

Section 14 Specific Plan Update Initial Study/Environmental Assessment with Finding of No Significant Impact

Prepared for:

City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Bureau of Indian Affairs
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Prepared by:

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December 12, 2013

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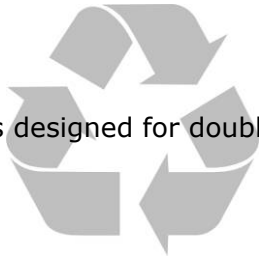


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1 Introduction

The City of Palm Springs (Lead Agency) received an application for a Specific Plan Amendment for a comprehensive update to the Section 14 Master Development Plan/Specific Plan. The approval of this application constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

The Bureau of Indian Affairs (BIA) will review the Specific Plan Amendment and, under 25 CFR Part 162, approve lease agreements for individual development projects with the Section 14 Master Development Plan/Specific Plan area. The decision to approve or deny the lease agreements is a federal action that is subject to the provisions of the National Environmental Policy Act (NEPA).

For projects that must comply with both CEQA and NEPA, the CEQA Guidelines and the NEPA regulations strongly urge local, State, and Federal Agencies to work together to prepare a single document that will satisfy both State and Federal law (CEQA Guidelines Section 15222 and 40 Code of Federal Regulations (CFR) Section 1506.2

This Initial Study/Environmental Assessment (IS/EA) has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the proposed Specific Plan Amendment. This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, and NEPA regulations as mandated by 40 CFR 1500-1508 and implemented by the BIA NEPA Handbook (59 IAM 3-H).

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4.);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) *The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.*
- b) *It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.*
- c) *There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.*
- d) *The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health*

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and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.

- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.*
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.*
- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.*

The Legislature further finds and declares that it is the policy of the State to:

- h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.*
- i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.*
- j) Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.*
- k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.*
- l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.*
- m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.*
- n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.*

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Purpose of NEPA

Congress enacted NEPA in December 1969 and it was signed into law by President Nixon on January 1, 1970, as the basic national charter for protection of the environment. It establishes policy, sets goals, and provides means for carrying out the policy. NEPA also contains "action-forcing" provisions to make sure that federal agencies act according to the letter and spirit of the Act.

NEPA procedures must insure that environmental information is available to public officials and citizens before decisions are made and before actions are taken. The information must be of high quality; accurate scientific analysis, expert agency comments, and public scrutiny are essential to implementing NEPA. Most important, NEPA documents must concentrate on the issues that are truly significant to the action in question, rather than amassing needless detail.

The NEPA process is intended to help public officials make decisions that are based on understanding of environmental consequences, and take actions that protect, restore, and enhance the environment.

1.3 – Tiering and Incorporation by Reference

This IS/EA *tiers* from, and incorporates by reference, the July 2002 Environmental Impact Report/Environmental Impact Statement and the January 2009 Final Supplemental Environmental Impact Report prepared for the Section 14 Master Development Plan/Specific Plan, and the 2007 City of Palm Springs General Plan Update Draft EIR. 43 CFR 46.135, 40 CFR 1508.28 and 43 CFR 46.140 of NEPA, and Section 15152 et seq. of the CEQA Guidelines describe *tiering and incorporating by reference* as streamlining tools as follows:

- (a) *Tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- (b) *Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*
- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited*

Introduction

geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:*
 - (1) *Were not examined as significant effects on the environment in the prior EIR; or*
 - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
 - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
 - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
 - (3) *Significant environmental effects have been adequately addressed if the lead agency determines that:*
 - (A) *they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
 - (B) *they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*

1.4 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this IS/EA. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the IS/EA or indicate where the information may be found. All comments on the IS/EA are to be submitted to:

Edward O. Robertson, Principal Planner
City of Palm Springs
PO Box 2743
Palm Springs, California 92262
760-323-8245

or

John Rydzik, Environmental Division Chief
Bureau of Indian Affairs
Pacific Region
2800 Cottage Way
Sacramento, CA 95825
(916) 978-6051

Following a 30-day period of circulation and review of the IS/EA, all comments will be considered by the City of Palm Springs and the Bureau of Indian Affairs prior to adoption.

1.5 – Availability of Materials

All materials related to the preparation of this IS/EA, including the EIRs referenced in Section 1.2, are available for public review at the Planning Services Department during normal business hours from 8:00am to 6:00pm, Monday through Thursday. To request an appointment to review these materials, please contact:

Ken Lyon, Associate Planner
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262
760-323-8245

2 Project Description

2.1 – Project Title

Section 14 Master Development Plan/Specific Plan Update

2.2 – Lead Agency Name and Address

City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, California 92262

Bureau of Indian Affairs
2800 Cottage Way
Sacramento, CA 95825

2.3 – Contact Person and Phone Number

Edward O. Robertson, Principal Planner
760-323-8245

John Rydzik, Environmental Division Chief
(916) 978-6051

2.4 – Project Location

Section 14, Township 4 South, Range 4 East of the San Bernardino Base and Meridian and the Agua Caliente Indian Reservation is located in the City of Palm Springs (See Exhibit 1, Regional Context and Vicinity Map). The 640-acre Section is bounded by Alejo Road (north), Sunrise Way (east), Ramon Road (south), and Indian Canyon Drive (west) (See Exhibit 2, Specific Plan Area Map).

2.5 – Project Sponsor’s Name and Address

Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, California 92264

2.6 – General Plan Land Use Designation

Varies

2.7 – Zoning District

Varies

2.8 – Project Description

The project is a Specific Plan Amendment to update the Section 14 Master Development Plan/Specific Plan (the “Specific Plan”) approved in November 2004. Whereas the Palm Springs General Plan is the primary guide to the physical growth, development, and improvement throughout the City, the Specific Plan was specifically tailored for the uniqueness of Section 14 in order to:

- Achieve the highest and best use of Indian Trust lands;

- Maximize and coordinate the development potential of the Indian Trust and fee lands in Section 14;
- Ensure compatibility with existing, proposed, and planned development in the downtown area;
- Achieve a comprehensive master plan of development that is high quality, marketable and implementable in a timely manner;
- Revitalize existing uses; and
- Provide a Specific Plan that ensures that quality development occurs independent of ownership.

