits are listed as well as four additional proposed public benefits.

The total set of public benefit items for this project is now proposed as follows:

1. The project itself (bringing new residential units to the market and putting roughly 7 acres into productive use.)
2. Pre-wiring for photo-voltaic panels (Condition of Approval (COA) PLN 27).
3. Provision of two electric vehicle charging stations at guest parking spaces within the development (COA PLN 28).
4. Energy Efficiency – Design the building with 10% greater energy efficiency than the minimum required by the California Building Code Title 24 (COA PLN 29).

Additional public benefits proposed by the applicant are as follows and further explained in their attached letter:

5. Solar Panel Upgrade option for prospective home buyers.
6. Energy Efficiency Upgrade options for prospective home buyers

PLANNED DEVELOPMENT DISTRICT

7. "The Agua Caliente Band of Cahuilla Indians Horticulture Walk"
8. Reforestation of 25, 24 inch box size trees in Ruth Hardy Park.

Staff believes the applicant has proposed a series of public benefits, proportionate to the deviations and relief sought from the development standards of the zone and the Specific Plan via the PDD. These additional proposed public benefits have been incorporated in the draft Conditions of Approval for your consideration.

The Planning Commission requested the following revisions in the draft Conditions of Approval:

Delete PLN 19 (No sidewalks required alongside interior private streets)

Revise PLN 23 (Perimeter gates) to require perimeter pedestrian gates as follows: one at the main vehicular entry and one at one of the emergency exit along Avenida Caballeros.

Delete PLN 24 (Allow the development to be a gated community).

Delete ENG 16, 17, and 18 (Remove requirement for median island along Avenida Caballeros).

The Planning Commission also proposed adding the following new Conditions:

PLN 30 Require all homes to be provided with pools and spas at the time of initial construction.

PLN 31 Reduce the setback for pools, spas, and water features from five (5) feet from the property line (PL) to the water line, to three (3) feet from the PL to the water line.

All of the above items have been incorporated in the draft resolution attached to this report.

REQUIRED FINDINGS:

Planned Development District in Lieu of a Change of Zone

Pursuant to PSZC Section 94.03.00 "*Planned Developments Districts in lieu of a Change of Zone*" findings shall be made in support of approval of the PDD application in accordance with Section 93.07 (Zone Change) of the Zoning Code. Those findings are listed below with Staff's analysis. The Section 14 Specific Plan requires amendments to be approved by the Planning Commission and the City Council. No specific findings are noted for Section 14 Specific Plan Amendments.

1. The proposed change of zone is in conformity with the general plan map and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.

PLANNED DEVELOPMENT DISTRICT

The PDD seeks to amend the Section 14 Specific Plan, which is the implementing document for the General Plan for this area of the City. The PDD seeks approval for:

- The addition of single family residences as a permitted use in a high density land use zone of the Section 14 Specific Plan.
- Reduced density (from HR 15 to 30 du/ac to 6.5 du/ac)
- Reduced front, side and rear yard setbacks.
- Reduced percentage of open space per lot.
- Reduced setbacks for buildings in excess of 15 feet in height.
- Reduced minimum lot sizes for single family residences from 7,500 square feet to an average of 4,560 square feet.
- Elimination of General Plan and Specific Plan-required landscape median islands along Avenida Caballeros.
- Creation of a gated community (inconsistent with General Plan GP CD 14.6)
- No provision for pedestrian sidewalks along interior private streets

The proposed PDD if approved would have the effect of a change of zone and an amendment to the General Plan and Specific Plan. If approved the project would be deemed consistent.

2. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses, and other considerations deemed relevant by the commission and council.

The proposed site plan incorporates private streets that conform to the minimum width required. The proejct includes adequate means of emergency access. The proposed single family use is consistent with adjacent recent similar developments, such as the Morrison, just north of the subject parcel. Approval of the PDD is required to permit single family uses in a high density land use designation. The project proposes lot sizes that are adequate to provide usable outdoor space, including small pools and spas. Thus the project is deemed consistent with this finding.

3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.

The project proposes single family dwelling units on small, individual lots in a gated community. Similar projects adjacent to this project (The Morrison) have recently been developed with a similar housing type and have all been sold to individual homeowners. Although the high density residential land use designation would also permit development of greater densities than that proposed, there is demand in the new home market at this time to support this type of development. The use would not be detrimental to adjacent property or residents, in fact, it continues a similar form of single family residential development in this area that would be complementary in its overall form and density. The proposed project conforms to this finding.

A draft set of conditions of approval are proposed in the attached Exhibit A.

Tentative Tract Map Amendment
Findings are required for the proposed subdivision pursuant to Section 66474 of the Subdivision Map Act. These findings and a discussion of the project as it relates to these findings follow:

a. The proposed Tentative Tract Map is consistent with all applicable general and specific plans.

The proposed TTM is not consistent with the General Plan and the Section 14 Specific Plan because the General Plan and Specific Plan designate these parcels for development of high density residential uses (15 to 30 du/ac). The proposed density of the tract map is 6.5 dwelling units per acre (du/ac) and the units are single family units – which are not permitted in the HR / R-4 zone. The applicant has requested approval of a Planned Development District in lieu of a Change of Zone. A PDD in lieu of a Change of Zone may be used to amend or modify the Section 14 Specific Plan pursuant to Specific Plan section 9.1.3. The PDD proposes a density of 6.5 du/ac and single family uses. With the approval of the PDD, the density of the project and the single family use would be deemed consistent with the General Plan and the Specific Plan.

b. The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.

The proposed project design and improvements are generally not consistent with the Section 14 Specific Plan HR zones and the underlying R-4 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the minimum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are prohibited in the HR land use areas of the Section 14 Specific Plan The seeks approval to amend the Section 14 Specific Plan by permitting single family uses on these specific parcels in the HR land use area. With the approval of the PDD, the project will be consistent with this finding.

c. The site is physically suited for this type of development.

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 46 single family residential dwelling units on individual lots with private streets and private common open space. It is surrounded by similar residential uses, including other single family residences on small lots as well as condominium units. The site has adequate vehicular access to the public street along Amado Road and emergency vehicular access via Avenida Caballeros. The project site is diagonally across the corner from the City's Convention Center. A 5-story mixed-use hotel project is proposed on the parcel immediately west of this parcel. The site is physically suited for this type of development.

d. The site is physically suited for the proposed density of development.

The project proposes 46 single family dwelling units on approximately 7.11 acres or roughly 6.5 du/ac which is less than the allowable density under the Specific Plan and General Plan. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Initial Study prepared for the project determined that with implementation of proposed mitigation measures, any environmental impacts regarding project construction effects on air quality, and noise will be reduced to a level that is less than significant. There is no known wildlife habitat in the vicinity of the project site.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. With the approval of the PDD, the residential uses proposed would be found to be consistent with the General Plan, and the Specific Plan. The subdivision is proposed with no sidewalks on the interior private streets. Pedestrians within the development would have to walk in the streets. Although sidewalks are not required by the State Subdivision Map Act, providing sidewalks would provide a separation of vehicular and pedestrian movement and improve the project's consistency with the General Plan. A condition of approval has been proposed requiring sidewalks within the development.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

ENVIRONMENTAL DETERMINATION:

The PDD and TTM applications are considered a project under the guidelines of the California Environmental Quality Act (CEQA). An initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning. on April 8, 2013 and ending on April 29, 2013. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level have been proposed.

NOTIFICATION:

A notice was mailed to all property owners within a four hundred (400) foot radius of the subject parcels in accordance with state law. As of the writing of this report, staff has not received correspondence on the subject project. Notice has also been given to the Agua Caliente Band of Cahuilla Indians and the proposed project will be reviewed by the Tribal Planning Commission and Tribal Council for recommendation to the City, prior to the public hearing with the City Council.

FISCAL IMPACT: No fiscal impact.

Margo Wheeler
Director of Planning Services

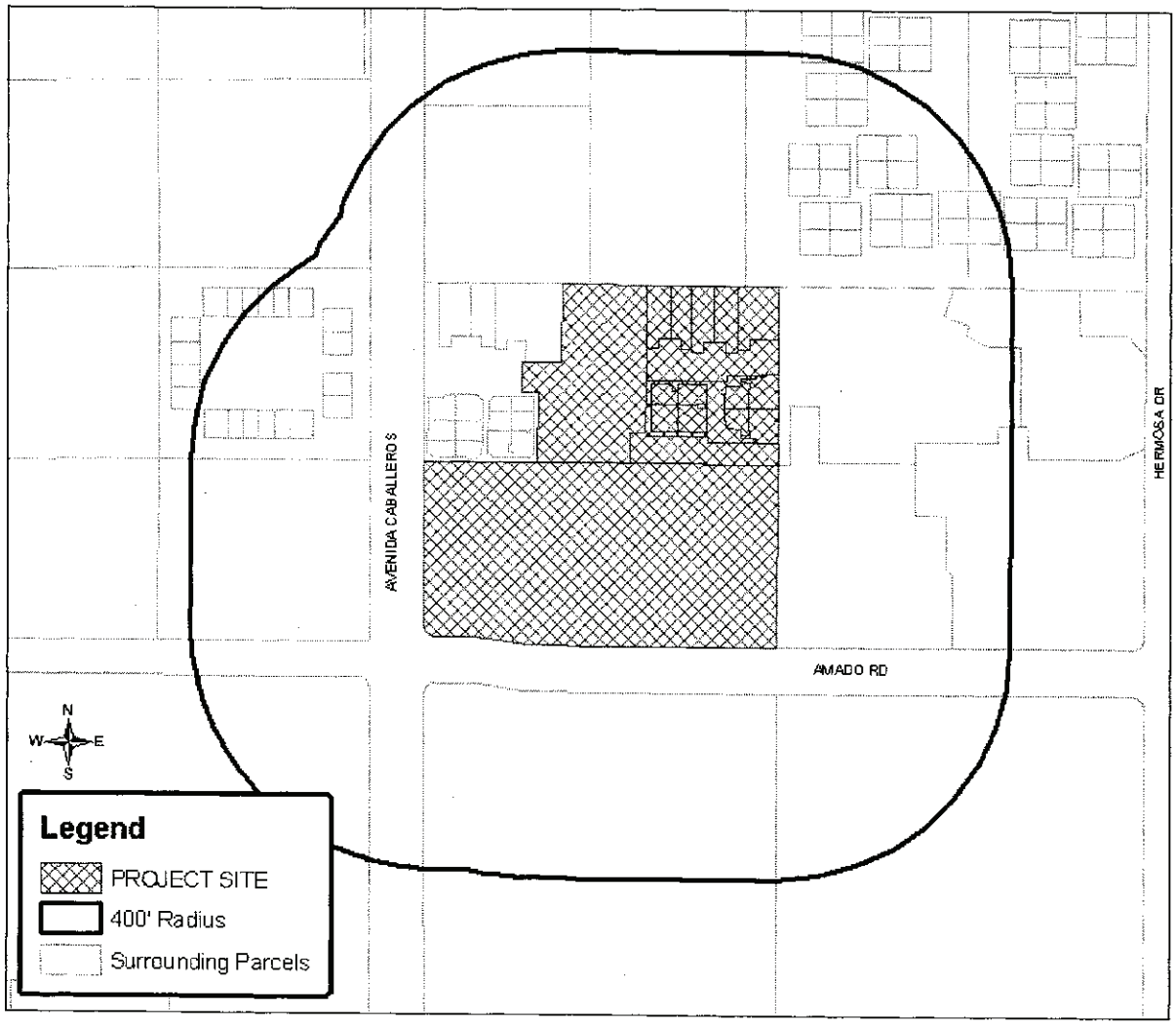
David H. Ready, Esq., Ph.D.
City Manager

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Exhibit A – Draft Conditions of Approval
4. Draft Ordinance
5. Barbato to Planning Commission letter dated May 14, 2013
6. Initial Study / Proposed Mitigated Negative Declaration / Mitigation Measures
7. Reduced tract map, site plans, floor plans & elevations

PLANNED DEVELOPMENT DISTRICT

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1296 PDD 363,
TTM 36525

APPLICANT: SOL PS, LLC

DESCRIPTION: A Planned Development District in lieu of a Change of Zone and a Tentative Tract Map for a gated community of 46 two and three story single family residential units on individual lots, located on a roughly 7.1 acre parcel at the northeast corner of North Avenida Caballeros and Amado Road. Zone HR, Section 14 Specific Plan. APN: 508-580-055 through -069, 071, 074, and 075

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION; APPROVING CASE 5.1296 PDD 363, FOR THE CONSTRUCTION OF 46 SINGLE FAMILY RESIDENCES WITHIN A GATED COMMUNITY; AND APPROVING TENTATIVE TRACT MAP 36525 FOR THE SUBDIVISION OF A ROUGHLY 7.11 ACRE PARCEL INTO 46 RESIDENTIAL LOTS, PRIVATE STREETS AND PRIVATE COMMON OPEN SPACE FOR THE VACANT LAND LOCATED AT THE NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD..

WHEREAS, Sol PS, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.03.00 (Planned Development District), 94.04.00 (Architectural Review), 94.07.00 (Zone Change) of the Zoning Code and Section 9.1.4 of the Section 14 Specific Plan seeking approval for a preliminary Planned Development District in Lieu of a Change of Zone proposing 46 single family residential units and deviations in the underlying development standards on an approximately 7.11 acre parcel at the northeast corner of Avenida Caballeros and Amado Road; and

WHEREAS, the applicant has submitted an application with the City pursuant to Section 9.62 of the City of Palm Springs Municipal Code and the State of California Subdivision Map Act for Tentative Tract Map No. 36525, and

WHEREAS, notice of a public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1296 PDD 363 & TTM 36525, was given in accordance with applicable law; and

WHEREAS, on May 8, 2013, a public hearing on the applications was held by the Planning Commission in accordance with applicable law; and

WHEREAS, at said hearing the Planning Commission carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted 7-0 to approve the preliminary PDD in lieu of Change of Zone and to recommend its approval by Ordinance of the City Council and approve the Tentative Tract Map by Resolution, subject to Conditions of Approval; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, notice of public hearing of the City Council of the City of Palm Springs to consider Case 5.1296 PDD 363 and TTM 36525, was given in accordance with applicable law; and

WHEREAS, on June 19, 2013, a public hearing on the application for the project was held by the City Council in accordance with applicable law; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the meetings on the project, including but not limited to the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the PDD and TTM applications are considered a project under the guidelines of the California Environmental Quality Act (CEQA). An initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A draft mitigated negative declaration (DMND) was proposed and a 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning on April 8, 2013 and ending on April 29, 2013. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level have been proposed.

SECTION 2. *Planned Development District Findings.* Findings for a Planned Development District in lieu of a Change of Zone are found in Zoning Code Section 94.07.00 (Change of Zone). The Section 14 Specific Plan requires amendments to be approved by the Planning Commission and the City Council. No specific findings are noted for Section 14 Specific Plan Amendments. The proposed project is evaluated against the findings as follows:

> *1. The proposed planned development is consistent and in conformity with the general plan and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.*

The PDD seeks to amend the Section 14 Specific Plan, which is the implementing document for the General Plan for this area of the City. The PDD seeks approval for:

- The addition of single family residences as a permitted use in a high density land use zone of the Section 14 Specific Plan.
- Reduced density (from HR 15 to 30 du/ac to 6.5 du/ac)
- Reduced front, side and rear yard setbacks.

- Reduced percentage of open space per lot.
- Reduced setbacks for buildings in excess of 15 feet in height.
- Reduced minimum lot sizes for single family residences from 7,500 square feet to an average of 4,560 square feet.
- Elimination of General Plan and Specific Plan-required landscape median islands along Avenida Caballeros.
- Creation of a gated community (inconsistent with General Plan GP CD 14.6)
- No provision for pedestrian sidewalks along interior private streets

The proposed PDD if approved would have the effect of a change of zone and an amendment to the General Plan and Specific Plan. If approved the project would be deemed consistent.

2. The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.

The proposed site plan incorporates private streets that conform to the minimum width required. The project includes adequate means of emergency access. The proposed single family use is consistent with adjacent recent similar developments, such as the Morrison, just north of the subject parcel. Approval of the PDD is required to permit single family uses in a high density land use designation. The project proposes lot sizes that are adequate to provide usable outdoor space, including small pools and spas. Thus the project is deemed consistent with this finding.

3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.

The project proposes single family dwelling units on small, individual lots in a gated community. Similar projects adjacent to this project (The Morrison) have recently been developed with a similar housing type and have all been sold to individual homeowners. Although the high density residential land use designation would also permit development of greater densities than that proposed, there is demand in the new home market at this time to support this type of development. The use would not be detrimental to adjacent property or residents, in fact, it continues a similar form of single family residential development in this area that would be complementary in its overall form and density. The proposed project conforms to this finding.

A draft set of conditions of approval are proposed in the attached Exhibit A.

SECTION 3. *Findings for the Tentative Tract Map.* The findings required for the proposed Tentative Map are pursuant to Section 66474 of the California Subdivision Map Act. The project is evaluated against these findings as follows:

a. The proposed Tentative Tract Map is consistent with all applicable general and specific plans.

The proposed TTM is not consistent with the General Plan and the Section 14 Specific Plan because the General Plan and Specific Plan designate these parcels for development of high density residential uses (15 to 30 du/ac). The proposed density of the tract map is 6.5 dwelling units per acre (du/ac) and the units are single family units – which are not permitted in the HR / R-4 zone. The applicant has requested approval of a Planned Development District in lieu of a Change of Zone. A PDD in lieu of a Change of Zone may be used to amend or modify the Section 14 Specific Plan pursuant to Specific Plan section 9.1.3. The PDD proposes a density of 6.5 du/ac and single family uses. With the approval of the PDD, the density of the project and the single family use would be deemed consistent with the General Plan and the Specific Plan.

b. The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.