Even though the Specific Plan was formally adopted in 2004, most of the document was originally drafted in the mid 1990's, some 15 or more years ago. Since most cities select 15 to 20 years as the long-term horizon for their general plans, the City and the Tribe have worked together to draft an update to the Specific Plan which includes:

- Minor modifications and updates to the Introduction, Summary of Existing Conditions and Issues, and Vision and Development Strategy Chapters to bring them up to date with current conditions;
- A new market study to ensure that the current and/or proposed land uses in the Specific Plan are economically viable in Section 14 and make sense in the long-term;
- The realignment of some land use designation boundaries in the Base Land Use Plan to better align them with existing parcel boundaries and development patterns;
- A Complete Streets Plan with updated streetscape, circulation, and parking standards and guidelines;
- An extensive review and update to the Base Land Use Plan regulations and development standards to bring them more in line with, and supporting of, the Specific Plan's Base Land Use Designations;
- Refined design guidelines including new landscaping requirements based on the preserving the desert ecosystem and encouraging sustainable development;
- Simplified the Consolidated Development standards and guidelines, including the elimination of site specific criteria;
- An updated fiscal impact analysis describing the costs and benefits associated with the build-out of the Specific Plan area; and
- A revised implementation strategy based on current market conditions and the dissolution of the City Redevelopment Agency.

Specific Plan Amendment Alternative (Preferred Action)

The Preferred Action Alternative includes all of the above mentioned updates to the Section 14 Master Development Plan/Specific Plan. Overall, specific development regulations would be similar to what currently exists, but there would be greater design flexibility. Development incentives for the consolidation of smaller parcels would be easier to obtain in order to encourage opportunities for larger and more cohesive development. Residential development would continue to be permitted at eight, 15, and 30 units/acre, with hotel densities increased up to 86 units if certain conditions are met. Commercial floor area ratios would be allowed up to 1.0; however, under certain conditions higher ratios may be permitted.

Project Description

Section 14 Master Development Plan/Specific Plan/No Project Alternative

The No Project or No Action Alternative would retain the existing designations and zoning according to the November 2004 Section 14 Master Development Plan/Specific Plan for the City of Palm Springs. Existing development regulations would remain in place.

2.9 – Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Land Use
N	Very Low Density Residential	R1B & R1C	Single-family Residences
NW	Central Business District	CBD	Various Commercial Uses
W	Central Business District	CBD	Various Commercial Uses
SW	Central Business District	CBD	Various Commercial Uses
S	Small Hotel and Medium and Very Low Density Residential	R1C, R2, RMHP, and PDD	Small Hotels, Single- and Multi-family Residences, and a Mobile Home Park
SE	Medium Density Residential Public/Quasi-Public, and Open Space Parks/Recreation	PDD, RGA8, and O	Multi-family Residences, Senior Center, and Public Park
E	Public/Quasi-Public, Medium Density Residential, and Neighborhood Community/Commercial	O, R2, PDD, and C1	Library, Multi-family Residences, and Various Commercial Uses
NE	Very Low Density Residential & Medium Density Residential	R2 and R1C	Single- and Multi-family Residences

2.10 – Environmental Setting

Section 14 is located in an urban area near the eastern base of the San Jacinto Mountains at the western edge of the Coachella Valley, one short block east of Palm Canyon Drive in downtown Palm Springs, and just a mile west of the Palm Springs International Airport. Tahquitz Canyon Way, the boulevard corridor that connects downtown and the airport, bisects Section 14 from east to west. Existing land uses in Section 14 include major hotels, a convention center, casino, restaurants, various commercial uses, multi- and single-family residences, assisted living facilities, religious facilities/places of worship, and a cemetery. In addition to these uses, there is approximately 123 acres of vacant land remaining throughout Section 14.