The proposed project design and improvements are generally not consistent with the Section 14 Specific Plan HR zones and the underlying R-4 zone in which the property is located. The PDD proposes a set of development standards and design details with smaller setbacks than would otherwise be required by the underlying zone. The overall density is less than the minimum allowable for the zone and the average lot size is smaller than required by the zone. Improvements proposed include single family homes which are prohibited in the HR land use areas of the Section 14 Specific Plan The seeks approval to amend the Section 14 Specific Plan by permitting single family uses on these specific parcels in the HR land use area. With the approval of the PDD, the project will be consistent with this finding.

c. The site is physically suited for this type of development.

The project site is flat and is located in an area with all urban services and utilities, including streets. The project proposes 46 single family residential dwelling units on individual lots with private streets and private common open space. It is surrounded by similar residential uses, including other single family residences on small lots as well as condominium units. The site has adequate vehicular access to the public street along Amado Road and emergency vehicular access via Avenida Caballeros. The project site is diagonally across the corner from the City's Convention Center. A 5-story mixed-use hotel project is proposed on the parcel immediately west of this parcel. The site is physically suited for this type of development.

d. The site is physically suited for the proposed density of development.

The project proposes 46 single family dwelling units on approximately 7.11 acres or roughly 6.5 du/ac which is less than the allowable density under the Specific Plan and General Plan. The site abuts improved public streets with existing utilities and with right of way widths that are projected in the City's 2007 General Plan update to operate at normal levels of service (LOS).

e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.

The Initial Study prepared for the project determined that with implementation of proposed mitigation measures, any environmental impacts regarding project construction effects on air quality, and noise will be reduced to a level that is less than significant. There is no known wildlife habitat in the vicinity of the project site.

f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the proposed subdivision includes connections to all public utilities including water and sewer systems. The layout of internal private streets provides access to each lot. With the approval of the PDD, the residential uses proposed would be found to be consistent with the General Plan, and the Specific Plan. The subdivision is proposed with no sidewalks on the interior private streets. Pedestrians within the development would have to walk in the streets. Although sidewalks are not required by the State Subdivision Map Act, providing sidewalks would provide a separation of vehicular and pedestrian movement and improve the project's consistency with the General Plan. A condition of approval has been proposed requiring sidewalks within the development.

g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no known public easements across the subject property; therefore the design of the subdivision will not conflict with easements for access through or use of the property. Any utility easements can be accommodated within the project design.

SECTION 4. Pursuant to the City Council Policy dated September 17, 2008 (Public Benefit), the applicant requests the following deviations from the development standards of the Section 14 Specific Plan and the underlying R-4 zone and offers Public Benefit as noted below:

- The addition of single family residences as a permitted use in a high density land use zone of the Section 14 Specific Plan.
- Reduced density (from HR 15 to 30 du/ac to 6.5 du/ac)
- Reduced front, side and rear yard setbacks.

- Reduced setbacks for buildings in excess of 15 feet in height.
- Reduced minimum lot sizes for single family residences from 7,500 square feet to an average of 4,560 square feet (minimum proposed lot size is 4,152 square feet and 6222 square feet is the maximum proposed lot size).
- Elimination of General Plan and Specific Plan-required landscape median islands along Avenida Caballeros.
- No provision for pedestrian sidewalks along interior private streets

The applicant is proposing the following as the Public Benefits of the project:

- The project itself (putting vacant land into productive use),
- Sustainability features (electric charging station, bike racks, pre-wire for solar photo-voltaic panels),
- Improved energy efficiency of over the minimum requirement of the California Building Code Title 24.
- Installation and ongoing maintenance of a "Horticultural Walk" as described in the conditions of approval and associated landscape plans.
- Installation of 25, 24-inch box size shade trees and irrigation in Ruth Hardy Park to be coordinated with the Director of Parks & Recreation.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the City Council adopts a Mitigated Negative Declaration and approves preliminary development plans for Case 5.1296 PDD 363, a Planned Development District 343 establishing the PDD in lieu of a Change of Zone; changing the zone / land use classification from HR to PD 363; approving the Preliminary Development Plans; and, approving Case TTM 36525 to subdivide the roughly 7.11 acres into 46 residential lots, common area and private streets, subject to the conditions contained in Exhibit A, which is attached hereto and made a part of this resolution.

ADOPTED THIS 19TH DAY OF JUNE, 2013.

_____
David H. Ready, City Manager

ATTEST:

_____
James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. ____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
James Thompson, City Clerk
City of Palm Springs, California

EXHIBIT A

Case No. 5.1296 PDD 363 and TTM 36525
"Sol PS"

Planned Development District and Tentative Tract Map
Northeast Corner of Avenida Caballeros and Amado Road
(1501 South Belardo Road)

June 19, 2013

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

ADM 1. Project Description. This approval is for the project described per Case (5.1296 PDD 363 TTM 36525); except as modified with the approved Mitigation Monitoring Program and the conditions below;

ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (January 29, 2013), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.

ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.

ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.

ADM 5. Tentative Map. This approval is for Tentative Tract Map 36525, date stamped March 20, 2013. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.

ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the

City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1293 PDD 363 TTM 36525. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 8. Time Limit on Approval. Approval of the (Planned Development District (PDD) and Tentative Tract Map (TTM) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration of the original approval.

ADM 9. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 10. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for

commercial projects or 1/4% for residential projects with first $100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 11. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

ADM 12. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council, including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.

ADM 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ADM 14. CC&R's The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances

ADM 15. CC&R's.

ADM 22. CC&R's. Prior to recordation of a final Tentative Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:

a. The document to convey title

b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.

c. Provisions for joint access to the proposed parcels, and any open space restrictions.

d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,

ADM 23. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of $3,500, for the review of the CC&R's by the City Attorney. A $675 filing fee shall also be paid to the City Planning Department for administrative review purposes

ADM 24. CC&R's Noise Disclosure. The CC&R's shall have a disclosure statement regarding the location of the project relative to roadway noise, City special events, roadway closures for special events and other activities which may occur in the vicinity of the Palm Springs Convention Center. Said disclosure shall inform perspective buyers about traffic, noise and other activities which may occur in this area.

ADM 25. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of $64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

ENV 2. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project

may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

ENV 3. Mitigation Monitoring. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment. Mitigation measures are defined in the approved project description.

ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

ENV 6. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting

on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.

PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 3. Submittal of Final PDD. The Final Planned Development plans shall be submitted in accordance with Section 94.03.00 (Planned Development District) of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, grading plans, landscape plans, irrigation plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission and Planning Department. Final Planned Development District applications must be submitted within two (2) years of the City Council approval of the preliminary planned development district.

PLN 4. Conditions Imposed from AAC Review. The applicant shall incorporate the following comments from the review of the project by the City's Architectural Advisory Committee:

a. Study the feasibility of adding pedestrian gates to all lots that abut a public street and at emergency access gates.

PLN 5. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.

PLN 6. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.

PLN 7. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

PLN 8. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning

Ordinance.

PLN 9. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

PLN 10. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.

PLN 11. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 12. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

PLN 13. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.

PLN 14. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and guests. Location and design shall be approved by the Director of Planning.

PLN 15. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:

a. The document to convey title.

b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.

c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.

PLN 16. Update of City's Zoning Map. Upon approval of the proposed Change of Zone, Tract Map and/or Planned Development District, the applicant shall be responsible for costs associated with update of the City's GIS based zoning maps.

PLN 17. Lots 15 through 21 – Rear Yard Landscape Any perimeter landscaping hedges in the north yard setback (north wall) of these lots shall not exceed 1

foot over the height of the perimeter wall.

PLN 18. Lots 15 through 21 – Translucent Glass All north elevation windows and openings of structures on these lots shall be translucent glass.

~~PLN 19. Provide four foot wide sidewalks alongside the private streets immediately behind the curb.~~

PLN 20. Decorative Paving Provide decorative paving at crosswalks and intersection paving incorporating colored or patterned concrete or precast pavers that creates a mosaic pattern of selected Cahuilla symbols or art forms (pursuant to the Section 14 Specific Plan; Section 5.2.13 (p.5-42)). Coordinate final design with the Preservation/Cultural Affairs Officer of the Agua Caliente Band of Cahuilla Indians.

PLN 21. Perimeter walls Provide a visual break in the perimeter walls every 25 feet. Walls shall not exceed 6 feet in height, however minimal "accent panels" (roughly 3 feet in length) may be permitted to a maximum height of 7 feet. Coordinate the review of the final design with the City's Architectural Advisory Committee for approval by the Director of Planning.

PLN 22. Lots 15 through 21 – Roof top decks and third story space is prohibited.

~~PLN 23.~~ Perimeter Pedestrian Gates Required. Provide pedestrian gates at the perimeter of the proposed development as follows: one at the main vehicular entry and one at one of the emergency exits along Avenida Caballeros ~~at all lots that abut the public right-of-way of Amado Road and Avenida Caballeros and at the emergency vehicular access points.~~

~~PLN 24. No Gated Development. Remove the electronically-controlled vehicular gates.~~

PLN 25. Setbacks. Setbacks for individual lots shall be as follows:

a. Front Yard - 5 feet,
b. Side Yard (one side only per lot) 0
c. Side Yard - 3 feet,
d. Rear Yard - 6 feet.
e. Lots that abut an adjacent development - 10
f. feet
g. Rear Lots abutting the Morrison (Lots 15
h. through 21) - 20 feet Front Yard
i. Minimum usable open space per lot 30%
j. Maximum lot coverage 50%. Requests for lot coverage greater than 50% shall be processed as a minor amendment to the PDD and require Planning Commission Approval.

PLN 26. Shade Trees Along Amado Road Plant shade trees in an informal pattern at a maximum spacing of 30 feet along the street edge of Amado. Include all

deep tree watering and root barriers as required by standard details issued by the Department of Public Works.

PLN 27. Pre-wire for Photovoltaics. Provide industry standard pre-wiring for future installation of photovoltaic panels at all homes. (Public Benefit)

PLN 28. Electric Vehicle Charging Stations Provide at least two (2) electric vehicle charging stations at two guest parking spaces. (Public Benefit)

PLN 29. Energy Efficiency All structures to demonstrate 10% or greater energy efficiency than the minimum required by California Building Code Title 24, or alternatively provide the minimum level of LEED certification for the buildings. (Public Benefit)

PLN 30. Pools and Spas Required. All proposed homes are to be provided with pools and/or spas at the time of initial construction.

PLN 31. Reduced Setbacks for Pools & Spas. Setbacks from property lines to the water line of pools and spas may be reduced from five feet minimum to three feet minimum.

PLN 32. Photovoltaic Solar Panel Upgrade. The applicant shall make available to prospective buyers upgrade packages to provide solar panels on the roofs of the proposed units.

PLN 33. Energy Efficient Upgrade. The applicant shall make available to prospective buyers upgrade packages that offer buyers a choice of high efficiency appliances and equipment.

PLN 34. Horticultural Walk. The applicant shall construct "The Agua Caliente Band of Cahuilla Indians (ACBCI) Horticultural Walk"; which is to be a landscaped area along both Avenida Caballeros and Amado Road (outside of the perimeter walls of the project) with a selection of plant materials that were used by the native tribes of the area in their everyday life. An informational / interpretative set of permanent markers shall accompany the landscape material. The applicant shall coordinate with the ACBCI Preservation Officer in the selection of plant material and the development of the narrative on the markers. The markers shall be located off the bikeway and pedestrian sidewalks so as not to create obstacles or hazards for those pathways. The CC&R's shall have provision that the ongoing maintenance, irrigation, repair, and replacement of the elements of the horticulture walk shall be the responsibility of the Home-Owners Association (HOA).

PLN 35. Reforestation of Trees in Ruth Hardy Park. The applicant shall provide labor and materials for the installation of 25, 24-inch box size shade trees with irrigation in Ruth Hardy Park (including root barriers, etc). The location of trees and tie-in with existing irrigation controls and systems shall be coordinated with the Director of Parks & Recreation.

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

ENG 3. The applicant shall be required to construct asphalt concrete paving for streets in two separate lifts. The final lift of asphalt concrete pavement shall be postponed until such time that on-site construction activities are complete, as may be determined by the City Engineer. Paving of streets in one lift prior to completion of on-site construction will not be allowed, unless prior authorization has been obtained from the City Engineer. Completion of asphalt concrete paving for streets prior to completion of on-site construction activities, if authorized by the City Engineer, will require additional paving requirements prior to acceptance of the street improvements, including, but not limited to: removal and replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other repairs, as required by the City Engineer.

ENG 4. Master planned roadways (Avenida Caballeros and Amado Road) shall be improved to the *Final Section 14 Master Development Plan/Specific Plan* (dated November, 2004) design standards on and adjacent to the site, as generally identified herein, or to alternative design standards proposed by the applicant and approved by the City.

ENG 5. When public dedications of easements or rights-of-way over Tribal Allottee land are required, the applicant shall be responsible for compliance with all Bureau of Indian Affairs (B.I.A.) requirements, including payment of any BIA fees, obtaining

appraisals and payment of just compensation to the underlying owner. It is the applicant's responsibility to determine what additional costs or other requirements may be necessary to obtain any required public dedications as identified by the City for this development. Required public dedications for easements or rights-of-way are "without limitation as to tenure"; easements granted with a defined term, or made in connection with an underlying Indian Land Lease, shall not be accepted.

ENG 6. Upon completion of required improvements by the applicant, and as a condition of acceptance by the City Engineer, the applicant shall prepare for the City Engineer's approval, an Affidavit of Completion in accordance with Section 169.16, Title 25, of the Code of Federal Regulations, for any improvements constructed by the applicant for which an easement was dedicated to the City through the Bureau of Indian Affairs. The Affidavit of Completion shall be provided to and approved by the City Engineer prior to final acceptance of the project, including issuance of a final certificate of occupancy. The applicant shall be responsible for obtaining the necessary form for the Affidavit of Completion from the Palm Springs Agency of the Bureau of Indian Affairs, and for having it completed as necessary by the applicant's Engineer of Record.

AVENIDA CABALLEROS

ENG 7. Dedicate a property line - corner cut back at the southwest corner of the subject property in accordance with City of Palm Springs Standard Drawing No. 105.

ENG 8. Remove the existing street improvements as necessary (14 feet of removal of curb and gutter per each of the two locations with 10 feet of curb and gutter transition on each side of the two curb cuts) at the alignments of the two proposed streets located approximately 160 feet and 225 feet north of the centerline of Amado Road (i.e., northwest and southwest of Lot 33). The on-site area adjacent to the two proposed streets shall be constructed with turf block and will be accessible only to the fire department for emergency access. Each of the proposed streets shall be secured by a gate with a Knox box for fire department emergency access and is for ingress or egress, as needed for emergency access. The portions of pedestrian/jogging path and bicycle path at the locations that could potentially be driven on by emergency vehicles, shall be reinforced in order to support the 73,000 pound weight of the emergency equipment that will potentially be using the two gated entries.

ENG 9. The existing driveway into the existing condominium complex located approximately 500 feet north of the centerline of Amado Road shall be used as another secondary emergency access to the site. A gate and Knox box shall be installed at the west property line where it crosses the existing roadway and shall be accessible for fire department emergency access only. An on-site turnaround area south of the emergency access roadway shall be constructed with turf block.

ENG 10. Construct a meandering 5 feet wide pedestrian/jogging path behind the existing

curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210 and the Section 14 Final Master Development Plan Specific Plan for the Agua Caliente Band of Cahuilla Indians (dated November, 2004).

ENG 11. Construct a 10 feet wide Class 1 meandering bicycle path (Caltrans Design Manual – Chapter 1000 – Bikeway Planning and Design) along the entire frontage. The bicycle path shall be constructed of colored Portland cement concrete. The admixture shall be Desert Sand, Palm Springs Tan, or approved equal color by the Engineering Division.

ENG 12. Remove the existing asphalt concrete curb ramp, and construct a Type A curb ramp meeting current California State Accessibility standards at the northeast corner of the intersection of Avenida Caballeros and Amado Road in accordance with City of Palm Springs Standard Drawing No. 212.

ENG 13. In accordance with the Section 14 Final Master Development Plan Specific Plan (dated November 2004), the applicant shall plant palm trees in groups of two at a spacing of approximately 60 feet apart, with shade trees in an informal pattern with drought tolerant plants (in accordance with Figure 5-6 in the Section 14 Specific Plan), as approved by the Director of Planning Services. The applicant shall be responsible for the perpetual maintenance of the new palm trees and other parkway landscaping along the Avenida Caballeros frontage. The specific landscape improvements described in this condition may be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.

ENG 14. This development shall construct improvements in accordance with the Section 14 Final Master Development Plan Specific Plan for the Agua Caliente Band of Cahuilla Indians (dated November, 2004). No off-site parking shall be allowed on North Avenida Caballeros during and after development of this site.

ENG 15. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

~~ENG 16. Construct a 14-feet wide raised, landscaped median island in accordance with the General Plan and as specified by the City Engineer from the south side of the most northern emergency secondary access to Avenida Caballeros (entrance into the adjacent existing development). Provide a left turn pocket as required and allowed by the City Engineer. The median nose width shall be constructed 4 feet wide and shall have stamped concrete. The left turn pockets shall be designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual, as approved by the City Engineer.~~

~~ENG 17. Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer and Director of Parks and Recreation. The irrigation system shall be separately metered from the parkway landscaping to be maintained by the applicant, for future use by the City upon acceptance of the median landscaping by the City. The plans shall be approved in conjunction with~~

~~the street improvement plans for the median and prior to issuance of a building permit, unless otherwise allowed by the City Engineer.~~

~~ENG 18. All median landscaping in the parkways along Avenida Caballeros and Amado Road shall be guaranteed for a period of one year from the date of acceptance by the City Engineer. Any landscaping that fails during the one year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one year landscape maintenance period.~~

AMADO ROAD

ENG 19. Dedicate abutters rights of access to Amado Road along the entire frontage of the project, excluding the 100 feet wide approved access point; vehicular access to Amado Road shall be prohibited.