2.11 – Required Approvals

- Specific Plan Amendment

2.12 – Other Public Agencies Whose Approval is Required

Agency	Permit

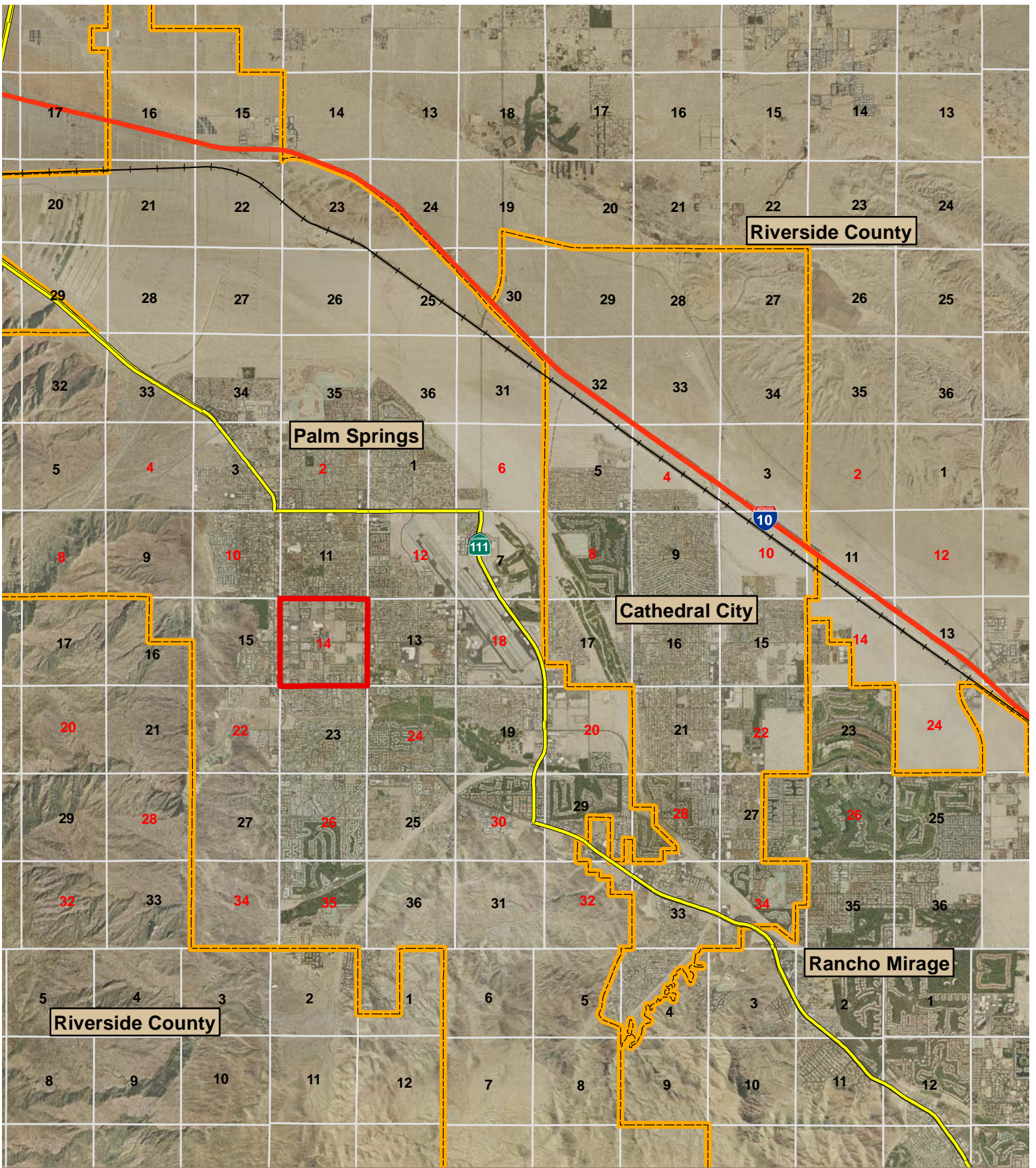
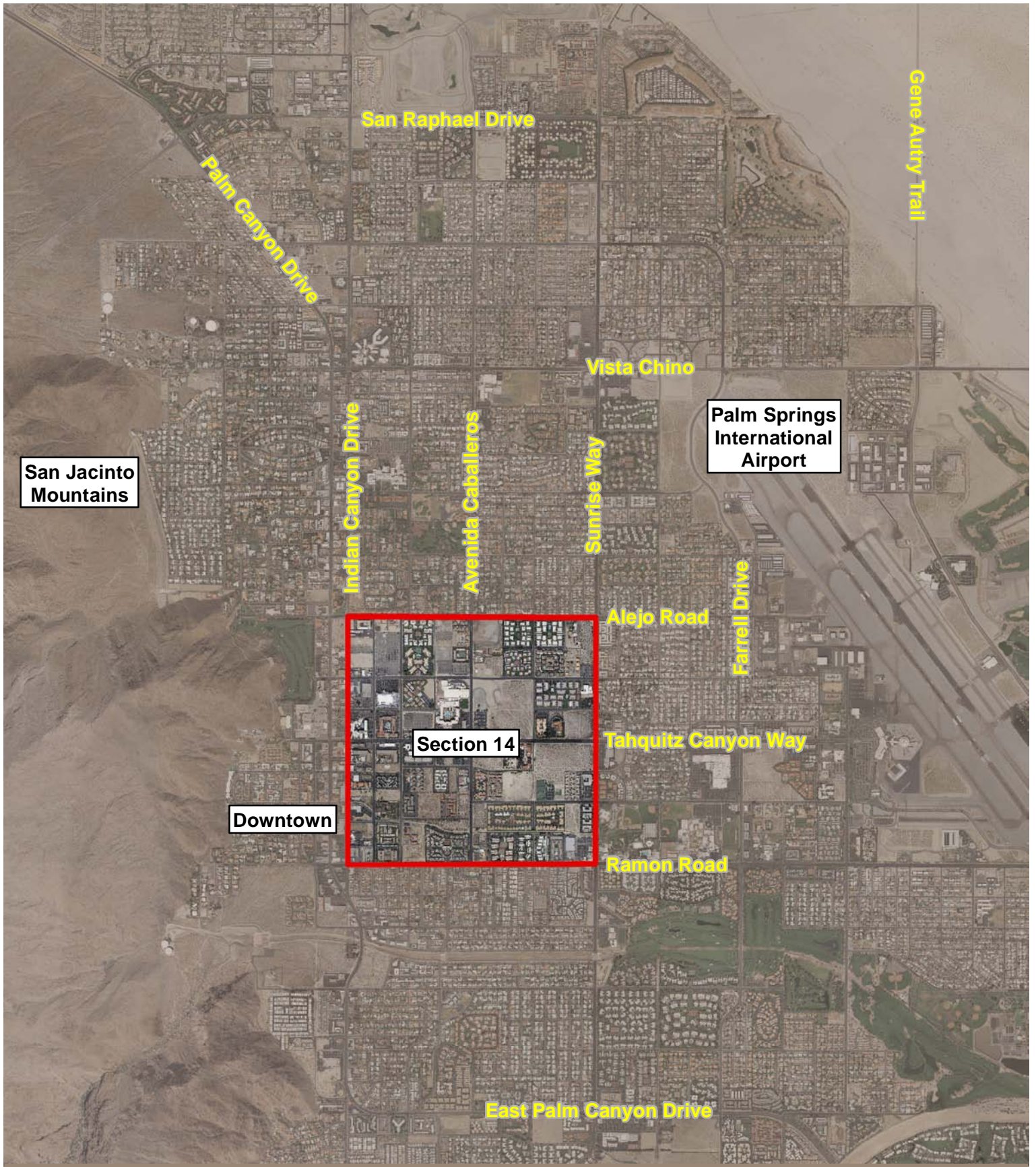


Exhibit 1
Regional Context & Vicinity Map

Project Description





San Jacinto Mountains

Downtown

Section 14

Palm Springs International Airport

San Raphael Drive

Palm Canyon Drive

Indian Canyon Drive

Avenida Caballeros

Sunrise Way

Vista Chino

Alejo Road

Farrell Drive

Tahquitz Canyon Way

Ramon Road

East Palm Canyon Drive

Gene Autry Trail

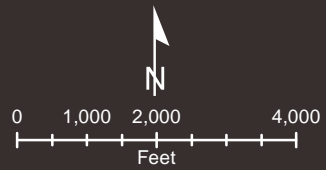


Exhibit 2
Specific Plan Area Map

Project Description



3 Determination

3.1 – Environmental Factors Potentially Affected

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

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

3.2 – Determination

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

Name: Edward O. Robertson, Principal Planner

Date

Determination



4 Evaluation of Environmental Impacts

4.1 – Aesthetics

Would the project:

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

a)-d) **No Impact.** The Specific Plan Amendment does not substantially change the permitted land uses, development standards, or design guidelines of the Specific Plan, the impacts of which on aesthetics were evaluated in the EIR/EIS that was prepared for its adoption.¹ The EIR/EIS also included mitigation measures to minimize potential impacts to aesthetics from the implementation of the Specific Plan, which will remain in effect regardless of the adoption of the Specific Plan Amendment. No physical improvements are proposed in conjunction with the Specific Plan Amendment; therefore, it will not have an impact on any scenic vistas, damage scenic resources, degrade the existing character of Section 14, or create new sources of light or glare. Aesthetic impacts related to any future project in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

¹ Pages 5-122 through 5-129 of the Section 14 Master Development Plan EIR/EIS. 2002.

Evaluation of Environmental Impacts

4.2 – Agriculture and Forest Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-e) **No Impact.** There are no designated farmlands in or around Section 14. As a result, no agricultural land uses occur in Section 14 and there are no Williamson Act contracts in the City. Since Section 14 is located in an urban area near downtown Palm Springs, the Specific Plan Amendment will not impact forest land, nor will it convert forest land to non-forest use.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Less than Significant Impact.** A significant impact could occur if the proposed project conflicts with or obstructs implementation of the 2007 Air Quality Management Plan (AQMP) for the Salton Sea Air Basin. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintain existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP.² The following is the consistency review for the project:

² South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Evaluation of Environmental Impacts

1. The Specific Plan Amendment does not substantially change the Specific Plan's Base Land Use Plan designations or development standards, and it will not conflict with or obstruct the implementation of the AQMP. No physical improvements are proposed in conjunction with the Specific Plan Amendment, and air quality impacts related to any future project in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.
2. The Market and Fiscal Analysis Report prepared for the Specific Plan Amendment (see Appendix A) forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan, which were incorporated into the City's 2007 General Plan Update. The EIR prepared for the 2007 General Plan Update also determined that the original growth projections were consistent with the AQMP growth assumptions;³ therefore, since the Specific Plan Amendment projects a reduction in the development potential of Section 14, the project will not conflict with the growth assumptions used in the AQMP.

b) **Less Than Significant Impact.** A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. Section 14 is located within the Salton Sea Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. Both the State of California and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM¹⁰), fine particulate matter with a diameter of 2.5 microns or less (PM^{2.5}), and lead (Pb). The State of California has also set limits for four additional pollutants: sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Table 1 lists the construction and operational emissions thresholds for each of the criteria pollutants that SCAQMD has established for the Salton Sea Air Basin.

Table 1
SCAQMD Emissions Thresholds

Pollutant	Construction	Operation
NO _x	100 lbs/day	55 lbs/day
VOC	75lbs/day	55 lbs/day
PM ¹⁰	150 lbs/day	150 lbs/day
PM ^{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day
Source: http://www.aqmd.gov/ceqa/handbook/signthres.pdf		

³ Page 5.3-11 of the City of Palm Springs General Plan EIR. 2007.

Evaluation of Environmental Impacts

The Specific Plan Amendment is administrative in nature and would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction and operational emissions from future projects in the Specific Plan area subject to CEQA review would be identified and evaluated against the emission thresholds identified in Table 1 at the time they are brought forward for consideration.

c) **Less Than Significant Impact.** The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. Consistency would demonstrate that the project's cumulative impacts are not significant. Exceedance of regional projections could result in potentially significant impacts. Considering that the Market and Fiscal Analysis Report prepared for the Specific Plan Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan, the impacts of which were evaluated in the EIR/EIS that was prepared for its adoption, the Specific Plan Amendment would not substantially contribute any criteria pollutant for which the project region is in non-attainment.

D) & e) **No Impact.** The Specific Plan Amendment is administrative in nature and would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

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4.4 – Biological Resources

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

a) **No Impact.** Section 14 is located within the boundaries of the Tribal Habitat Conservation Plan (THCP), and together with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) they provide a regional framework for the conservation of special status species and their habitat while providing for streamlined development permitting. Since the THCP identifies Section 14 as not having viable habitat for any species identified as a candidate, sensitive, or special status by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, funding for conserving habitat elsewhere is acquired through payment of the Valley Floor Planning Area (VFPA) Fee from future development projects.