ENG 20. Construct a 6 inch curb and gutter, 32 feet north of centerline along the entire frontage, in accordance with City of Palm Springs Standard Drawing No. 200.

ENG 21. In accordance with the Section 14 Final Master Development Plan Specific Plan (dated November 2004), the applicant shall plant shade trees in an informal pattern at a spacing of 30 feet or less, in a 4 feet wide parkway with a 5 feet wide sidewalk north of the parkway (in accordance with Figure 5-16 in the Section 14 Specific Plan), as approved by the Director of Planning Services. Dedicate sidewalk easements as needed. The applicant shall be responsible for the perpetual maintenance of the new shade trees along the Amado Road frontage. The specific street and landscape improvements described in this condition may be modified by the applicant, in consultation with the City, provided that the intent of the Section 14 Specific Plan guideline is maintained.

ENG 22. Construct a 50 feet wide new street intersection for the Main Entry with the centerline of the Main Entry located approximately 410 feet east of the centerline of Avenida Caballeros. The Main Entry shall be constructed with 25 feet radius curb returns and spandrels, and an 8 feet wide cross-gutter, in accordance with City of Palm Springs Standard Drawing No. 200 and 206.

ENG 23. Construct a Type A curb ramp meeting current California State Accessibility standards on each side of the Main Entry intersection in accordance with City of Palm Springs Standard Drawing No. 212.

ENG 24. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 325. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 25. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE PRIVATE STREETS

ENG 26. Dedicate easements for public utility purposes, with the right of ingress and egress for service and emergency vehicles and personnel over the proposed private streets.

ENG 27. All on-site private streets shall be two-way with a minimum 24 feet wide travelway (as measured from back of curb) where no on-street parking is proposed.

ENG 28. All on-site private streets shall be constructed with standard 6 inch curb and gutter, a wedge curb, a mow strip at roadway grade, or other approved curbs, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system. Construct a Type B2 gutter, modified to 3 feet wide, along the centerline of the on-site private streets in accordance with City of Palm Springs Standard Drawing No. 200.

ENG 29. The minimum pavement section for all on-site pavement shall be 2½ inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 30. Parking shall be restricted along both sides of the 24 feet wide on-site private streets, as necessary to maintain a minimum 24 feet wide clear two-way travel way. Alternatively, the guest parking areas scattered throughout the development, shall be used in lieu of on-street parallel parking. Regulatory Type R26 "No Parking" signs or red curb shall be installed along the private streets as necessary to enforce parking restrictions. The Home Owners Association (HOA) shall be responsible for regulating and maintaining required no parking restrictions, which shall be included in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

ENG 31. The gated entry at the Main Entry on Amado Road is subject to review and approval by the City Engineer and Fire Marshall. The applicant shall provide an exhibit showing truck turning movements around the entry, demonstrating the ability of standard size vehicles to maneuver through the entry (without reversing) if unable to enter the project. A minimum of 50 feet shall be provided between the back of sidewalk on the adjacent street and the gated entry directory/control panel, with an approved maneuvering area provided between the directory/control panel and the entry gates. The ingress and egress lanes shall be a minimum of 20 feet wide, unless otherwise approved by the Fire Marshall. A Knox key operated switch shall be installed at every automatic gate. Secured

automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key electric switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

SANITARY SEWER

ENG 32. The existing on-site private sewer system (shown as dark lines on Tentative Tract Map No. 36525) shall be removed in conjunction with this development. There shall be no public or private sewer main lines traversing any residential lot in this development. The proposed on-site private sewer system shall connect to the existing sewer main in Amado Road with a standard sewer lateral connection in accordance with City of Palm Springs Standard Drawing No. 405.

ENG 33. All sanitary facilities shall be connected to the public sewer system via the on-site private sewer system. New laterals shall not be connected at manholes.

ENG 34. All on-site sewer systems shall be privately maintained by a Home Owners Association (HOA). Provisions for maintenance of the on-site sewer system acceptable to the City Engineer shall be included in the Covenants, Conditions and Restrictions (CC&R's) required for this project.

ENG 35. If an on-site private sewer system is proposed to collect sewage from the development and connect to the existing public sewer system, sewer plans shall be submitted to the Engineering Division for review and approval. Private on-site sewer mains for residential projects shall conform to City sewer design standards, including construction of 8 inch V.C.P. sewer main and standard sewer manholes. Sewer manhole covers shall be identified as "Private Sewer". A profile view of the on-site private sewer mains is not necessary if sufficient invert information is provided in the plan view, including elevations with conflicting utility lines. Plans for sewers other than the private on-site sewer mains, i.e. building sewers and laterals from the buildings to the on-site private sewer mains, are subject to separate review and approval by the Building Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.

GRADING

ENG 36. Submit a Precise Grading & Paving Plan prepared by a California registered Civil engineer to the Engineering Division for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its

grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at http://www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Tentative Tract Map; a copy of current Title Report; a copy of Soils Report; a copy of the associated Hydrology Study/Report; and a copy of the project-specific Final Water Quality Management Plan.

ENG 37. Prior to approval of a Grading Plan or issuance of any permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 38. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 39. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 40. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

ENG 41. Prior to issuance of grading permit, the applicant shall provide verification to the City that the fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).

ENG 42. The applicant shall obtain approvals to connect to the Tachevah outlet drain 72 inch reinforced concrete pipe from the Riverside County Flood Control and Water Conservation District (RCFC). An Encroachment Permit shall be issued from RCFC, and a copy provided to the City Engineer, prior to approval of a grading plan. For RCFC requirements, contact the RCFC Encroachment Permit Section at (951) 955-1266.

ENG 43. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.

ENG 44. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.

ENG 45. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.

ENG 46. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars ($2,000.00) per disturbed acre (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

ENG 47. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.

ENG 48. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.

ENG 49. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan, to the Engineering Division prior to construction of any building foundation.

ENG 50. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

WATER QUALITY MANAGEMENT PLAN

ENG 51. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

ENG 52. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property or public streets is prohibited. Construction of operational BMP's shall

be incorporated into the Precise Grading and Paving Plan.

ENG 53. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any grading or building permits.

ENG 54. Prior to issuance of certificate of occupancy or final City approvals, the applicant shall:

(a) demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications;

(b) demonstrate that applicant is prepared to implement all non-structural BMP's included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and

(c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

ENG 55. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Study (dated February 26, 2013) by Amir Engineering. The volume of increased stormwater runoff due to development of the site, and the required stormwater runoff mitigation measures for the proposed development shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.

ENG 56. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.

ENG 57. Construct storm drain improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site streets into the Tachevah Outlet Drain 72 inch reinforced concrete pipe in Avenida Caballeros if approved by the

Riverside County Flood Control & Water Conservation District. The Final Hydrology Study for Tentative Tract Map 36525 shall be include catch basin sizing, storm drain pipe sizing, and calculations to determine if the Tachevah Outlet Drain has the capacity to accept the drainage from the development and other specifications for construction of required on-site storm drainage improvements.

ENG 58. All on-site storm drain systems shall be privately maintained by a Homeowners Association (HOA). Provisions for maintenance of the on-site storm drain systems acceptable to the City Engineer shall be included in Covenants, Conditions and Restrictions (CC&R's) required for this project.

ENG 59. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is $9,212.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 60. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, Mission Springs Water District, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 61. All proposed utility lines shall be installed underground.

ENG 62. All existing utilities shall be shown on the improvement plans for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 63. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 64. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 65. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 66. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 67. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.

ENG 68. A copy of draft Covenants, Conditions and Restrictions (CC&R's) shall be submitted to the City Attorney for review and approval for any restrictions related to the Engineering Division's recommendations. The CC&R's shall be approved by the City Attorney prior to approval of the Final Map, or in the absence of a Final Map, shall be submitted and approved by the City Attorney prior to issuance of Certificate of Occupancy.

ENG 69. Upon approval of a final map, the final map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

ENG 70. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development. Minimum clearance on public sidewalks (or pedestrian paths of travel) shall be provided by either an additional dedication of a sidewalk easement (if necessary)) and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the Avenida Caballeros and Amado Road frontages of the subject property.

ENG 71. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 72. Submit traffic striping plans for Amado Road, prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to issuance of a certificate of occupancy.

ENG 73. Install a 24 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at the intersection of Amado Road and the Main Entry in accordance with City of Palm Springs Standard Drawing Nos. 620-625 and the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, as required by the City Engineer.

ENG 74. If identified by a name, install a street name sign at the intersection of Amado Road _____ and the Main Entry in accordance with City of Palm Springs Standard Drawing Nos. 620 through 625 and the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, as required by the City Engineer.

ENG 75. Install stop controls at on-site street intersections, as may be required by the City Engineer. Stop signs within the development may be customized, provided the sign maintains the minimum standards for stop signs in the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction, subject to review and approval by the City Engineer.

ENG 76. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13,

2012, or subsequent editions in force at the time of construction.

ENG 77. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

GENERAL CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated January 8, 2013 . Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2010 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4 **PLANS AND PERMITS**

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4)

sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: M – TH, 8:00 AM – 11:00 AM and 2:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is $ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5 **Public Safety CFD**: The Project will bring a significant number of additional residents to the community. The City's existing public safety and recreation services, including police protection, criminal justice, fire protection and suppression, ambulance, paramedic, and other safety services and recreation, library, cultural services are near capacity. Accordingly, the City may determine to form a Community Services District under the authority of Government Code Section 53311 etseq, or other appropriate statutory or municipal authority. Developer agrees to support the formation of such assessment district and shall waive any right to protest, provided that the amount of such assessment shall be established through appropriate study and shall not exceed $500 annually with a consumer price index escalator. The district shall be formed prior to sale of any lots or a covenant agreement shall be recorded against each parcel, permitting incorporation

of the parcel in the district.

FID 6 **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 7 **Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 8 **Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

FID 9 **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 and an approved Knox key electric switch. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch). Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.

In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.

If there is no sensing device that will automatically open the gates for exiting, a fire department approved Knox electrical override switch shall be placed on each side of the gate in an approved location.

A final field inspection by the fire code official or an authorized representative is required before electronically controlled gates may become operative. Prior to final inspection, electronic gates shall remain in a locked-open position.

FID 10 **Fire Department Access:** Fire Department Access Roads shall be

provided and maintained in accordance with (Sections 503 CFC)

- **Minimum Access Road Dimensions:**
  1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a ***minimum width of 24* feet** is required for this project, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.
  2. Roads must be 30 feet wide when parking is not allowed on only one side of the roadway.
  3. Roads must be 40 feet wide when parking is not restricted.

FID 11 **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID 12 **Roadway Dimensions**: Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet**, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.

FID 13 **Turning radius (CFC 503.2.4):** Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet. Radius must be concentric.

FID 14 **Required Turn Arounds (CFC 505.2.5):** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two approved turn around provisions. One is a cul-de-sac with an outside turning radius of 45 feet from centerline. The other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 9-4-02. These will be required on the two dead end roads at the southwest corner of the complex.

FID 15 **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be

surfaced so as to provide all-weather driving capabilities. Decomposed granite (DG), grass, dirt, sand and other materials that can wash away, develop ruts or be dug up shall not be used. Interlocking pavers, turf block or other similar materials may be allowed, subject to the provision of proper base material and compliance with City Engineering Department compaction requirements. Prior to permit sign-off, compaction test results shall be submitted to the City Engineering Department for approval.

FID 16 **Premises Identification (505.1):** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for SFR occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

FID 17 **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix B, Fire Flow Requirements for Buildings, for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 750 gallons per minute (with fire sprinklers) (CFC Appendix B) and one available fire hydrant must be within 250 feet from any point on lot street frontages. (CFC Appendix C)

FID 18 **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.

FID 19 **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

FID 20 **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315):** Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the

building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

FID 21 **Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3):** Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:

a. A smoke alarm within a distance of 30 ft travel distance or
b. An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.

One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.

FID 22 **Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3):** Carbon monoxide alarms or detectors shall be installed as follows:

(1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
(2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
(3) Other locations where required by applicable laws, codes, or standards

Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

FID 23 **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

FID 24 **Marking (CFC 503.3):** NO PARKING – FIRE LANE signs shall be posted where necessary, including both sides of proposed gates located in the southwest corner of the complex. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

END OF CONDITIONS

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PLANNED DEVELOPMENT DISTRICT PDD 363 IN LIEU OF A CHANGE OF ZONE FOR ROUGHLY 7.11 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD.

WHEREAS, Sol PS, LLC, ("Applicant") has filed an application with the City pursuant to Section 94.03.00 (Planned Development District), 94.04.00 (Architectural Review), 94.07.00 (Zone Change) of the Zoning Code and Section 9.1.4 of the Section 14 Specific Plan seeking approval for a preliminary Planned Development District in Lieu of a Change of Zone proposing 46 single family residential units and deviations in the underlying development standards on an approximately 7.11 acre parcel at the northeast corner of Avenida Caballeros and Amado Road; and

WHEREAS, the applicant has submitted an application with the City pursuant to Section 9.62 of the City of Palm Springs Municipal Code and the State of California Subdivision Map Act for Tentative Tract Map No. 36525, and

WHEREAS, notice of a public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1296 PDD 363 & TTM 36525, was given in accordance with applicable law; and

WHEREAS, on May 8, 2013, a public hearing on the applications was held by the Planning Commission in accordance with applicable law; and

WHEREAS, at said hearing the Planning Commission carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented and voted 7-0 to approve the preliminary PDD in lieu of Change of Zone and to recommend its approval by Ordinance of the City Council and approve the Tentative Tract Map by Resolution, subject to Conditions of Approval; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"); and

WHEREAS, notice of public hearing of the City Council of the City of Palm Springs to consider Case 5.1297 PDD 364 / TTM 36548, was given in accordance with applicable law; and

WHEREAS, on June 19, 2013, a public hearing on the application for the project was held by the City Council in accordance with applicable law; and

WHEREAS, a Planned Development District in lieu of a Change of Zone is adopted by ordinance and includes two readings and a thirty-day period before it is effective; and

WHEREAS, an ordinance was prepared for two readings before Council for the approval of Case 5.1296 PDD 363 and TTM 36525; and

WHEREAS, the City Council has carefully reviewed and considered all of the evidence presented in connection with the meetings on the project, including but not limited to the staff report, and all written and oral testimony presented.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the PDD and TTM applications are considered a project under the guidelines of the California Environmental Quality Act (CEQA). An initial study was conducted on the site analyzing the project which concluded that there were aspects of the project that may cause a significant impact on the environment. A draft mitigated negative declaration (DMND) was proposed and a 20-day public review period for the Draft Mitigated Negative Declaration (DMND) was held beginning on April 8, 2013 and ending on April 29, 2013. No comments were received that would require modification or recirculation of the DMND. Mitigation measures that would reduce the significant impacts to a less than significant level have been proposed.

SECTION 2: Pursuant to Zoning Code Section 94.07.00 (Change of Zone), *"the council in reviewing a proposed change of zone shall consider whether the following conditions exist in reference to the proposed zoning of the subject property":*

> *1. The proposed planned development is consistent and in conformity with the general plan and report. Any amendment of the general plan necessitated by the proposed change of zone should be made according to the procedure set forth in the State Planning Law either prior to the zone change, or notice may be given and hearings held on such general plan amendment concurrently with notice and hearings on the proposed change of zone.*

The PDD seeks to amend the Section 14 Specific Plan, which is the implementing document for the General Plan for this area of the City. The PDD seeks approval for:

- The addition of single family residences as a permitted use in a high density land use zone of the Section 14 Specific Plan.
- Reduced density (from HR 15 to 30 du/ac to 6.5 du/ac)
- Reduced front, side and rear yard setbacks.
- Reduced percentage of open space per lot.
- Reduced setbacks for buildings in excess of 15 feet in height.
- Reduced minimum lot sizes for single family residences from 7,500 square feet to an average of 4,560 square feet.
- Elimination of General Plan and Specific Plan-required landscape median islands along Avenida Caballeros.
- Creation of a gated community (inconsistent with General Plan GP CD 14.6)
- No provision for pedestrian sidewalks along interior private streets

The proposed PDD if approved would have the effect of a change of zone and an amendment to the General Plan and Specific Plan. If approved the project would be deemed consistent.

2. The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.

The proposed site plan incorporates private streets that conform to the minimum width required. The project includes adequate means of emergency access. The proposed single family use is consistent with adjacent recent similar developments, such as the Morrison, just north of the subject parcel. Approval of the PDD is required to permit single family uses in a high density land use designation. The project proposes lot sizes that are adequate to provide usable outdoor space, including small pools and spas. Thus the project is deemed consistent with this finding.

3. The proposed change of zone is necessary and proper at this time, and is not likely to be detrimental to the adjacent property or residents.

The project proposes single family dwelling units on small, individual lots in a gated community. Similar projects adjacent to this project (The Morrison) have recently been developed with a similar housing type and have all been sold to individual homeowners. Although the high density residential land use designation would also permit development of greater densities than that proposed, there is demand in the new home market at this time to support this type of development. The use would not be detrimental to adjacent property

or residents, in fact, it continues a similar form of single family residential development in this area that would be complementary in its overall form and density. The proposed project conforms to this finding.

A set of conditions of approval are attached as Exhibit "A".

SECTION 3. Pursuant to California Law, an ordinance was prepared for two readings before Council for the approval of Case 5.1296 PDD 363 and TTM 36525 and a thirty-day waiting period before it is effective allowing the approval of the ordinance.

SECTION 4. The City Council adopts an ordinance to approve the zone map change which changes the land use classification / zoning designation from HR to PD 363 for a roughly 7.11-acre area at the northeast corner of Avenida Caballeros and Amado Road in conjunction with Case 5.1296 PDD 363 and TTM 36525.

SECTION 5. Effective Date: This Ordinance shall be in full force and effect thirty (30) days after passage.