The Specific Plan Amendment does not increase the amount of land that is currently allowed for development under the Specific Plan or the THCP, and no physical improvements are proposed in conjunction with the proposed Amendment. Biological impacts related to any future projects in the Specific Plan area would be identified and evaluated during CEQA review, and project specific mitigation measures, including the payment of the VFPA Fee, would be imposed as necessary per the requirements of the THCP.

b) & c) **No Impact.** Most of the land within Section 14 has already developed, and what vacant land remains is highly fragmented and either partially or completely disturbed. Section 14 does not contain any riparian features or habitat, and according to the federal National Wetlands Inventory it does not contain any wetlands.⁴ The Specific Plan Amendment would not disturb any *waters of the US* as defined by Section 404 of the Clean Water Act, or alter any streams as defined in Section 1600 of the California Fish and Wildlife Code.

d) **No Impact.** Section 14 is located in an urban area that is highly developed and therefore does not provide opportunities for the movement of terrestrial wildlife. There are also no watercourses located in Section 14 that could be utilized by migratory aquatic species.

e) **No Impact.** The Specific Plan Amendment is intended to update and modernize the Specific Plan to better promote development within Section 14 that is compatible with surrounding uses. As such, the Specific Plan amendment is administrative in nature and would not conflict with THCP or City Municipal Code requirements designed to protect biological resources.

f) **No Impact.** As discussed in Section 4.4.a, the project is located within the boundaries of the THCP. Section 14 is not located within a designated Conservation Area or a fluvial sand transport area, and therefore is not subject to THCP-specific avoidance, minimization, or mitigation measures. No physical improvements are proposed as part of the Specific Plan Amendment and biological impacts related to future projects in the Specific Plan area would be identified and evaluated during CEQA review, and project specific mitigation measures, including the payment of the VFPA fee, would be imposed as necessary per THCP requirements.

⁴ United States Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/Wetlands/WetlandsMapper.html#> [January 28, 2013]

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4.5 – Cultural Resources

Would the project:

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

a)-d) **No Impact.** The Specific Plan Amendment is administrative in nature and no physical improvements are proposed as part of the project. The Amendment would not increase the amount of land that is currently allowed for development under the Specific Plan and makes no changes to the City’s General Plan policies and programs geared toward the preservation of cultural resources. The EIR/EIS prepared for the adoption of the Specific Plan analyzed the future development potential of Section 14 and the impact that may have on cultural resources.⁵ Based on that analysis, the EIR/EIS included mitigation measures related to cultural resource protection which will remain in effect regardless of the adoption of the Specific Plan Amendment. Potential impacts to cultural resources related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

⁵ Page 5-24 of the Section 14 Master Development Plan EIR/EIS. 2002.

4.6 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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a)-e) **No Impact.** The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the City of Palm Springs. There are no Alquist-Priolo Fault Zones in Section 14 or the greater City. As described in the EIR/EIS prepared for the adoption of the Specific Plan, Section 14 is relatively flat and the primary sediments encountered there are alluvial sands, as is the case with the entire floor of the Coachella Valley which is covered with alluvial sediment washed down from the surrounding mountains. In general, the alluvial fill trends from the coarser to finer and from shallow to deeper as distance increases from the mountains toward the center of the valley.

The Specific Plan Amendment is administrative in nature and no physical improvements are proposed as part of the project. The Amendment does not substantially increase or decrease the overall development potential currently allowed by the Specific Plan, and makes no changes to the construction standards or the seismic engineering requirements of the City's Fire and Building Codes. The Specific Plan EIR/EIS analyzed the future development potential of Section 14 and the impact ground shaking would have as a result of seismic activity in the area. Based on that analysis, the EIR/EIS determined that with the exception of the immediate area surrounding the Spa Spring located at the northeast corner of Tahquitz Canyon Way and Indian Canyon Drive, the majority of Section 14 is not subject to liquefaction.⁶

For individual projects surrounding the Spa Spring, the EIR/EIS requires that a Geotechnical Report, including mitigation measures as required, be submitted to the City or Tribe, as applicable, during the initial application review process; this mitigation measure will remain in place regardless of the adoption of the Specific Plan Amendment. Other potential impacts to geology and soils from strong ground shaking, erosion, on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse on future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

⁶ Pages 5-1 and 5-2 of the Section 14 Master Development Plan EIR/EIS. 2002.

4.7 – Greenhouse Gas Emissions

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

a) & b) **No Impact.** Because the proposed project is administrative in nature, no actual development is being proposed as part of the Specific Plan Amendment. The Amendment does not substantially change the Specific Plan’s Base Land Use Plan designations or development standards, and it would not conflict with or obstruct the City’s General Plan goals, policies, and actions that seek to minimize the City’s contribution to GHG emissions.

Future development projects within the Specific Plan area may involve temporary increases in greenhouse gas emissions during construction that would be greater than those typically experienced in the existing neighborhood. New construction will be required to comply with the latest City Building Codes, which include codes related to energy efficiency (e.g. Title 24). However, impacts associated with any future project in the Specific Plan area would be identified during the project review process and evaluated in conjunction with the applicable discretionary or building permit process that may be subject to separate environmental review. Consequently, the Specific Plan Amendment would not generate greenhouse gas emissions, either directly or indirectly, that would have a significant impact on the environment.

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4.8 – Hazards and Hazardous Materials

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

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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a)-c) **No Impact.** Section 14 is located within an urbanized area characterized by commercial and residential development; however, because the Specific Plan Amendment is administrative in nature, no actual construction is proposed as part of the project. Consequently, the Amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Nor would the Amendment 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, or cause hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Future development projects within the Specific Plan area would be subject to Federal, State, and/or local code requirements, including the City and/or Tribal Building Codes, as applicable, and reviewed on a case-by-case basis for hazardous materials issues to be resolved.

d) **Less than Significant.** Based upon review of the State Cortese List, a compilation of various sites throughout the State that have been compromised due to soil or groundwater contamination from past uses, Section 14 does not include sites:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),⁷
- listed as having an active or open leaking underground storage tank (LUFT) site by the State Water Resources Control Board (SWRCB),⁸
- listed as a hazardous solid waste disposal site by the SWRCB,⁹
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,¹⁰ or developed with a hazardous waste facility subject to corrective action by the DTSC.¹¹

⁷ California Department of Toxic Substances Control. EnviroStor. www.envirostor.dtsc.ca.gov/public/search.asp [January 30, 2013]

⁸ California State Water Resources Control Board. GeoTracker. <http://geotracker.waterboards.ca.gov> [January 30, 2013]

⁹ California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf [January 30, 2013]

¹⁰ California State Water Resources Control Board. List of Active CDO and CAO. www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls [January 30, 2013]

¹¹ California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities [January 30, 2013]

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Section 14 does, however, have two sites listed as having a previous LUFT by the SWRCB. Both of these sites have been cleaned and their cases have been closed by the SWRCB;¹² therefore, the impact of any future development on these sites creating a significant hazard to the public or the environment is less than significant.