SECTION 6. Publication: The City Clerk is hereby ordered to and directed to certify to the passage of this Ordinance, and to cause the same or summary thereof or a display advertisement, duly prepared according to law, to be published in accordance with law.

ADOPTED this 19th day of June, 2013.

_____
MAYOR

ATTEST:

_____
City Clerk

CERTIFICATION:

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, California, do hereby certify that Ordinance No. _____ is a full, true, and correct copy, and was introduced at a regular meeting of the Palm Springs City Council on _____ and adopted at a regular meeting of the City Council held on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
James Thompson, City Clerk
City of Palm Springs, California \

May 14, 2013

PALM SPRINGS' PLANNING COMMISSION
3200 Tahquitz Canyon Way
Palm Springs, CA 92263

Project Name:	Sol Palm Springs
Case#:	5.1296 PDD 363 TTM 36525
Re:	Supplemental Information Regarding Proposed Public Benefit

Dear Planning Commissioners:

Thank you for your careful consideration of our project at the public hearing dated May 8, 2013. In response to your comments, we have given further consideration to what might be appropriate proposed Public Benefits.

Initially we agreed to the following proposed Public Benefits:

1). PLN 27. **Pre-wire for Photovoltaics.** By proposing to pre-wire our homes, the cost of installing photovoltaics would be less for the future owners.

2). PLN 28. **Electric Vehicle Charging Stations.** We propose to install two electric vehicle charging stations in our proposed development to encourage alternate fuel vehicles and reduce vehicular emissions.

3). PLN 29. **Energy Efficiency.** We propose that all of our structures will demonstrate 10% or more energy efficiency than the minimum required by California Building Code Title 24. Providing our residents with this feature will reduce their impact on the environment.

Additional Public Benefits for consideration:

In addition to the proposed benefits noted above, we further propose to do the following;

4). **Solar Upgrade.** In addition to pre-wiring our homes, we will work with a local solar energy company to provide our homebuyers with the option to add solar to their home. Our goal will be to make this option as affordable as possible to encourage our buyers to include it in their purchase.

5). **Energy-Efficiency Upgrades.** In addition to the standard energy-efficient features that we will provide our owners, we will also make a list of many energy-efficiency upgrade options available to them for purchase and inclusion in the price of their home. Such options will include, but are not limited to, the aforementioned Solar, LED interior lighting, LED pool & landscaping lighting, multi-speed pool motors, appliances with higher efficiency ratings as well as wireless setback controllers.

6). **The Agua Caliente Band of Cahuilla Indians Horticultural Walk.** This is a proposed landscape area at the perimeter of our project site to showcase trees, shrubs and various plant materials that played a vital role in the lives of the local tribe. Plant material will be installed with interpretive signage, the text which will be coordinated with Tribal Preservation Officer, Ms. Patty Tuck. As proposed we, the applicant, will bear all costs involved with the installation of the Walk and its maintenance will be incorporated as part of the HOA fees of the community.

7). **Planting of Additional Trees at Ruth Hardy Park.** We understand that with the recent storms the City lost many trees to the winds. We propose to work with the City's Park Director to install twenty-five (25) trees (24" box) in Ruth Hardy Park.

We hope you will agree the above-mentioned proposed public benefits are proportionate with the relief sought in the development standards via the PDD application. We respectfully ask for your approval of our submittal.

Thank you in advance for your consideration.

Sincerely,

Vincent J. Barbato
Sol PS, LLC

	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	SOL TTM	
Case No.	Case No. 5.1296 PD 363 Tentative Tract Map 36525	
Assessor's Parcel No.	508-580-055 through 508-580-069, 508-580-071, 508-580-074 & -075	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262	
Project Location:	Northeast corner of Amado Road and Avenida Caballeros	
Project Sponsor's Name and Address:	SOL PS, LLC	73081 Fred Waring Drive Palm Desert, CA 92260
General Plan Designation(s):	HR (Residential High), Section 14 Master Development Plan	
Zoning:	Section 14 Master Development Plan	
Contact Person:	Ken Lyon, RA, Associate Planner	
Phone Number:	(760) 323-8245	
Date Prepared	February 12, 2013	

Description of the Project

The applicant proposes the construction of a gated community of 46 single-family residential units on a 7.11-acre site. The project includes private yards and pool areas, a central dog park/open space area, and internal private streets. Approval of a Planned Development District in lieu of a change of zone will be required to address modifications to the City's development standards relating to setbacks; minimum lot size, and establishing single family residential units as a permitted use. A Tentative Tract Map (TTM 36525) is also proposed, which will subdivide the property into the 46 single family lots, as well as lots for an open space area and interior streets. Units will be two stories in height with an optional roof deck (third story). Units will range in size from 2,189 to 2,630 square feet with a maximum height of 30 feet. Access to the project is proposed on Amado Road, with a secondary emergency access on Avenida Caballeros through the adjacent residential condominium development (The Morrison) to the north. In addition, two emergency access points are proposed (using turf block and crash gates or a similar design feature) on to Avenida Caballeros directly into the project. The project site is located within the boundaries of the Section 14 Master Development Plan.

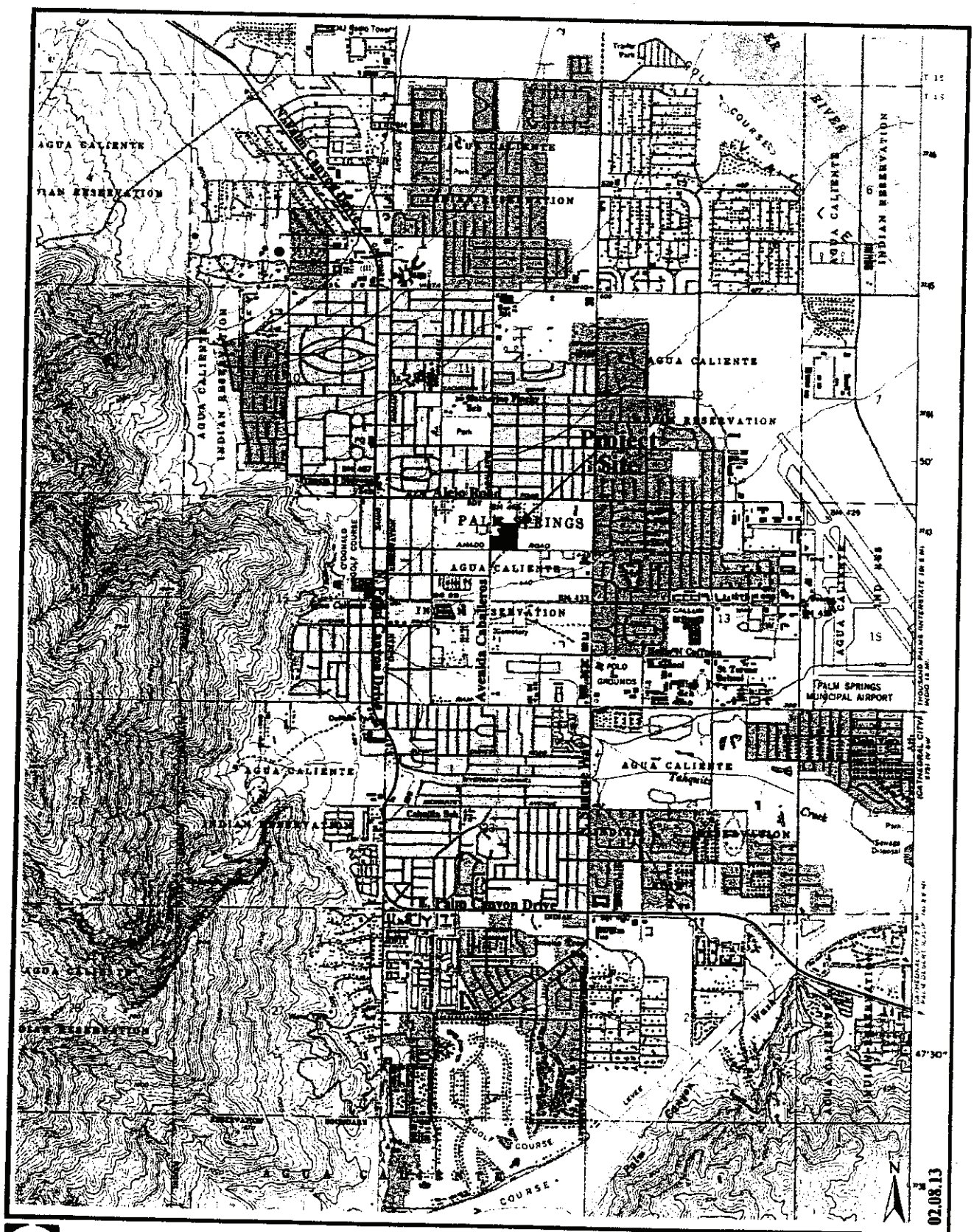
Environmental Setting and Surrounding Land Uses

The proposed project site is predominantly vacant, with the exception of five single-family units located on the northeast corner of the site. These units will be demolished as part of the project.

North: The Morrison condominiums.
South: Amado Road, vacant land.
East: Existing two story condominiums.
West: Avenida Caballeros, convention center parking and convention center to the southwest.

Other public agencies whose approval is required

Regional Water Quality Control Board

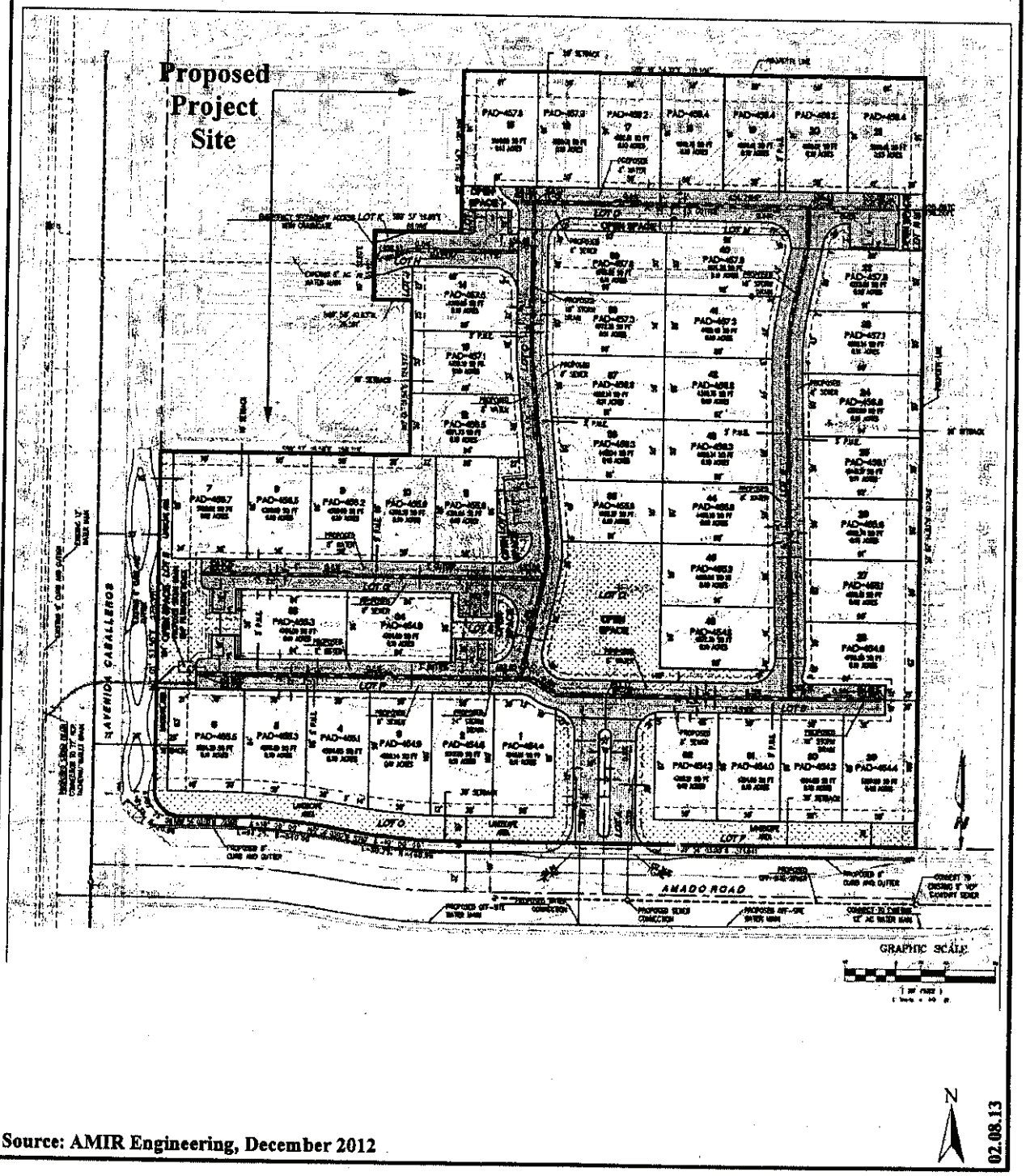


TERRA NOVA®
Planning & Research, Inc.

Sol Tentative Tract Map 36525
Vicinity Map
Palm Springs, California

Exhibit

1



Source: AMIR Engineering, December 2012

TERRA NOVA®
Planning & Research, Inc.

Sol TTM 36525
Proposed Project Site Map
Palm Springs, California

Exhibit
2

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.

Robertson Edward.

Edward O. Robertson
Principal Planner

4.1.13
Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, 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 the preparation of a Mitigated 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: Less Than Significant With 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 Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

The City of Palm Springs is located in the valley floor of the Coachella Valley and is surrounded 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. These mountain ranges provide a dramatic backdrop that is visible from virtually any point in the City. Other scenic resources in the City include the Whitewater wash on the northern and eastern border of the city; and Chino, Tahquitz, and Andreas Canyons in the western portion of the City.

Views in the area of the project site are primarily to the west, and focus on the San Jacinto Mountains. Views to the east, north and south are limited by existing development, and limited visual resources in those areas.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will result in the development of 2 story single-family homes, some with roof decks, with mass and density requirements that are consistent with the City's zoning code. Views immediately north and east of the subject property are already obstructed, to an extent, by single-family homes (The Morrison) and condominiums (Casa Verde), respectively. Although the properties to the south are vacant, the project area is in general developed with residential units of similar mass and scale.

Depending on the location, individual homes within the project may partially obstruct views of scenic vistas from the surrounding residential developments. The condominiums to the east and north of the project are 2 story units, with comparable height and mass to the proposed project, and only the western-most units within that project, on the ground floor, will experience a loss of view. However, these units' views are currently limited by landscaping and walls within that project, and the upper portions of the mountains will still be visible above the rooflines, resulting in less than significant impacts.

b) ***No Impact.*** The site is predominantly vacant and there are no significant trees, rock outcroppings, historic buildings or other significant aesthetic resources on-site. Neither Avenida Caballeros nor Amado Road are designated scenic roadways.

c) ***Less Than Significant Impact.*** The proposed project is consistent with the character of surrounding residential developments. The proposed project includes options for roof decks, which will appear somewhat more intense than the neighboring 1-2 story residences; however, the character and architectural style of the project will be similar to existing and planned projects in the vicinity.

Future landscaping will be limited to an approved plant palette in keeping with the surrounding desert environments, and a masonry wall that extends around the perimeter of the development will further minimize visual impacts to the surrounding area. Impacts to the visual character of the area are, therefore, expected to be less than significant.

d) ***Less Than Significant Impact.*** The proposed project will result in 46 single-family homes. Lighting will be generated by vehicle trips, buildings, landscaping and architectural lighting, all of which is expected to be similar to that generated by existing residential developments to the north and east. Given the developed nature of the area, and the high levels of evening activities associated with the Convention Center, vehicle headlights from the proposed project are not expected to significantly increase lighting on the streets in the area.

The proposed project will be required to abide by the City's building codes and lighting ordinance, which require proper shielding of light sources and prohibits light spillage on adjacent properties. A lighting plan will be required, and must be approved prior to development, which must comply with these standards. With implementation of screening measures and compliance with City lighting standards, lighting impacts associated with the proposed project are expected to be less than significant.

II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Setting

The City of Palm Springs is located in a desert environment containing soils that are characterized as sandy and rocky. The project site is located in the City's downtown core, and is surrounded on three sides by development. No agricultural activities occur in the City.

Discussion of Impacts

a-c) ***No Impact.*** The proposed project is located in the City's urban core, and no farmlands or agricultural activities occur in the vicinity, as designated by the Farmland Mapping and Monitoring Program of the California Resources Agency. Additionally, the project is not located on lands zoned for agriculture and is not covered by a Williamson Act contract. Therefore, the proposed project will have no impact on agricultural resources.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Result in significant construction-related air quality impacts?	☐	☒	☐	☐
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Setting

The City of Palm Springs is located in the Coachella Valley, which is a desert environment 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 Coachella Valley is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2007 Air Quality Management Plan (2007 AQMP) and the 2003 Coachella Valley PM_{10} State Implementation Plan (2003 CV PM10 SIP). SCAQMD recently released the Draft Final 2012 AQMP,[1] which will supersede the 2007 plan once adopted. The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The proposed site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio. The Indio site has been operational since 1985 and the Palm Springs site since 1987.

Historically, the Coachella Valley has been classified as being in non-attainment for both ozone (O_3) and PM_{10}. The Federal Clean Air Act has classified the SSAB as a "serious" non-attainment area for the 8-hour state standard. SCAQMD recognizes that neighboring South Coast Air Basins contribute to local ozone levels, which make it difficult for the region to come into compliance

1 "2012 Air Quality Management Plan," South Coast Air Quality Management District, November 2012.

with Federal ozone standards by June 2013. Therefore, the SSAB has asked for a reclassification of "severe-15," which must achieve attainment by June 15, 2019.

Criteria air pollutants are contaminants for which the state and federal air quality standards have been established. They are shown in Table III-1 and described in detail below.

Table III- 1
State and Federal Ambient Air Quality Standards

	State Standards		Federal Standards**	
Pollutant	**Averaging Time**	**Concentration**	**Averaging Time**	**Concentration**
Ozone	1 hour 8 hour	0.09 ppm 0.07 ppm	1 hour 8 hour	 0.075 ppm
Carbon Monoxide	1 hour 8 hours	20.0 ppm 9.0 ppm	1 hour 8 hours	35.0 ppm 9.0 ppm
Nitrogen Dioxide (NO_2)	1 hour AAM	0.18 ppm 0.030 ppm	 AAM	0.10 ppm* 0.053 ppm
Sulfur Dioxide (SO_2)	1 hour 24 hours	0.25 ppm 0.04 ppm	1 hour 24 hours AAM	.075ppm**
Particulate Matter (PM_{10})	24 hours AAM	50 µg/m³ 20 µg/m³	24 hours AAM	150 µg/m³
Particulate Matter ($PM_{2.5}$)	AAM 24 hours	12 µg/m³ 35 µg/m³	AAM 24 hours	15 µg/m³ 35 µg/m³
Lead	30 day Avg.	1.5 µg/m³	3 month Avg.	0.15 µg/m³
Visibility Reducing Particles	8 hour		No federal Standard	No federal Standard
Sulfates	24 hour	25µg/m³	No federal Standard	No federal Standard
Hydrogen Sulfide	1 hour	0.03 ppm	No federal Standard	No federal Standard
Vinyl Chloride	24 hour	0.01 ppm	No federal Standard	No federal Standard

Notes: ppm = parts per million; ppb= parts per billion; µg/ m³ = micrograms per cubic meter of air;
AAM = Annual Arithmetic Mean;
Source: California Air Resources Board, 9/08/2010
Source: US EPA, September 2010
* Note that this standard became effective as of January 22, 2010.
** Final rule signed June 2, 2010, effective as of August 23, 2010

Ozone (O_3) is the most prevalent of a class of photochemical oxidants formed in the urban atmosphere. The creation of ozone is a result of complex chemical reactions between hydrocarbons and oxides of nitrogen in the presence of sunshine. Unlike other pollutants, ozone is not released directly into the atmosphere from any sources. Ozone precursors, particularly oxides of nitrogen and reactive hydrocarbons, are combustion sources such as factories and automobiles, and evaporation of solvents and fuels. The health effects of ozone are eye irritation and damage to lung tissues.

Carbon Monoxide (CO) is a colorless, odorless, toxic gas formed by incomplete combustion of fossil fuels. CO concentrations are generally higher in the winter, when meteorological conditions favor the build-up of directly emitted contaminants. CO health warning and emergency episodes occur almost entirely during the winter. The most significant source of carbon monoxide is gasoline-powered automobiles, as a result of inefficient fuel usage in internal combustion engines. Various industrial processes also emit carbon monoxide.

Nitrogen Oxides (NO_x) are the primary receptors of ultraviolet light initiating the photochemical reactions to produce smog. Nitric oxide combines with oxygen in the presence of reactive hydrocarbons and sunlight to form nitrogen dioxide and ozone. Oxides of nitrogen are contributors to other air pollution problems including: high levels of fine particulate matter, poor visibility and acid deposition.

Sulfur Dioxide (SO_2) results from the combustion of high sulfur content fuels. Fuel combustion is the major source of SO_2, while chemical plants, sulfur recovery plants, and metal processing are minor contributors. Sulfates result from a reaction of sulfur dioxide and oxygen in the presence of sunlight. SO_2 levels are generally higher in the winter than in the summer (when sunlight is plentiful and sulfate is more readily formed).

Particulate Matter (PM_{10} and $PM_{2.5}$) consists of particles in the atmosphere as a by-product of fuel combustion, abrasion such as tire wear, and soil erosion by wind. Particulates can also be formed through photochemical reactions in the atmosphere. PM_{10} refers to finely divided solids or liquids such as soot, dust, and aerosols which are 10 microns or less in diameter and can enter the lungs. Fine particles are those less than 2.5 micrometers in diameter and are also referred to as $PM_{2.5}$.

Lead is found in old paints and coatings, plumbing and a variety of other materials. Once in the blood stream, lead can cause damage to the brain, nervous system, and other body systems. Children are most susceptible to the effects of lead. The South County Air Basin and Riverside County portion of the Salton Sea Air Basin are in attainment for the federal and State standards for lead.

Discussion of Impacts

a) ***No Impact.*** The project will be developed in accordance with all applicable air quality management plans. The subject property is located within the Salton Sea Air Basin (SSAB), which is governed by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the Salton Sea Air Basin, including the proposed project, is subject to the current AQMP and SIP.

The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. It was based, in part, on the land use plans of the jurisdictions in the region. The proposed project is consistent with the City of Palm Springs land use designations assigned to the subject property, and therefore, is consistent with the intent of the AQMP. No impacts associated with compliance with applicable management plans are expected.

b-d) ***Less Than Significant Impact with Mitigation*** Both the construction and operational phases of the proposed project will result in the release of criteria air pollutants. The California Emissions Estimator Model (CalEEMod) was used to project air quality emissions that will be generated by construction and operation of the proposed project. Table III-2 summarizes the short-term construction-related emissions, and Table III-3 summarizes the ongoing emissions that will be generated at operation.

Construction Emissions

The construction period includes all aspects of project development, such as site preparation, grading, paving, building construction, and architectural coating. For

analysis purposes, it is assumed that construction will occur over a one-year period extending from January 1, 2014 to December 31, 2014.

As shown in Table III-2, emissions generated by construction activities will not exceed SCAQMD thresholds of significance for criteria air pollutants. The data reflect average daily emissions over the 1-year construction period, including both summer and winter weather conditions. It should be mentioned that the Table below shows the projected unmitigated emissions, with the exception of NO_x. Without mitigation, NO_x emissions will exceed thresholds.

Table III-2
Construction-Related Emissions Summary
(pounds per day)

	CO	NO_x*	ROG	SO_2	PM_{10}	$PM_{2.5}$
Construction Emissions[1]	87.12	29.97	64.22	0.15	39.75	16.80
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

[1] Average of winter and summer emissions, unmitigated.
* Emissions for NO_x show mitigated conditions.
Source: CalEEMod model, version 2011.1.1.

SCAQMD thresholds for CO, ROG, SO_2, PM_{10}, and $PM_{2.5}$ will not be exceeded when unmitigated. However, the CalEEMod model indicates that NO_x emissions during construction activities have the potential to exceed thresholds when unmitigated. The maximum daily thresholds NO_x emissions are projected to be 142.29 pound/day. Implementation of appropriate mitigation measures, including the use of oxidation catalysts for construction equipment, limited idling of heavy machinery, and phased equipment usage will reduce these impacts to levels well below established thresholds (29.97 lbs./day) and assure that impacts to air quality resulting from construction are less than significant.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy (electric and natural gas) demand, and mobile source (vehicle) emissions. Table III-3, below, provides a summary of projected emissions at operation of the proposed project.

Table III-3
Operation-Related Emissions Summary
(pounds per day)

Emission Source	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Area	3.94	0.05	9.29	0.00	0.02	0.02
Energy	0.20	0.47	0.06	0.00	0.04	0.04
Mobile	32.35	18.19	4.00	0.05	4.98	0.63
Total Operational Emissions[1]	36.49	18.71	13.35	0.05	5.04	0.69
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

[1] Average of winter and summer emissions, unmitigated.
Source: CalEEMod model, version 2011.1.1.

As shown in the table, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants.

Non-Attainment

Historically, the Coachella Valley, which includes the proposed project site, has been classified as a "non-attainment" area for PM10. The proposed project will contribute to an incremental increase in regional ozone and PM_{10} emissions. However, this impact is not expected to be cumulatively considerable. Project construction and operation emissions will not exceed SCAQMD thresholds for PM_{10} or ozone precursors (NO_x will be mitigated to below threshold during construction. The project will not conflict with any attainment plans and will result in less than significant impacts.

e) ***Less than Significant Impact.*** The nearest sensitive receptors are the housing developments immediately north and east of the project site. As demonstrated in the Tables above, the proposed project will not result in violations of SCAQMD thresholds during its operation, and will result in less than significant impacts, with the implementation of mitigation measures during the construction phases.

f) ***No impact.*** The project will result in the development of 46 single-family homes, and is not expected to create objectionable odors.

Mitigation Measures

III-1 To reduce particulate matter (PM) and NOx emissions, construction equipment should utilize aqueous diesel fuels, diesel particulate filters and diesel oxidation catalysts during all construction activities.

IV. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Setting

The project site is located within an urbanized area and has been impacted through the introduction of roadways, non-native plant species, development on all sides, and off-road vehicle use and parking of vehicles for the convention center. Additionally, the northeast corner of the site is occupied by five residential units, which will be removed as part of the proposed project. The project site contains vegetation typical of the desert floor, dominated by creosote bush.

For parcels and projects located within the area of the historic reservation boundaries of the Agua Caliente Band of Cahuilla Indians, the City participates in the Tribal Habitat Conservation Plan, and implements the requirements of that Plan for new development. The proposed project is located within the fee payment area of the Plan.

Discussion of Impacts

a) ***Less Than Significant Impact with Mitigation Incorporated.*** The project site is located within the Burrowing Owl Distribution Area in the Agua Caliente Tribal Habitat Conservation Plan (THCP). The burrowing owl is identified as a sensitive species in the THCP. The THCP provides for the protection of the species through specific survey requirements. Should these requirements not be adhered to, impacts to the species could be significant. The mitigation measures set forth below, which are consistent with the THCP, will reduce project impacts to less than significant levels.

b-e) ***No Impact.*** The project site is predominantly vacant, with the exception of five residential units occupying the northeast corner of the site, and contains vegetation typical of vacant lands in the City. Uses surrounding the site include roadways to the south and west, and residential development to the north and east. The site has been previously disturbed by vehicle parking and off road use. No sensitive or special status species are mapped for this area of the City. No impacts are expected to sensitive resources.

There is no riparian habitat or other native community on the site. No wetlands occur on the property.

The site is not within a migratory corridor, nor is it suitable for a wildlife corridor, as an isolated property.

The proposed project will not interfere with any City policies regarding the preservation of plants or animals.

f) ***No Impact.*** The site is subject to the Agua Caliente Tribal Habitat Conservation Plan. The applicant will be required to pay the Tribe the Valley Floor Planning Area Mitigation Fee of $2,371 per disturbed acre to fund Tribal acquisition and management of replacement habitat prior to any ground disturbance.

Mitigation Measures

IV-1 Prior to any ground or habitat disturbance associated with project, a pre-construction survey of the site shall be conducted for burrowing owl. Surveys and relocation, if applicable, shall be conducted in accordance with the protocols established by the California Department of Fish and Wildlife or other current protocols as directed by the Tribe.

IV-2 Should owls be identified on the site, the project proponent's qualified biologist shall prepare a protocol compliant mitigation plan and submit it to the Tribe and CDFW for review and approval prior to initiating any activities on the site.

IV-3 Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With 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?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

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 the City 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 entertainment industry . 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.

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) ***No Impact.*** The project site is predominantly vacant with the exception of five residential units on the northeast corner of the property, and has been impacted by surrounding development and off-road vehicle use. There are no historic structures on the site. No impacts to historical resources are expected.

b) ***Less Than Significant Impact with Mitigation Incorporated.*** The EIR prepared for the Section 14 Master Development Plan identified the potential for buried resources throughout Section 14, including the project site. The mitigation measures set forth below,

which are consistent with those provided in the EIR, would reduce project impacts to less than significant levels.

c) ***No Impact.*** The City and project site are outside the shoreline of ancient Lake Cahuilla. Soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains, making them too young in the context of paleontology to yield fossilized remains. Ground disturbing activities are therefore not expected to have any impact on paleontological resources.

d) ***No Impact.*** The proposed site is not located on, or within proximity to a known cemetery. It is not anticipated that any human remains will be encountered during construction of the proposed development. However, in the event of human remains being discovered during project development, the State of California requires that the coroner be contacted and all activities cease to assure proper treatment and removal of remains. The coroner is also required to notify the Tribe, if the remains are believed to be historic. These requirements of law will assure that impacts associated with human remains beneath the project site will be less than significant.

Mitigation Measures

V-1 A Native American Monitor(s) shall be present during all ground disturbing activities. Should cultural resources be encountered during the construction of the proposed project, work shall immediately cease and the Monitor shall notify the City and the Tribe. A qualified archaeologist shall evaluate the significance of the materials. Any significant findings shall be documented and presented to the State Historic Preservation Office (SHPO), the Tribe and the City, and resolved to their satisfaction.

V-2 Any reports generated in connection with Mitigation Measure V-1 shall be provided to the City and the Tribe within 60 days of the completion of precise grading on the site, or within 60 days of the completion of the Monitor's activities, whichever occurs first.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Setting

The San Andreas Fault zone is the major fault in the Coachella Valley, which exposes the City to high amounts of seismic activity. The project and its vicinity are not within or adjacent to any Alquist Priolo Fault Zones.

Soils in the City consist of alluvial deposits, which originated in the surrounding mountains. Soils on the site consist of sands and sandy loams.

Discussion of Impacts

a)

i) ***No Impact.*** This site is not located within an Alquist Priolo Fault Zone, nor is there an active fault located on-site. The San Andreas Fault system is located approximately 5-1/2 miles northeast of the project site. The San Jacinto Fault System is approximately five miles south of the project site. Therefore, fault rupture is unlikely to occur at the project site.

ii) ***Less Than Significant Impact.*** The San Andreas Fault has the potential to generate high levels of ground shaking during large magnitude earthquakes. All structures on the property will be subjected to this shaking, and could be seriously damaged if not properly designed. As a performance standard the project shall be designed and constructed to conform to the California Building Code (CBC) requirements for Seismic Zone 4. The implementation of these codes will assure that construction at the site mitigates potential impacts associated with ground shaking. The impacts associated with seismic ground motion are considered to be less than significant.

iii) ***No Impact.*** Figure 6-1 of the Palm Springs General Plan indicates the project site is located in an area of low liquefaction susceptibility. This area is characterized by fine-grained granular sediments that are normally susceptible to liquefaction; however, groundwater depths are greater than 50 feet. The City will require site specific geotechnical analysis, including the potential for liquefaction on the site, as part of the building permit submittal process. Any recommendations made by the soils engineer will be implemented during project construction. No impacts are expected to result from liquefaction on the site.

iv) ***No Impact.*** The City of Palm Springs General Plan indicates that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The project is located within the City's urban core, which is generally flat and highly developed. The potential for landslides does not occur on or adjacent to the site. No impact is expected.

b) ***Less than Significant Impact.*** The project is located in an area with a high wind erodibility rating, as defined by the Palm Springs General Plan. The City will require that the applicant prepare a dust control management plan as part of the grading permit to minimize potential impacts caused by blowing dust and sand during construction. Procedures set forth in said plan will ensure that potential erosion is controlled during the construction process.

Additionally, the City enforces the requirements of the National Pollutant Discharge Elimination System (NPDES), which include the implementation of best management practices (BMP's) as standard requirements for project approval to assure that during construction, sediment displaced by rainstorms is not transported off the site into the City's Municipal Separate Storm Sewer System (MS4). Impacts associated with soil erosion, therefore, are expected to be less than significant.

c) ***No Impact.*** The project site is flat and does not include any known fills or imports. The City will require geotechnical analysis and structural engineering to accompany building plans for the proposed project. These analyses will include requirements for excavation, re-compaction and fill at the project site. These standard requirements are expected to assure that impacts associated with soil stability are insignificant.

d) ***No Impact.*** The soils at the project site are not expansive. No impact is expected.

e) ***No Impact.*** The proposed project will be required to connect to the City's sanitary sewer system. There will be no impact associated with the use of septic tanks.

VII. GREENHOUSE GAS EMISSIONS **Would the project:**	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting

State legislation, including AB32, aims for the reduction of greenhouse gases to 1990 levels by 2020; however there are currently no thresholds for greenhouse gases. Statewide programs and standards will help reduce GHG emissions generated by the project, including new fuel-efficient standards for cars, and increasing amounts of renewable energy.

a, b) Construction activities will generate short-term GHG emissions during site preparation, grading, paving, building activities, and application of architectural coatings. Additionally, the proposed project will result in the emission of greenhouse gases through the combustion of fossil fuels during operation of vehicles, the use of electricity, combustion of natural gas, disposal of solid waste, and the conveyance and treatment of water for onsite use. The table below provides the projected GHG emissions from both construction and operation of the proposed project.

Table VII-1
GHG Emissions from Construction and Operation of the Proposed Project (metric tons)

	CO2	CH4	N2O	CO2e
Construction Activities	770.49	0.08	0.00	772.10
Operational Activities	1,025.31	0.61	0.00	1,039.90

CalEEMod. Values shown represent the total GHG emission projections for construction and operation of the proposed project.

GHG emissions generated by the proposed project will not be substantial and will not directly or indirectly result in a significant impact to the environment or conflict with applicable GHG plans, policies or regulation. The proposed project will also be required to implement the CalGreen Building and Cal Energy Codes at the time that building permits are issued. This includes energy efficiency standards which are much more stringent than they have been in the past. Therefore, impacts to air quality from the generation of GHG emissions associated with construction and operation of the proposed project will be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Setting

The proposed project site is predominantly vacant with the exception of 5 residential units in the northeast corner of the site. No chemical or hazardous waste disposal has been known to occur on the site. There are no known underground tanks or buried materials in the area.

Discussion of Impacts

a)-b) ***Less Than Significant Impact.*** The proposed project will result in 46 single-family residential units. This residential development will not create a significant hazard to the public related to the transportation of hazardous materials. Small amounts of chemicals for household cleaning may be transported or stored by residents; however, they will be minimal and cause similar risks as those associated with existing residential uses in the area. Limited quantities of chemicals may also be transported to and stored onsite for the routine maintenance of swimming pools and landscaped areas. Impacts associated with transportation, use or storage of these materials are expected to be less than significant.