- e) **No Impact.** Section 14 is located approximately one (1) mile west of the Palm Springs International Airport; however, it is not located within the Airport Land Use Plan Area.¹³
- f) **No Impact.** Section 14 is not located within two miles of a private airstrip.
- g) **No Impact.** The Specific Plan Amendment does not include any roadway changes or closures that could impair implementation of or interfere with emergency response plans or evacuations.
- h) **No Impact.** Section 14 is not located within a very high fire hazard zone.¹⁴

¹² California State Water Resources Control Board. GeoTracker. <http://geotracker.waterboards.ca.gov> [January 30, 2013]

¹³ Riverside County Airport Land Use Commissions. Riverside County Airport Land Use Compatibility Plan, Compatibility Map PS-1. March 2005.

¹⁴ California Department of Forestry and Fire Protection. Very High Fire Hazard Severity Zones in Local Responsibility Area: Western Riverside County. January 2010

4.9 – Hydrology and Water Quality

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

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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **No Impact.** Since no development is proposed as part of the Specific Plan Amendment, it would not violate any water quality standards or waste discharge requirements. As a co-permittee under the Riverside County MS4 National Pollutant Discharge Elimination System (NPDES) Permit, the City is required to implement all pertinent regulations of the program to control pollution discharges from future development projects in the Specific Plan area. This includes, but is not limited to, requirements for preparation of a Water Quality Management Plan (WQMP). The WQMP is designed for industrial and commercial developers to integrate Best Management Practices (BMPs) into their projects to identify pollutants and hydrologic conditions of concern and reduce and control post construction runoff. These regulations minimize or eliminate non-point-source pollutants loading from urban runoff, thereby protecting downstream water resources.

In addition to requiring commercial projects to prepare a WQMP, all future development projects in the Specific Plan area would also be required to develop a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The SWPPP would contain BMPs to eliminate or reduce erosion and polluted runoff including erosion controls, sediment controls, tracking controls, wind erosion control, non-storm water management, and materials and water management. By preparing a WQMP and/or SWPPP in addition to the standard City/Tribal Conditions of Approval for water quality, future projects in the Specific Plan area would meet all applicable water quality standards or waste discharge requirements.

b) **Less than Significant Impact.** The Market and Fiscal Analysis Report prepared for the Specific Plan Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan, the impact of which on the local water supply was analyzed in the 2009 Supplemental EIR prepared for the Specific Plan. Regardless, the Supplemental EIR determined that based on the original growth projections, build-out of the Specific Plan area would not have a significant, indirect, or cumulative impact on local water supplies or the Desert Water Agency's ability to provide domestic water to Section 14 or the rest of its service area.

No physical improvements are proposed in conjunction with the Specific Plan Amendment, and impacts related to any future project in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration. In addition, the Specific Plan Amendment includes design standards and guidelines that would help the Desert Water Agency increase water conservation and reduce consumption. All development in the Specific Plan area will: 1) continue to adhere to existing and future conservation measures,

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and future projects will be required to incorporate the latest water conservation technology to minimize water use; 2) be connected to the municipal sewer system and wastewater will be collected and recycled; and 3) be required to pay fees to Desert Water Agency for the purpose of buying additional supplies of water for importation into the basin. These combined actions will assure that any impacts of the Specific Plan Amendment on the groundwater basin will be less than significant.

c)-e) **Less than Significant Impact.** No stream or river is in close proximity to Section 14 and no actual development is proposed as part of the Specific Plan Amendment. Section 14 is located within an urbanized area characterized by commercial and residential development, and the Specific Plan Amendment does not substantially increase or decrease the overall development potential currently allowed by the Specific Plan, and makes no changes to the City's Stormwater Management and Discharge Controls (Municipal Code Chapter 8.70).

Drainage within the Specific Plan area generally flows southeasterly until intercepted by the Baristo Flood Control Channel. Per the City's Master Drainage Plan, all future development projects within the Specific Plan area would be required to provide on-site retention facilities, and/or off-site storm drains connecting the project to the Baristo Channel; the determination of which will be made on a project-by-project basis. Potential impacts to hydrology and water quality related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

As part of this evaluation, projects will be required to adhere to the requirements of the City's Municipal Code, Master Drainage Plan, and the Riverside County MS4 NPDES Permit; therefore, impacts related to on- or off-site flooding, pollution runoff, or stormwater system capacity will be less than significant.

f) **No Impact.** The Specific Plan Amendment is administrative in nature and does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 4.9 herein.

g) & h) **No Impact.** Section 14 is not located within a 100-year flood hazard area; therefore, no impact could occur.

i) & j) **No Impact.** Section 14 is not located in the vicinity of a levee or dam, or near any lakes or other bodies of water that would be subject to potential seiche. Due to the distance of Section 14 from the ocean, no impact from a tsunami could occur. Section 14 is also not located within or near any steep slopes where substantial mudflows could occur.