The City contracts with Palm Springs Disposal Services for the disposal of household hazardous waste. Local and regional household hazardous waste programs are held throughout the year in various Coachella Valley cities, including the City's Household Hazardous Waste Facility , located within three miles of the project site. These existing programs will assure that household hazardous waste is disposed of properly, and that potential impacts associated with these materials are less than significant.

c) ***No Impact.*** There are no schools located or planned within one-quarter mile of the project site. Further, the residential units within the project are not expected to store or use hazardous materials. There will be no impact to schools.

d) ***No Impact.*** The project site is not located on or near a site included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5 and, thus, will not create a significant hazard to the public or environment.

e-f) ***No Impact.*** The Palm Springs International Airport is located 1.5 miles east of the project site; however, the project site is not located within the boundaries of the airport's land use plan. There are no private airstrips in Palm Springs. Impacts are not anticipated.

g) ***No Impact.*** The proposed project occurs on General Plan roadways, which are part of the City's emergency response plans. The project will not interfere with traffic on those roadways, nor is it anticipated to significantly impact those roadways. The Fire Department will review on-site circulation to assure that internal drives are adequate for emergency vehicles. No impact is expected.

h) ***No Impact.*** The site is located in the developed core of Palm Springs, and no hillsides occur in the vicinity. The project will not expose people or structures to wild land hazards.

VIII. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
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:	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

VIII. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Setting

The project site is located in Flood Zone X, which designates areas that are not subject to flooding.

Groundwater has historically been the principal source of domestic water in the City. The project site will be served by Desert Water Agency (DWA), which supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. Sanitary sewer services at the project site are currently provided at the City wastewater treatment plant, and will continue to be provided by the Treatment Plant.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will not violate water quality standards or waste discharge requirements. Construction at the site would be subject to all applicable water quality standards or waste discharge requirements of the City. A Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) will be prepared in compliance with the current California Construction General Permit and the NPDES Municipal Separate Storm Sewer System Permit for the Whitewater River Region, respectively, to delineate the implementation of Best Management Practices (BMPs) to reduce project related impacts to drainage including pollution reduction and groundwater protection. Compliance with existing regulations and requirements will result in a less than significant impact on water quality standards and waste discharge requirements.

b) ***Less than Significant Impact.*** Domestic water for the proposed project will be supplied by the Desert Water Agency (DWA). DWA has prepared an Urban Water Management Plan, which is a long-term planning document that helps DWA plan for current and future water demands. The Plan demonstrates that the Agency has available, or can supply, sufficient water to serve the proposed project. The proposed project includes an 8,000 square foot dog park, which will collect runoff and facilitate groundwater recharge. In addition, the City requires the implementation of water conserving measures in all new development. These standards and policies will help to reduce potential impacts on water resources. Impacts are expected to be less than significant.

c-d) ***Less Than Significant Impact.*** Development of the project site will result in increased impervious surfaces, which has the potential to increase storm flows off-site. This is not permissible in the City. The City requires the preparation of a hydrology study and storm

water management systems for all development projects. A preliminary hydrology study was prepared for the project[2]. The study found that current conditions on and around the project site result in sheet flows during storm events. The study further determined that the proposed project would be best served by the installation of inverted streets, directing storm flows away from the residences, and into local storm drain pipes in the interior streets. These pipes will transport storm flows to the Tachevah Outlet Drain, a 72 inch storm drain located in Avenida Caballeros. The Tachevah Outlet Drain will transport storm flows to Tahquitz Creek, where they will be discharged, eventually flowing into the Whitewater River. In addition, the City will require a final hydrology study when final plans are prepared for the site.

As previously stated, the project will be required to comply with the City's standards associated with surface water management, including the submittal of a Notice of Intent to implement the State Construction General Permit (CGP) associated with construction activities. A SWPPP and WQMP are also required to be prepared for this project to ensure compliance with the CGP and the Whitewater River Region MS4 Permit. The SWPPP must include best management practices for the control of silt and pollutants during construction on the site. The hydrology study includes the design of a stormdrain filter to implement these requirements during the operations phase of the project and the WQMP must include best management practices during the post-construction phase.

The City's standard requirements for the control of on- and off-site storm flows, both during construction and operation of the proposed project, will assure that impacts associated with storm water are reduced to less than significant levels.

e) ***Less Than Significant Impact.*** The City Engineer will review the final hydrology study and WQMP best management practices, to assure that off-site storm flows do not exceed current volumes, and do not contain pollutants. These standards and requirements will assure that impacts associated with storm flows are reduced to less than significant levels.

f-h) ***No Impact.*** The project site is not located within an area subject to flooding. The final hydrology study for the project will require the City Engineer's approval to ensure that storm water generated on and off the site does not impact downstream facilities. No other water quality issues are expected to result from implementation of the project.

i- j) ***No Impact.*** The project site is not in the vicinity of a levee or dam. The City is not located in the vicinity of a body of water, which could be subject to either seiche or tsunami. The project site is not subject to hazards associated with mudflows. No impacts are expected.

[2] Hydrology Study for Tentative Tract Map No. 36525, Sol Palm Springs, Amir Engineering, February 10, 2013,

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Setting

The project site is located in an area of the City that is mostly developed. The Section 14 Master Development Plan, which governs this area, includes a broad range of land uses designed to form a cohesive town center, and to provide for residential, resort, commercial and recreational opportunities, all within walking distance of each other. The project site is designated Residential High in the Master Plan, and has a zoning designation of R-4.

The City currently implements the Tribal Habitat Conservation Plan, as discussed above under Biological Resources.

Discussion of Impacts

a) ***No Impact.*** The proposed project site is currently vacant with the exception of five housing units that will be demolished as part of the development of the site. The relocation of these residents can be absorbed by existing residential units within the City. The project will not divide an existing community.

b) ***No Impact.*** The proposed project will result in 46 single-family homes. The Zoning Ordinance permits the submittal of Planned Development applications in lieu of a change of zone. In the case of the proposed project, a PD application has been made to address the requested construction of single family homes in the High Density Residential Zone. As the development of the proposed project is consistent with surrounding development, and with the approval of PD 363 will result in lower overall impacts than high density residential on the site, there will be no impact to land use plans as a result of the proposed project.

c) ***Less Than Significant Impact.*** The applicant will be required to comply with the requirements of the Tribal Habitat Conservation Plan, which requires the payment of fees to mitigate impacts to sensitive species. This fee payment will reduce impacts to less than significant levels.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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). 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 project site is located in Mineral Zone MRZ-3, which indicates the existence of mineral deposits, the significance of which cannot be determined from available data. The site is designated for urban residential development and there is no potential for mineral extraction to occur on-site. There will be no impact to mineral resources as a result of the proposed project.

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With 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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Setting

The City of Palm Springs Noise Element of the General Plan provides guidelines for community noise impacts per land use designation. According to City standards, residential land uses are considered "noise sensitive" thereby restricting allowable noise levels within the planning area. The City requires that exterior noise levels not exceed 65 dBA CNEL in outdoor living areas, and interior noise levels not to exceed 45 dBA CNEL in all habitable rooms.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The main source of off-site exterior noise impacting the project will be generated from traffic along Avenida Caballeros and Amado Road. The project proposes noise barriers/perimeter walls, which will reduce noise levels on the ground floor of units, but will not provide protection from noise for second and third story balconies which may be oriented to the streets. The City requires that the building plans for the proposed project include a noise study which demonstrates that City standards for interior and exterior noise levels are met through construction techniques. This noise

analysis will assure that building techniques, such as balcony walls or other obstacles, are constructed to reduce noise levels to City standards.

Development of the site will also result in short term impacts associated with construction noise. These impacts are temporary and will cease prior to the occupancy of the site. Noise from construction activities may impact residential development to the north and east. Construction noise is regulated by the Municipal Code to occur during the noisier daytime hours, which helps to lower the potential impacts. Should heavy equipment be stored or maintained adjacent to either of the existing residential projects, the noise levels could potentially be sustained, which would result in a potentially significant impact, which requires mitigation.

b) ***No Impact.*** Development of the proposed project will temporarily generate noise and groundbourne vibrations through construction related activities, but will cease once the development is in operation. Impacts are therefore expected to be less than significant.

c-d) ***Less Than Significant Impact.*** The proposed project is consistent with zoning and General Plan designations for medium high-density residential use, and will generate comparable noise levels to developments immediately north and east of the site. Surrounding land uses in proximity to the proposed site include vacant lands and roadways to the west and south, and residential development to the north and east. Impacts are expected to be less than significant.

e, f) ***No Impact.*** Palm Springs International Airport is located 1.5 miles east of the proposed project, and does not conduct flight operations over the proposed project. There are no private airstrips in Palm Springs. No impacts associated with aircraft operational noise levels are expected.

Mitigation Measures

In order to assure that noise impacts are reduced to less than significant levels, the following mitigation measures shall be implemented.

XI-1. Construction activities on-site shall occur only between 7:00 a.m. and 8:00 p.m., Monday-Friday, and 8:00 a.m. and 5:00 p.m. on Saturdays, as specified by the Palm Springs Noise Ordinance (11.74.041). The Construction Site Regulations (Chapter 8.04.220) also identify specific limits on hours of operation for construction equipment between 5 p.m. and 8 a.m. if the noise produced is of such intensity or quality that it disturbs the peace and quiet of any other person of normal sensitivity.

XI-2. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.

XI-3. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

XI-4. Stockpiling and vehicle staging areas shall be located as far as practical from the northern and eastern boundaries of the site.

XI-5. Parking, refueling and servicing operations for all heavy equipment shall be located at the southwest corner of the site.

XI-6. Stationary equipment shall be placed such that emitted noise is directed away from noise-sensitive receptors.

XI-7. The final acoustical study for the proposed project shall include exterior noise analysis and recommendations for second and third floor balconies to assure that exterior noise levels do not exceed 65 dBA,as well as interior noise analysis and recommendations to assure that noise levels are maintained at 45 dBA or less.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

According to the General Plan (2007), the City of Palm Springs' population grew from 40,181 people in 1990 to 42,807 people in 2000. This represents a 6.5% increase over the ten-year period. In 2010, the City's population was estimated at 44,552, an increase of 4.1% since 2000.[3] Housing units increased from 30,517 to 30,823 from 1990 to 2000, and to 34,264 in 2010. The high number of housing units as compared to population is indicative of the City's part-time residents and second home market. The City has an average household size of 2.1 persons per household.

Discussion of Impacts

a) ***No Impact.*** The proposed project will result in 46 single-family units, and a potential population of approximately 110 people. The project is not large, and is likely to absorb population growth which would otherwise occur in the City over time. No impact is expected.

b, c) ***Less Than Significant.*** The project site is predominantly vacant, with the exception of 5 single-family residential units located on the northeast corner of the property. The existing residents are on a month-to-month rental agreement and have been given notice several months prior to January 2013 that they would be asked to relocate. The project will therefore have a marginal impact on people and housing; however the existing housing stock within the City as well as the proposed housing of the project will reduce such impacts to less than significant levels.

[3] "Profile of the City of Palm Springs" prepared by Southern California Association of Governments, May 2011.

XIII. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Setting

Fire Protection. The Palm Springs Fire Department will provide service to the proposed project site. The Department currently operates four of the five fire stations located throughout the city (Station #5 is currently closed). Station #442, located at 300 N. El Cielo, 1.5 miles from the project site. The station houses one 85' aerial platform, one 1,800 gallon water tender, one breathing support vehicle, one heavy rescue unit, one mobile command vehicle, one quick attack unit, and one reserve truck. The station is manned on a 24-hour basis with one Captain, one Engineer, and one Firefighter. Also available to serve the project site are station #441, located at 277 North Indian Canyon, about 0.6 miles from the project site, and station #443, located at 590 E. Racquet Club, about two miles from the project site.

Police Protection. The City of Palm Springs Police Department provides law enforcement services within the City Limits. The City General Plan recommends that the City maintain a police-staffing ratio of one sworn officer per 1,000 population. Current (2007) staffing levels exceed this standard. For emergency calls, the General Plan cites desired response times for Priority I calls (emergencies) and Priority II calls (non-emergencies) at 5 minutes and 30 minutes, respectively. The Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resource capabilities.[4]

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 receives funding from school facilities fees, state funding, and local funding. PSUSD is authorized to collect school facilities fees as provided for in Government Code Section 53080 et. seq. and 65995 et seq. in the amount of $3.44 per square foot of residential development.

[4] City of Palm Springs General Plan, adopted October, 2007.

Parks. The City of Palm Springs has seven parks located on approximately 140-acres within its boundaries. These include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, Baristo Park, Demuth Park and Palm Springs dog park. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by the General Plan.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will generate additional need for fire protection for the City Fire Department, but is not expected to require additional services beyond those currently available. The City requires that projects participate in Community Facilities District(s) to assure that the costs associated with added services are recovered. Compliance with such City requirements will assure that impacts to fire services are reduced to less than significant levels.

b) ***Less Than Significant Impact.*** The proposed project will generate additional need for police protection, because of the addition of residential units in the area. The Police Department will be provided building plans for review prior to the approval of the project, to assure that defensible space is provided within the project boundaries. The City includes, as a standard condition of approval, a requirement that projects participate in Community Facilities District(s) to assure that the costs associated with added police services are recovered. This standard requirement will assure that impacts to police services are reduced to less than significant levels.

c) ***Less Than Significant Impact.*** The proposed project is located within the Palm Springs Unified School District (PSUSD) and will be required to pay the State mandated developer fee to help address and offset the potential impacts to local schools. Fees will be collected prior to issuance of building permits. This fee will assure that the impacts to schools are reduced to less than significant levels.

d) ***Less Than Significant Impact.*** The project includes an open space area of approximately 8,000 square feet, which will be used as a park by project residents. The proposed project will be required by the City to pay any remaining Quimby park fee, if the on site park is insufficient to meet the Quimby requirements for the site, to assure that adequate park space is provided for future residents. The on site park and/or payment of the fee will assure that the impacts to City parks are reduced to less than significant levels.

e) ***Less Than Significant Impact.*** The addition of 46 housing units will not impact general government or other municipal services.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Setting

The City of Palm Springs offers a wide variety of recreational opportunities including private golf courses, hiking/equestrian trails, bikeways, and 140 acres of parkland.

Discussion of Impacts

a-b) ***Less Than Significant Impact.*** The proposed project will result in the development of the 46 single-family homes. In addition to a private central dog park, each of the units offers private pool and yard space. The proposed project will participate in the City's parkland fee program, to offset impacts associated with parks generated by the approximately 110 new residents of the project. Impacts are expected to be less than significant.

XV. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With 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)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Setting

The proposed project is located at the northeast corner of Amado Road and Avenida Caballeros. Avenida Caballeros is designated a Major Thoroughfare, with a 100 foot right of way. The Section 14 Master Development Plan calls for a 64-foot curb-to-curb street section for this area of Avenida Caballeros, with no parking and a Class I bikeway. Amado Road is designated a Secondary Thoroughfare, with an 80 foot right of way, and a 64 foot paved width, as delineated in the Section 14 Master Development Plan.

Discussion of Impacts

a-b) ***Less than Significant Impact.*** The Palm Springs General Plan indicates that if the proposed site were developed to its maximum allowed density of 206 units, the site has potential to generate 1,208 trips. The project proposes 46 units, which is well below the potential of the site. Additionally, the site was included in the Section 14 Master Development Plan EIR that assumed the development of a 75-room hotel with a trip generation that is considerably higher than what is currently proposed. The EIR further

identified that the intersection of Avenida Caballeros and Amado Road would operate at level of service A in the mid-day peak, and level of service B in the evening peak, and that surrounding signalized intersections, including the Tahquitz Canyon Way/Avenida Caballeros intersection, would all operate at acceptable levels of service. Therefore, it is expected that the impacts associated with the proposed project would fall well within those described in the Section 14 Master Plan EIR, and impacts would be expected to be less than significant.

c) ***No Impact.*** The proposed project will have no impact on air traffic patterns.

d), e) ***Less than Significant Impact.*** The project includes internal streets of 24 feet in width, with 90 degree turns throughout the site. Emergency access has been provided through the adjacent project to the north, as well as through two emergency access points on Avenida Caballeros. The City Engineer and Fire Department will review the proposed road design to assure compliance with City standards for turning radii, sight distance and access. These requirements will assure that impacts will be less than significant.

f) ***No Impact.*** The proposed project meets Zoning Ordinance requirements for the provision of parking throughout the site. No on-street parking will be permitted on the interior drives, but parking has been provided for each home in garages, with guest parking areas provided at several locations throughout the project. No impact is expected.

g) ***No Impact.*** The proposed project is in the vicinity of existing SunLine Transit routes, and is not expected to impact SunLine's capacity. No impacts are expected.

XVI. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

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 (EHTS), formerly the site of the Riverside County Landfill. The EHTS is owned and operated by Burrtec Waste. As a transfer station, EHTS is

permitted to receive 3,500 tons of waste per day, and an additional 500 tons of green waste (compost).[5] Solid waste from the transfer station is disposed of at one of three landfills including Lambs Canyon, Badlands, and Sobrante landfills. Lambs Canyon has a remaining capacity of 18,955,000 cubic yards (2009) and estimated closing date 2021. The Badlands Landfill near Moreno Valley, with a remaining capacity of 14,730,025 cubic yards (2010), has an estimated closing date of 2024[6]. El Sobrante Landfill near Corona has a permitted capacity of 184,930,000 tons and has a remaining capacity of 145,530,000 tons (2009).[7]

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. The project site is located in Flood Zone X , which designates areas that are not subject to flooding.

Discussion of Impacts

a) ***Less Than Significant Impact.*** Wastewater discharge requirements for the Coachella Valley, including the subject property, are administered by the Colorado River Basin Regional Water Quality Control Board. The City implements all the requirements of the Regional Water Quality Control Board as they relate to wastewater discharge requirements. The Desert Water Agency implements the Board's standards and requirements as they relate to water quality standards.

The proposed project will increase wastewater flows to the treatment plant, but it will not adversely impact water quality standards or waste discharge requirements. The proposed project will be required to pay connection fees to hook into the existing lines. Impacts are expected to be less than significant.

b, c) ***No Impact.*** While new onsite water conveyance infrastructure will be built as part of the project, the project will be able to connect to existing domestic water lines in adjacent roadways. Water service requirements may include, but are not limited to, upgrades, modifications, replacement, and abandonment of existing DWA facilities. These improvements may require construction within and adjacent to public rights-of-way and existing and/or proposed easements.

The City Engineer will require the preparation of a final hydrology study, when final plans for the project are submitted, to assure that the site's storm water management system meets all City standards. No impact is expected.

d, e) ***Less Than Significant Impact.*** DWA has prepared an Urban Water Management Plan, which is a long-term planning document that helps it plan for current and future water demands. The Plan demonstrates that the District has available, or can supply, sufficient water to serve the proposed project. While new onsite water conveyance infrastructure will be built as part of the project, the project will be able to connect to existing domestic water lines in adjacent roadways. The project will also be required to implement water conservation programs, including a drought tolerant landscaping plan and the CalGreen Building Code, which requires that high efficiency fixtures be used.

f-g) ***Less Than Significant Impact.*** Palm Springs Disposal Service provides solid waste disposal services for the project site, with waste hauled to facilities including the Badlands Landfill

5 Cal Recycle web site. http://www.calrecycle.ca.gov accessed January 2013.

6 Ibid

7 Ibid

and the Lambs Canyon Landfill, both of which have adequate capacity to accommodate the proposed project. Impacts are expected to be less than significant.

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	Less Than Significant With 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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) ***Less Than Significant Impact.*** The proposed project does have the potential to significantly impact burrowing owls, a sensitive species. No historic, prehistoric or paleontological resources are known to occur on the site, but buried resources may be present. The project is required to assure that burrowing owls do no occur on the site, and to undertake cultural resource monitoring for buried resources on the site, thereby reducing potential impacts to less than significant levels.

b) ***Less Than Significant Impact.*** The proposed project is consistent with the Section 14 Master Development Plan and the City General Plan, insofar as it proposes residential development, as designated. The project is developing well below the allowable densities in these designations. Therefore, the proposed project is expected to result in lower cumulative impacts than those previously analyzed for the General Plan or the Section 14 Master Development Plan.

c) ***Potentially Significant Impact Unless Mitigation Incorporated.*** The proposed project has the potential to result in significant impacts related to air quality and noise, without mitigation. All potential impacts have been identified and reduced to less than

significant levels through the imposition of the mitigation measures as outlined in this Initial Study and the associated special studies.

REFERENCES

Ambient Air Quality Standards, California Air Resources Board, June 2012.

California Emissions Estimator Model (CalEEMod) version 2011.1.1.

Palm Springs 2007 General Plan.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

Section 14 Master Development Plan, November 2004

Section 14 Master Development Plan EIR/EIS, July 2002

APPENDIX A:

CalEEMod Output Tables

Sol TTM 36525

Sol TTM

Salton Sea Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	5.61	6.61	4.82	0.01	0.52	0.41	0.93	0.09	0.41	0.49	0.00	770.49	770.49	0.08	0.00	772.10
Total	**5.61**	**6.61**	**4.82**	**0.01**	**0.52**	**0.41**	**0.93**	**0.09**	**0.41**	**0.49**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	4.73	0.54	0.65	0.01	0.38	0.02	0.40	0.01	0.02	0.03	0.00	770.49	770.49	0.08	0.00	772.10
Total	**4.73**	**0.54**	**0.65**	**0.01**	**0.38**	**0.02**	**0.40**	**0.01**	**0.02**	**0.03**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

2.1 Overall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2014	5.61	6.61	4.82	0.01	0.52	0.41	0.93	0.09	0.41	0.49	0.00	770.49	770.49	0.08	0.00	772.10
Total	**5.61**	**6.61**	**4.82**	**0.01**	**0.52**	**0.41**	**0.93**	**0.09**	**0.41**	**0.49**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
2014	4.73	0.54	0.65	0.01	0.38	0.02	0.40	0.01	0.02	0.03	0.00	770.49	770.49	0.08	0.00	772.10
Total	**4.73**	**0.54**	**0.65**	**0.01**	**0.38**	**0.02**	**0.40**	**0.01**	**0.02**	**0.03**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	TONS/YR										MT/YR					
Area	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	195.81	195.81	0.01	0.00	197.02
Mobile	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Waste						0.00	0.00		0.00	0.00	9.15	0.00	9.15	0.54	0.00	20.52
Water						0.00	0.00		0.00	0.00	0.00	17.49	17.49	0.02	0.00	18.73
Total	**2.33**	**3.13**	**6.06**	**0.01**	**0.71**	**0.10**	**0.82**	**0.01**	**0.09**	**0.12**	**9.15**	**1,016.16**	**1,025.31**	**0.61**	**0.00**	**1,039.90**

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	195.81	195.81	0.01	0.00	197.02
Mobile	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Waste						0.00	0.00		0.00	0.00	9.15	0.00	9.15	0.54	0.00	20.52
Water						0.00	0.00		0.00	0.00	0.00	17.49	17.49	0.02	0.00	18.73
Total	**2.33**	**3.13**	**6.06**	**0.01**	**0.71**	**0.10**	**0.82**	**0.01**	**0.09**	**0.12**	**9.15**	**1,016.16**	**1,025.31**	**0.61**	**0.00**	**1,039.90**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.08	0.66	0.41	0.00		0.03	0.03		0.03	0.03	0.00	68.12	68.12	0.01	0.00	68.26
Total	**0.08**	**0.66**	**0.41**	**0.00**	**0.00**	**0.03**	**0.03**	**0.00**	**0.03**	**0.03**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.26**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.01	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	1.47	1.47	0.00	0.00	1.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.2 Demolition - 2014

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	68.12	68.12	0.01	0.00	68.26
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.26**

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.00	0.01	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	1.47	1.47	0.00	0.00	1.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.05	0.37	0.22	0.00		0.02	0.02		0.02	0.02	0.00	36.27	36.27	0.00	0.00	36.35
Total	**0.05**	**0.37**	**0.22**	**0.00**	**0.09**	**0.02**	**0.11**	**0.05**	**0.02**	**0.07**	**0.00**	**36.27**	**36.27**	**0.00**	**0.00**	**36.35**

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	0.00	0.00	0.77
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.77**	**0.77**	**0.00**	**0.00**	**0.77**

3.3 Site Preparation - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	36.27	36.27	0.00	0.00	36.35
Total	0.00	0.00	0.00	0.00	0.01	0.00	0.01	0.01	0.00	0.01	0.00	36.27	36.27	0.00	0.00	36.35

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	0.00	0.00	0.77
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	0.00	0.00	0.77

3.4 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.06	0.46	0.30	0.00		0.02	0.02		0.02	0.02	0.00	47.52	47.52	0.00	0.00	47.63
Total	**0.06**	**0.46**	**0.30**	**0.00**	**0.07**	**0.02**	**0.09**	**0.03**	**0.02**	**0.05**	**0.00**	**47.52**	**47.52**	**0.00**	**0.00**	**47.63**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										MT/yr					
Hauling	0.02	0.29	0.12	0.00	0.27	0.01	0.29	0.00	0.01	0.01	0.00	47.09	47.09	0.00	0.00	47.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.02**	**0.29**	**0.13**	**0.00**	**0.27**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**48.37**	**48.37**	**0.00**	**0.00**	**48.39**

3.4 Grading - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	47.52	47.52	0.00	0.00	47.63
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**47.52**	**47.52**	**0.00**	**0.00**	**47.63**

Mitigated Construction Off-Site

	TOG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.29	0.12	0.00	0.27	0.01	0.29	0.00	0.01	0.01	0.00	47.09	47.09	0.00	0.00	47.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.02**	**0.29**	**0.13**	**0.00**	**0.27**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**48.37**	**48.37**	**0.00**	**0.00**	**48.39**

3.5 Building Construction - 2014

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										MT/yr					
Off-Road	0.52	3.53	2.55	0.00		0.22	0.22		0.22	0.22	0.00	403.10	403.10	0.04	0.00	403.99
Total	**0.52**	**3.53**	**2.55**	**0.00**		**0.22**	**0.22**		**0.22**	**0.22**	**0.00**	**403.10**	**403.10**	**0.04**	**0.00**	**403.99**

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.02	0.20	0.11	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	32.81	32.81	0.00	0.00	32.82
Worker	0.03	0.03	0.31	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	33.87	33.87	0.00	0.00	33.92
Total	**0.05**	**0.23**	**0.42**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**0.00**	**66.68**	**66.68**	**0.00**	**0.00**	**66.74**

3.5 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	403.10	403.10	0.04	0.00	403.99
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**403.10**	**403.10**	**0.04**	**0.00**	**403.99**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.02	0.20	0.11	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	32.81	32.81	0.00	0.00	32.82
Worker	0.03	0.03	0.31	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	33.87	33.87	0.00	0.00	33.92
Total	**0.05**	**0.23**	**0.42**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**0.00**	**66.68**	**66.68**	**0.00**	**0.00**	**66.74**

3.6 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.80	0.52	0.00		0.07	0.07		0.07	0.07	0.00	66.15	66.15	0.01	0.00	66.38
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.13**	**0.80**	**0.52**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**66.15**	**66.15**	**0.01**	**0.00**	**66.38**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.21	3.21	0.00	0.00	3.21
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.21**	**3.21**	**0.00**	**0.00**	**3.21**

3.6 Paving - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	66.15	66.15	0.01	0.00	66.38
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**66.15**	**66.15**	**0.01**	**0.00**	**66.38**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.21	3.21	0.00	0.00	3.21
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.21**	**3.21**	**0.00**	**0.00**	**3.21**

3.7 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.65					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.04	0.24	0.17	0.00		0.02	0.02		0.02	0.02	0.00	22.31	22.31	0.00	0.00	22.38
Total	**4.69**	**0.24**	**0.17**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**22.31**	**22.31**	**0.00**	**0.00**	**22.38**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.24	5.24	0.00	0.00	5.25
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.24**	**5.24**	**0.00**	**0.00**	**5.25**

3.7 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.65					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	22.31	22.31	0.00	0.00	22.38
Total	**4.65**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**22.31**	**22.31**	**0.00**	**0.00**	**22.38**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.24	5.24	0.00	0.00	5.25
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.24**	**5.24**	**0.00**	**0.00**	**5.25**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Unmitigated	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	96.33	96.33	0.00	0.00	96.94
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	96.33	96.33	0.00	0.00	96.94
NaturalGas Mitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
NaturalGas Unmitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										MT/yr					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Single Family Housing	1.86414e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**99.48**	**99.48**	**0.00**	**0.00**	**100.08**

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										MT/yr					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Single Family Housing	1.86414e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**99.48**	**99.48**	**0.00**	**0.00**	**100.08**

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	kWh					MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	331192					96.33	0.00	0.00	96.94
Total						96.33	0.00	0.00	96.94

Mitigated

Land Use	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	kWh					MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	331192					96.33	0.00	0.00	96.94
Total						96.33	0.00	0.00	96.94

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Unmitigated	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.21					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.02	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	**1.69**	**0.01**	**0.59**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.94**	**0.94**	**0.00**	**0.00**	**0.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.21					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.02	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	**1.69**	**0.01**	**0.59**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.94**	**0.94**	**0.00**	**0.00**	**0.96**

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					17.49	0.02	0.00	18.73
Unmitigated					17.49	0.02	0.00	18.73
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	gal/day	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Single Family Housing	2.99709 / 1.66947					17.49	0.02	0.00	18.73
Total						**17.49**	**0.02**	**0.00**	**18.73**

7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor								
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Single Family Housing	2.99709 / 1.88947					17.49	0.02	0.00	18.73
Total						**17.49**	**0.02**	**0.00**	**18.73**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

Category								
Mitigated					9.15	0.54	0.00	20.52
Unmitigated					9.15	0.54	0.00	20.52
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed (tons/yr)	ROG (lbs/day)	NOx (lbs/day)	CO (lbs/day)	SO2 (lbs/day)	Total CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	45.1					9.15	0.54	0.00	20.52
Total						**9.15**	**0.54**	**0.00**	**20.52**

Mitigated

Land Use	Waste Disposed (tons/yr)	ROG (lbs/day)	NOx (lbs/day)	CO (lbs/day)	SO2 (lbs/day)	Total CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	45.1					9.15	0.54	0.00	20.52
Total						**9.15**	**0.54**	**0.00**	**20.52**

9.0 Vegetation

Sol TTM

Salton Sea Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

Road Dust - All roads will be paved.

Woodstoves - No woodstoves/fireplaces

Landscape Equipment - desert climate

Water And Wastewater - no septic tanks

Construction Off-road Equipment Mitigation - Water exposed area to reduce PM

Area Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	64.24	142.28	87.34	0.15	36.11	6.87	39.74	9.94	6.86	16.80	0.00	15,998.87	0.00	1.62	0.00	16,032.81
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	53.86	29.69	12.72	0.15	30.45	1.16	31.62	1.50	1.07	1.63	0.00	15,998.87	0.00	1.62	0.00	16,032.81
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	**13.49**	**18.66**	**37.81**	**0.05**	**4.39**	**0.58**	**5.03**	**0.07**	**0.54**	**0.68**	**0.00**	**5,908.12**		**0.27**	**0.01**	**5,917.16**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	**13.49**	**18.66**	**37.81**	**0.05**	**4.39**	**0.58**	**5.03**	**0.07**	**0.54**	**0.68**	**0.00**	**5,908.12**		**0.27**	**0.01**	**5,917.16**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.43	0.00	0.43	0.00	0.00	0.00						0.00
Off-Road	8.39	66.18	41.03	0.07		3.21	3.21		3.21	3.21		7,510.81		0.75		7,526.57
Total	**8.39**	**66.18**	**41.03**	**0.07**	**0.43**	**3.21**	**3.64**	**0.00**	**3.21**	**3.21**		**7,510.81**		**0.75**		**7,526.57**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.07	0.92	0.36	0.00	0.91	0.04	0.95	0.00	0.03	0.03		162.42		0.00		162.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.20**	**1.05**	**1.68**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.04**		**311.49**		**0.01**		**311.79**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.07	0.00	0.07	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,510.81		0.75		7,526.57
Total	**0.00**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**7,510.81**		**0.75**		**7,526.57**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.07	0.92	0.36	0.00	0.91	0.04	0.95	0.00	0.03	0.03		162.42		0.00		162.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.20**	**1.05**	**1.68**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.04**		**311.49**		**0.01**		**311.79**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

Criteria	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	9.37	74.88	43.05	0.07		3.61	3.61		3.61	3.61		7,997.69		0.84		8,015.31
Total	**9.37**	**74.88**	**43.05**	**0.07**	**18.07**	**3.61**	**21.68**	**9.93**	**3.61**	**13.54**		**7,997.69**		**0.84**		**8,015.31**

Unmitigated Construction Off-Site

Criteria	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.16	0.16	1.58	0.00	0.23	0.01	0.24	0.00	0.01	0.01		178.88		0.01		179.15
Total	**0.16**	**0.16**	**1.58**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**178.88**		**0.01**		**179.15**

3.3 Site Preparation - 2014

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					2.71	0.00	2.71	1.49	0.00	1.49						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,997.69		0.84		8,015.31
Total	**0.00**	**0.00**	**0.00**	**0.07**	**2.71**	**0.00**	**2.71**	**1.49**	**0.00**	**1.49**	**0.00**	**7,997.69**		**0.84**		**8,015.31**

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.16	0.16	1.58	0.00	0.23	0.01	0.24	0.00	0.01	0.01		178.88		0.01		179.15
Total	**0.16**	**0.16**	**1.58**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**178.88**		**0.01**		**179.15**

3.4 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.65	0.00	6.65	3.33	0.00	3.33						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.65**	**2.47**	**9.12**	**3.33**	**2.47**	**5.80**		**5,240.06**		**0.53**		**5,251.29**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.34	29.55	11.40	0.05	29.26	1.16	30.42	0.06	1.06	1.12		5,205.85		0.11		5,208.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**2.47**	**29.68**	**12.72**	**0.05**	**29.46**	**1.17**	**30.62**	**0.06**	**1.07**	**1.13**		**5,354.92**		**0.12**		**5,357.48**

3.4 Grading - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.00	0.00	1.00	0.50	0.00	0.50						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**1.00**	**0.00**	**1.00**	**0.50**	**0.00**	**0.50**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.34	29.55	11.40	0.05	29.26	1.16	30.42	0.06	1.06	1.12		5,205.85		0.11		5,208.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**2.47**	**29.68**	**12.72**	**0.05**	**29.46**	**1.17**	**30.62**	**0.06**	**1.07**	**1.13**		**5,354.92**		**0.12**		**5,357.48**

3.5 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.74	32.06	23.20	0.04		2.02	2.02		2.02	2.02		4,040.61		0.42		4,049.51
Total	**4.74**	**32.06**	**23.20**	**0.04**		**2.02**	**2.02**		**2.02**	**2.02**		**4,040.61**		**0.42**		**4,049.51**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.88	0.97	0.00	0.11	0.06	0.17	0.00	0.05	0.06		330.19		0.01		330.34
Worker	0.32	0.32	3.17	0.00	0.47	0.01	0.48	0.01	0.01	0.02		357.76		0.03		358.29
Total	**0.49**	**2.20**	**4.14**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**687.95**		**0.04**		**688.63**

3.5 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	4,040.61		0.42		4,049.51
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**4,040.61**		**0.42**		**4,049.51**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.88	0.97	0.00	0.11	0.06	0.17	0.00	0.05	0.06		330.19		0.01		330.34
Worker	0.32	0.32	3.17	0.00	0.47	0.01	0.48	0.01	0.01	0.02		357.76		0.03		358.29
Total	**0.49**	**2.20**	**4.14**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**687.95**		**0.04**		**688.63**

3.6 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	32.09	20.70	0.03		2.74	2.74		2.74	2.74		2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**5.25**	**32.09**	**20.70**	**0.03**		**2.74**	**2.74**		**2.74**	**2.74**		**2,917.65**		**0.47**		**2,927.48**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.13**	**0.13**	**1.32**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**149.07**		**0.01**		**149.29**

3.6 Paving - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**0.05**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.65**		**0.47**		**2,927.48**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.13**	**0.13**	**1.32**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**149.07**		**0.01**		**149.29**

3.7 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**53.58**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.06	0.06	0.62	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.56		0.00		69.67
Total	**0.06**	**0.06**	**0.62**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**69.56**		**0.00**		**69.67**

3.7 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										MT/day					
Archit. Coating	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		282.03
Total	**53.13**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**282.03**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										MT/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.06	0.06	0.62	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.56		0.00		69.67
Total	**0.06**	**0.06**	**0.62**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**69.56**		**0.00**		**69.67**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Unmitigated	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day															
NaturalGas Mitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
NaturalGas Unmitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day													lb/day		
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5107.24	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5.10724	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										lb/day					
Mitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Unmitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										lb/day					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Sol TTM

Salton Sea Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

Road Dust - All roads will be paved.