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4.10 – Land Use and Planning

Would the project:

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

a) **No Impact.** Section 14 is comprised of a mix of residential and commercial uses located within a well-established urban environment. No physical improvements are proposed in conjunction with the Specific Plan Amendment; therefore, it would not physically divide any established community in or around Section 14.

b) **No Impact.** Land use in Section 14 is currently regulated by the Specific Plan, which identifies goals and policies to facilitate orderly development within the Specific Plan area. The Specific Plan Amendment is consistent with these goals and policies, and does not substantially change the permitted land uses or land use boundaries of the Specific Plan. Potential impacts to land use and planning related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

c) **No Impact.** As discussed in Section 4.4 (Biological Resources), Section 14 is located within the boundaries of the Tribal Habitat Conservation Plan which designates the Specific Plan area for 100 percent development. Funding for conserving habitat elsewhere is acquired through payment of the Valley Floor Planning Area Fee from future development projects. The Special Plan Amendment does not increase the amount of land that is currently allowed for development under the Specific Plan or the THCP, or alter any THCP conservation requirements; therefore, it would not conflict with either of these documents.

4.11 – Mineral Resources

Would the project:

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

a) & b) **No Impact.** Section 14 is located within an urban environment on land that is designated Mineral Resource Zone 3 (areas where the significance of mineral deposits cannot be determined from the available data), and the City’s General Plan does not identify any locally important mineral resources in the area.

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4.12 – Noise

Would the project result in:

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

a)-d) **No Impact.** As stated previously, the Specific Plan Amendment is administrative in nature; no physical activity is proposed. Future development projects in the Specific Plan area will be required to comply with the City’s Noise Ordinance, and/or a discretionary approval process that may be subject to environmental review that would prevent or mitigate the exposure of persons to or generation of noise levels or excessive ground borne vibration in excess of City/Tribal standards. This process will also eliminate or mitigate substantial permanent, temporary, or periodic increases in ambient noise levels in the vicinity of Section 14 above levels existing without the future project.

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e) **No Impact.** Section 14 is located approximately one (1) mile west of the Palm Springs International Airport and it is not located within the Airport Land Use Plan Area or within the 65 dBA CNEL noise contour of the airport.¹⁵

f) **No Impact.** There are no private airstrips within two miles of Section 14.

¹⁵ Riverside County Airport Land Use Commissions. Riverside County Airport Land Use Compatibility Plan, Compatibility Map PS-3. March 2005.

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4.13 – Population and Housing

Would the project:

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

a) **Less than Significant Impact.** The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential currently allowed by the Specific Plan, the impacts of which on population and housing were analyzed in the EIR/EIS that was prepared for its adoption.¹⁶ In addition, the Market and Fiscal Analysis Report prepared for the Specific Plan Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan. Therefore, the Specific Plan Amendment will have a less than significant impact on inducing substantial population growth in the area.

b) & c) **No Impact.** The Specific Plan Amendment is administrative in nature and does not involve any construction that would displace existing housing or people within Section 14.

¹⁶ Pages 5-25 through 5-29 of the Section 14 Master Development Plan EIR/EIS. 2002.

4.14 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a)-e) **Less than Significant Impact.** The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential or change the land uses currently allowed by the Specific Plan. In addition, the Market and Fiscal Analysis Report prepared for the Specific Plan Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan.

The impact of the Specific Plan on public services was analyzed in the EIR/EIS that was prepared for its adoption. The EIR/EIS also included mitigation measures to minimize potential impacts to public services from the implementation of the Specific Plan, which will remain in effect regardless of the adoption of the Specific Plan Amendment.¹⁷ Therefore, the Specific Plan Amendment will have a less than significant impact on public services. Potential impacts to public services related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

¹⁷ Pages 5-29 through 5-31, and 5-40 through 47 of the Section 14 Master Development Plan EIR/EIS. 2002.

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4.15 – Recreation

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

a) **Less than Significant Impact.** The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential or change the land uses currently allowed by the Specific Plan. In addition, the Market and Fiscal Analysis Report prepared for the Specific Plan Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan.

The impact of the Specific Plan on recreation was analyzed in the EIR/EIS that was prepared for its adoption.¹⁸ Therefore, the Specific Plan Amendment will have a less than significant impact on recreation. Potential impacts to recreation related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration.

b) **No Impact.** The Specific Plan Amendment is administrative in nature and does not include or require the construction or expansion of any recreational facilities.

¹⁸ Pages 5-46 and 5-47 of the Section 14 Master Development Plan EIR/EIS. 2002.

4.16 – Transportation and Traffic

Would the project:

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

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f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) & b) **Less than Significant Impact.** The Traffic Impact Analysis (TIA) Report included as Appendix B) analyzed the potential circulation impacts related to future development associated with the implementation of the Specific Plan Amendment. The TIA Report examined the following scenarios:

- Existing Conditions (2013)
- Existing Conditions (2013) with the Specific Plan Amendment
- Year 2013 No Project Scenario (current Specific Plan buildout)
- Year 2033 Specific Plan Amendment buildout

Based on the analysis contained in the TIA, with the exception of Avenida Caballeros and Alejo Road, all intersections and road segments within Section 14 are projected to operate at acceptable levels of service (LOS) at Specific Plan Amendment buildout. For Avenida Caballeros and Alejo Road, the TIA Report recommends that the City and/or the Tribe monitor Average Daily Trip (ADT) volumes on these roadways every five years to determine if observed traffic volumes exceed the acceptable LOS for a two lane roadway (Mitigation Measure T1). If traffic volumes create traffic conditions of LOS E or worse on Avenida Caballeros between Tahquitz Canyon and Alejo Road, then consideration should be given to modifying this segment to a four lane road with the elimination of either the on-street parking or the Class II bike lanes.

For the western segment of Alejo Road, potential lane geometry changes may be needed to provide adequate level of service. Alternatively, the TIA Report recommends that targeted intersection level improvements should also be assessed to determine if these would provide adequate level of service for the roadway, while permitting the mid-block segments to remain single lane in each direction.

References to these requirements have been included for both roadways in the Specific Plan Amendment.

c)-d) **No Impact.** Section 14 is located approximately one (1) mile west of the Palm Springs International Airport. The Specific Plan Amendment is administrative in nature and includes no operational component that could substantially increase air traffic, and does not include any structural component that could require rerouting of aircraft departure or approach patterns. It does not propose any design features that would substantially increase hazards to local roadways, or introduce any incompatible uses that would conflict with the Palm Springs General Plan. The Specific Plan Amendment does not alter emergency access and the Complete Streets Plan proposes improvements that will encourage public transit, bicycle, and pedestrian access within Section 14.

4.17 – Utilities and Service Systems

Would the project:

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

A), b), & e) **No Impact**. The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential currently allowed by the Specific Plan. In addition, the Market and Fiscal Analysis Report prepared for the Specific Plan

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Amendment forecasts a reduction in the future development potential of Section 14 with respect to the original growth projections contained in the Specific Plan. The EIR/EIS prepared for the adoption of the Specific Plan, however, analyzed the full buildout of Section 14 based on the original projections and included mitigation measures to minimize potential impacts to wastewater treatment, which will remain in effect regardless of the adoption of the Specific Plan Amendment.¹⁹ Future development in the Master Plan area will be required to implement sewer plans that connect to the City's sanitary sewer system, and be required to pay connection fees to hook into the existing lines within Section 14. Therefore, impacts to wastewater treatment are expected to be less than significant.

c) **Less than Significant Impact.** The Specific Plan Amendment is administrative in nature and no physical improvements are proposed as part of the project. Per the City's Master Drainage Plan, all future development projects within the Master Plan Area would be required to provide on-site retention facilities, and/or off-site storm drains connecting the project to the Baristo Channel; the determination of which will be made on a project-by-project basis. Potential impacts to stormwater drainage facilities related to future projects in the Specific Plan area subject to environmental review would be identified and evaluated at the time they are brought forward for consideration. As part of this evaluation, projects will be required to adhere to the requirements of the City's Municipal Code, Master Drainage Plan, and the Riverside County MS4 NPDES Permit; therefore, impacts related to stormwater drainage facilities will be less than significant.

d) **Less than Significant Impact.** The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential currently allowed by the Master Plan. The impact of future development in the Master Plan area and the eventual buildout of Section 14 on the local water supply was analyzed in the 2009 Supplemental EIR prepared for the Master Plan. The Supplemental EIS determined that build-out of the Master Plan would not have a significant, indirect, or cumulative impact on local water supplies or the Desert Water Agency's ability to provide domestic water to Section 14 or the rest of its service area.

f) & g) **Less Than Significant Impact.** The Specific Plan Amendment is administrative in nature and does not significantly increase or decrease the overall development potential currently allowed by the Master Plan. The impact of future development in the Master Plan area and the eventual buildout of Section 14 on solid waste disposal were analyzed in the EIR/EIS prepared for the adoption of the Master Plan. The EIR/EIS determined that although there will be an increase in the amount of solid waste generated, the strategies included in the City's General Plan and Municipal Code requirements will ensure that the level of solid waste disposal services remains commensurate with demand.²⁰ Future projects within the Master Plan area will also comply with all pertinent federal, state, and local statutes and regulations related to solid waste, including, but not limited to, on-site recycling and solid waste reduction programs. Therefore, impacts related to solid waste are expected to be less than significant.

¹⁹ Pages 5-32 through 5-36 of the Section 14 Master Development Plan EIR/EIS. 2002.

²⁰ Pages 5-36 through 5-40 of the Section 14 Master Development Plan EIR/EIS. 2002.

4.18 – Mandatory Findings of Significance

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

a) **Less than Significant.** The environmental analysis provided in Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Sections 4.7 and 4.9 conclude that impacts related to climate change and hydrology and water quality will be less than significant. Section 4.4 concludes that the Specific Plan Amendment will have no impact on fish, wildlife, or habitat. Section 4.5 concludes that there will be no impact to cultural resources. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

b) **Less than Significant.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public

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services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

The Specific Plan Amendment would generally result in nominal environmental impacts, as discussed herein. Short-term impacts related to pollutant emissions will be at less than significant and therefore will not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. The Specific Plan Amendment's contribution to long-term, cumulative impacts will not be substantial with implementation of the City's/Tribe's existing policies, programs, and regulatory requirements. Particularly, the future development projects within the Specific Plan area will be subject to development impact fees and property taxes to offset project-related impacts to public services and utility systems such as fire protection services, traffic control and roadways, storm drain facilities, and other public facilities and equipment. The City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

c) **Less Than Significant.** Based on the analysis of the Specific Plan Amendment's impacts in the responses to items 4.1 thru 4.17, there is no indication that this project could result in substantial adverse effects on human beings. The analysis herein concludes that direct and indirect environmental effects will at worst be at less than significant levels through mitigation. Based on the analysis in this Initial Study/Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

5.1 – List of Preparers

City of Palm Springs (Lead Agency)

3200 East Tahquitz Canyon Way
Palm Springs, California 92262
760-323-8245

- Edward Robertson, Principal Planner
- Ken Lyon, Associate Planner

Agua Caliente Band of Cahuilla Indians (Environmental Analysis)

5401 Dinah Shore Dr.
Palm Springs, California 92264
760-883-1945

- Dan Malcolm, Senior Planner

5.2 – Persons and Organizations Consulted

- None

References



6 Summary of Mitigation Measures

Mitigation Measure T1

The City and/or the Tribe shall monitor Average Daily Trip (ADT) volumes on Avenida Caballeros and Alejo Road every five years to determine if observed traffic volumes exceed the acceptable LOS for a two lane roadway. If traffic volumes create traffic conditions of LOS E or worse on either of these roadways, the City and/or Tribe shall implement one or more of the recommendations included in the Traffic Impact Analysis Report prepared for the Specific Plan Amendment.

Summary of Mitigation Measures



Appendix Materials