Woodstoves - No woodstoves/fireplaces

Landscape Equipment - desert climate

Water And Wastewater - no septic tanks

Construction Off-road Equipment Mitigation - Water exposed area to reduce PM

Area Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	64.19	142.30	86.89	0.15	36.11	6.87	39.76	9.94	6.86	16.80	0.00	15,965.30	0.00	1.61	0.00	15,999.20
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	53.81	30.25	13.72	0.15	30.45	1.18	31.63	1.50	1.08	1.64	0.00	15,965.30	0.00	1.61	0.00	15,999.20
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	**13.21**	**18.75**	**35.17**	**0.04**	**4.39**	**0.60**	**5.05**	**0.07**	**0.56**	**0.69**	**0.00**	**5,591.27**		**0.25**	**0.01**	**5,599.94**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	**13.21**	**18.75**	**35.17**	**0.04**	**4.39**	**0.60**	**5.05**	**0.07**	**0.56**	**0.69**	**0.00**	**5,591.27**		**0.25**	**0.01**	**5,599.94**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.43	0.00	0.43	0.00	0.00	0.00						0.00
Off-Road	8.39	66.18	41.03	0.07		3.21	3.21		3.21	3.21		7,510.81		0.75		7,526.57
Total	**8.39**	**66.18**	**41.03**	**0.07**	**0.43**	**3.21**	**3.64**	**0.00**	**3.21**	**3.21**		**7,510.81**		**0.75**		**7,526.57**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.08	0.94	0.39	0.00	0.91	0.04	0.95	0.00	0.03	0.04		161.30		0.00		161.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.20**	**1.07**	**1.49**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.05**		**295.62**		**0.01**		**295.89**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,510.81		0.75		7,526.57
Total	**0.00**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**7,510.81**		**0.75**		**7,526.57**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.08	0.94	0.39	0.00	0.91	0.04	0.95	0.00	0.03	0.04		161.30		0.00		161.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.20**	**1.07**	**1.49**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.05**		**295.62**		**0.01**		**295.89**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	9.37	74.88	43.05	0.07		3.61	3.61		3.61	3.61		7,997.69		0.84		8,015.31
Total	**9.37**	**74.88**	**43.05**	**0.07**	**18.07**	**3.61**	**21.68**	**9.93**	**3.61**	**13.54**		**7,997.69**		**0.84**		**8,015.31**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.32	0.00	0.23	0.01	0.24	0.00	0.01	0.01		161.18		0.01		161.43
Total	**0.14**	**0.16**	**1.32**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**161.18**		**0.01**		**161.43**

3.3 Site Preparation - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.71	0.00	2.71	1.49	0.00	1.49						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,997.69		0.84		8,015.31
Total	**0.00**	**0.00**	**0.00**	**0.07**	**2.71**	**0.00**	**2.71**	**1.49**	**0.00**	**1.49**	**0.00**	**7,997.69**		**0.84**		**8,015.31**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.32	0.00	0.23	0.01	0.24	0.00	0.01	0.01		161.18		0.01		161.43
Total	**0.14**	**0.16**	**1.32**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**161.18**		**0.01**		**161.43**

3.4 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.65	0.00	6.65	3.33	0.00	3.33						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.65**	**2.47**	**9.12**	**3.33**	**2.47**	**5.80**		**5,240.06**		**0.53**		**5,251.29**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.41	30.11	12.62	0.05	29.26	1.17	30.43	0.06	1.08	1.14		5,169.78		0.11		5,172.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**2.53**	**30.24**	**13.72**	**0.05**	**29.46**	**1.18**	**30.63**	**0.06**	**1.09**	**1.15**		**5,304.10**		**0.12**		**5,306.71**

3.4 Grading - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.00	0.00	1.00	0.50	0.00	0.50						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**1.00**	**0.00**	**1.00**	**0.50**	**0.00**	**0.50**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.41	30.11	12.62	0.05	29.26	1.17	30.43	0.06	1.08	1.14		5,169.78		0.11		5,172.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**2.53**	**30.24**	**13.72**	**0.05**	**29.46**	**1.18**	**30.63**	**0.06**	**1.09**	**1.15**		**5,304.10**		**0.12**		**5,306.71**

3.5 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.74	32.06	23.20	0.04		2.02	2.02		2.02	2.02		4,040.61		0.42		4,049.51
Total	**4.74**	**32.06**	**23.20**	**0.04**		**2.02**	**2.02**		**2.02**	**2.02**		**4,040.61**		**0.42**		**4,049.51**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.90	1.09	0.00	0.11	0.06	0.17	0.00	0.05	0.06		326.72		0.01		326.88
Worker	0.28	0.32	2.64	0.00	0.47	0.01	0.48	0.01	0.01	0.02		322.36		0.02		322.86
Total	**0.45**	**2.22**	**3.73**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**649.08**		**0.03**		**649.74**

3.5 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	4,040.61		0.42		4,049.51
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**4,040.61**		**0.42**		**4,049.51**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.90	1.09	0.00	0.11	0.06	0.17	0.00	0.05	0.06		326.72		0.01		326.88
Worker	0.28	0.32	2.64	0.00	0.47	0.01	0.48	0.01	0.01	0.02		322.36		0.02		322.86
Total	**0.45**	**2.22**	**3.73**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**649.08**		**0.03**		**649.74**

3.6 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	5.20	32.09	20.70	0.03		2.74	2.74		2.74	2.74		2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**5.25**	**32.09**	**20.70**	**0.03**		**2.74**	**2.74**		**2.74**	**2.74**		**2,917.65**		**0.47**		**2,927.48**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.12**	**0.13**	**1.10**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**134.32**		**0.01**		**134.52**

3.6 Paving - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**0.05**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.65**		**0.47**		**2,927.48**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.12**	**0.13**	**1.10**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**134.32**		**0.01**		**134.52**

3.7 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**53.58**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.05	0.06	0.51	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.68		0.00		62.78
Total	**0.05**	**0.06**	**0.51**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**62.68**		**0.00**		**62.78**

3.7 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		282.03
Total	**53.13**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**282.03**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.05	0.06	0.51	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.68		0.00		62.78
Total	**0.05**	**0.06**	**0.51**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**62.68**		**0.00**		**62.78**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

Category	TOG	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day											lb/day					
Mitigated	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Unmitigated	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

Land Use	Miles			Trip %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
NaturalGas Unmitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5107.24	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5.10724	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Unmitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	9.30	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

CITY OF PALM SPRINGS
PUBLIC HEARING NOTIFICATION

Date:	June 19, 2013
Subject:	Case 5.1296 SOL PS,LLC

AFFIDAVIT OF PUBLICATION

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was published in the Desert Sun on June 8, 2013.

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF POSTING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was posted at City Hall, 3200 E. Tahquitz Canyon Drive, on the exterior legal notice posting board, and in the Office of the City Clerk and on June 6, 2013.

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart, CMC
Chief Deputy City Clerk

AFFIDAVIT OF MAILING

I, Kathie Hart, Chief Deputy City Clerk, of the City of Palm Springs, California, do hereby certify that a copy of the attached Notice of Public Hearing was mailed to each and every person on the attached list on June 7, 2013, in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at Palm Springs, California. (515 notices)

I declare under penalty of perjury that the foregoing is true and correct.

Kathie Hart, CMC
Chief Deputy City Clerk

NOTICE OF PUBLIC HEARING
CITY COUNCIL
CITY OF PALM SPRINGS

CASE: 5.1296 PDD 363 / TTM 36525
SOL PS, LLC
NORTHEAST CORNER OF AVENIDA CABALLEROS AND AMADO ROAD

NOTICE IS HEREBY GIVEN that the City Council of the City of Palm Springs, California, will hold a public hearing at its meeting of June 19, 2013. The City Council meeting begins at 6:00 p.m., in the Council Chamber at City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

The purpose of this hearing is to consider an application by SOL, PS, LLC requesting approval of a Planned Development District in lieu of a Change of Zone and a Tentative Parcel Map (TTM 36525). The PDD in lieu of a change of zone proposes a development of 46 single family residential units in a gated community. The project is located on approximately 7.11 acres at the northeast corner of Avenida Caballeros and Amado Road in Section 14 (IL). The Tentative Tract Map proposes a subdivision of the 7.11 acres into 46 single family residential lots, private roadways, and shared open space. General Plan designation and zoning designation is the Section 14 Specific Plan and PSZC, underlying zone of R-4 (the large scale hotel and multiple family residential zone).

ENVIRONMENTAL DETERMINATION: A Draft Mitigated Negative Declaration (MND) was prepared for this project under the guidelines of the California Environmental Quality Act (CEQA). Members of the public may view this document at the Planning Services Department, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs, and submit written comments at, or prior to, the City Council hearing.

REVIEW OF PROJECT INFORMATION: The staff report and other supporting documents regarding this project are also available for public review at City Hall between the hours of 8:00 a.m. to 11:00 a.m. and 2:00 p.m. to 6:00 p.m., Monday through Thursday. Please contact the Office of the City Clerk at (760) 323-8204 if you would like to schedule an appointment to review these documents.

COMMENT ON THIS APPLICATION: Response to this notice may be made verbally at the Public Hearing and/or in writing before the hearing. Written comments may be made to the City Council by letter (for mail or hand delivery) to:

James Thompson, City Clerk
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Any challenge of the proposed project in court may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior, to the public hearing. (Government Code Section 65009[b][2]).

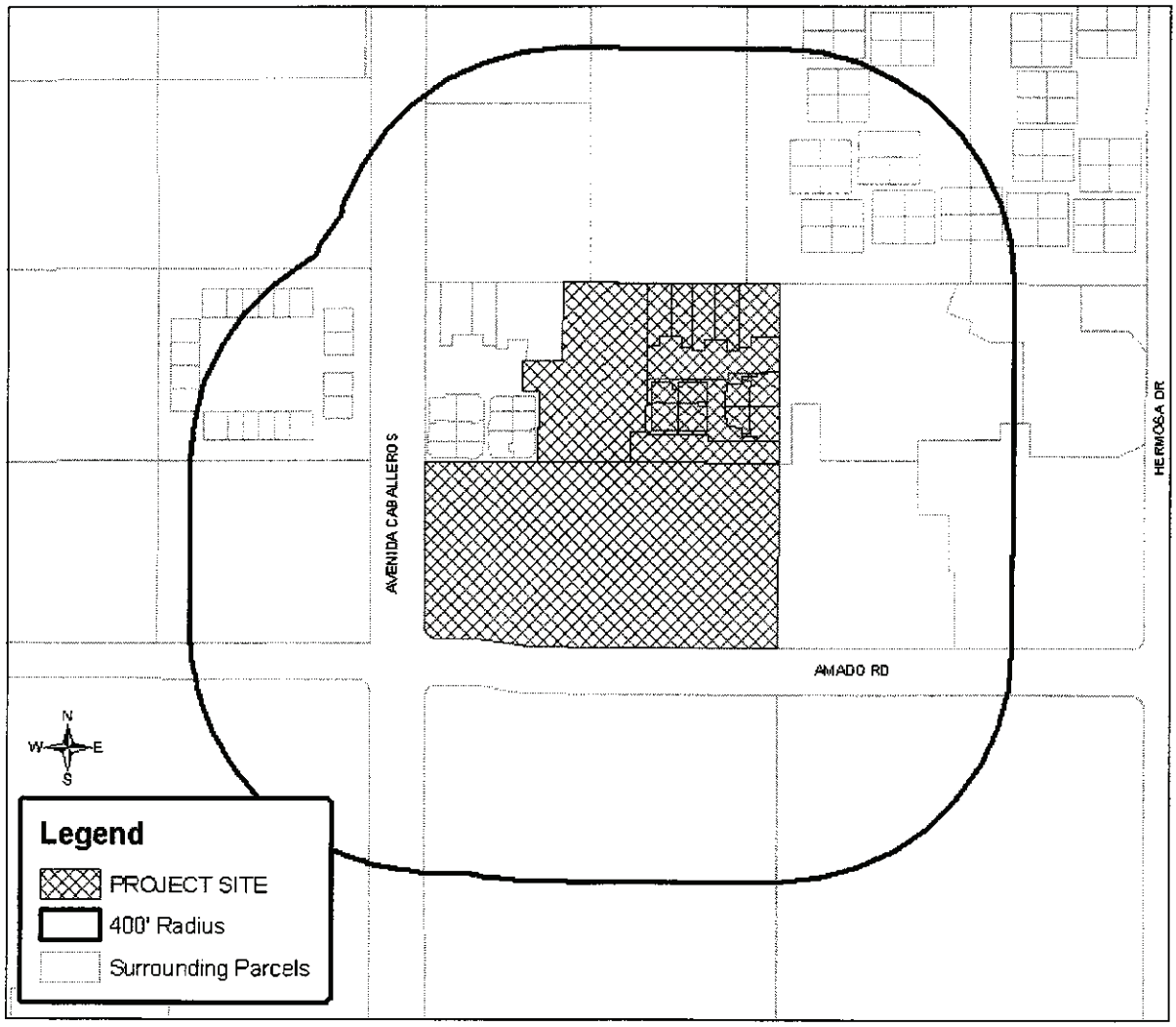
An opportunity will be given at said hearing for all interested persons to be heard. Questions regarding this case may be directed to Ken Lyon, Associate Planner, at (760) 323-8245.

Si necesita ayuda con esta carta, porfavor llame a la Ciudad de Palm Springs y puede hablar con Nadine Fieger telefono (760) 323-8245.

James Thompson, City Clerk

170

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1296 PDD 363, TTM 36525

APPLICANT: SOL PS, LLC

DESCRIPTION: A Planned Development District in lieu of a Change of Zone and a Tentative Tract Map for a gated community of 46 two and three story single family residential units on individual lots, located on a roughly 7.1 acre parcel at the northeast corner of North Avenida Caballeros and Amado Road. Zone HR, Section 14 Specific Plan. APN: 508-580-055 through -069, 071, 074, and 075

City of Palm Springs

Office of the City Clerk

3200 E. Tahquitz Canyon Way • Palm Springs, CA 92262

Tel: (760) 323-8204 • Fax: (760) 322-8332 • TDD: (760) 864-9527 • Web: www.palmspringsca.gov

June 6, 2013

Ms. Claudia Salgado
Bureau of Indian Affairs
P. O. Box 2245
Palm Springs, CA 92263

Fax To: Belinda Ray
(760) 416-2687

RE: City Council Meeting – June 19, 2013
Public Hearing Notice – SOL PS Case 5.1296

Dear Ms. Salgado:

The City Council will be conducting a public hearing at 6:00 p.m. on June 19, 2013, to consider an application by SOL, PS, LLC requesting approval of a Planned Development District in lieu of a Change of Zone and a Tentative Parcel Map (TTM 36525). The PDD in lieu of a change of zone proposes a development of 46 single-family residential (SFR) units in a gated community.

I have enclosed copies of the notice for distribution and your file; however, please advise if additional notices are required.

APN	APN	APN
508 056 018	508 581 058 – 508 581 059	508 582 061 – 508 582 065
508 070 020	508 581 061 – 508 581 062	508 582 067
508 500 001 – 508 500-002	508 581 069	508 582 070 – 508 582 071
508 500 004	508 581 071	508 582 073 – 508 582 088
508 500 006 – 508 500 009	508 582 002	508 582 090
508 500 011	508 582 004 – 508 582 008	508 582 041 – 508 582 047
508 500 013	508 582 010	508 581 054 – 508 581 056
508 500 016 – 508 500 022	508 582 012 – 508 582 014	508 582 054 – 508 582 059
508 500 024 – 508 500 025	508 582 018 – 508 582 021	508 582 051 – 508 582 052
508 500 027	508 582 024	508 581 050 – 508 581 052
508 500 032	508 582 026 – 508 582 028	508 582 049
508 500 034 – 508 500 037	508 582 030 – 508 582 033	508 581 045
508 580 061 – 508 580 069	508 582 035 – 508 582 039	508 581 043

172

June 6, 2013

Thank you for your continuous assistance and support. Please feel free to contact me if there are any questions or concerns, 323-8206.

Sincerely,

Kathie Hart, CMC
Chief Deputy City Clerk

/kdh
Encl: Public Hearing Notices (50 copies)
Envelopes (50 pre-stamped)