



## Planning Commission Staff Report

Date: January 14, 2009

Case No.: 3.3215 MAJ

Type: Major Architectural Application

Location: 3900 East Vista Chino Road

APN: 677-040-030

Applicant: Sean Callow, Vista Chino Self Storage, LLC

General Plan: IND (Business/Industrial)

Zone: M-1 IL (Service/Manufacturing; Indian Land)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Ken Lyon, Associate Planner

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### **PROJECT DESCRIPTION:**

The applicant proposes to construct a self storage facility for recreational and other vehicles on an approximately 9.17-acre site at 3900 East Vista Chino Road. In addition to the RV storage buildings the project would include an on-site manager's office and residence, a "community building" including laundry, vending, and shower facilities, off street parking and landscaping. The site is located west of the Whitewater River Wash and north of the entrance to the Escena residential development.

### **RECOMMENDATION:**

That the Planning Commission:

- Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Approve Case 3.3215 MAJ subject to the attached conditions of approval

**PRIOR ACTIONS:**

On April 7, 2008, the AAC reviewed the application and voted 6-0-1 (Cioffi abstaining) to recommend approval of the project as submitted.

On October 14, 2008 the project was reviewed by the Tribal Council which recommended the project's approval to the City Council. (Park to Mayor Pougnet letter attached).

**BACKGROUND AND SETTING:**

The site is currently vacant and lies just west of the Whitewater River floodplain on the north side of Vista Chino Road. The site is essentially a flat sandy site with no significant plant material or land formations.

The project is located on the northeast side of Palm Springs in an area comprised of a mixture of industrial, commercial, and high density residential land uses. Surrounding existing land uses are indicated in Table 1.

**Table 1: Surrounding Land Uses**

	<b>Zoning</b>	<b>General Plan</b>	<b>Current Land Use</b>
North	W (watercourse)	Open Space - Watercourse	Watercourse (open)
South	W(PD)	Open Space (Park) & High Density Residential (15.1 - 30du / acre)	Vacant/Esena Residential
East	M-1-P	Open Space – Watercourse/Industrial	Watercourse (open) and Vacant Industrial
West	M-1 & W (watercourse)	Neighborhood Community Commercial/Industrial/Public Utilities	Commercial/Industrial and Vacant

The project is comprised of approximately 204 RV storage units in eleven (11) separate pre-engineered metal buildings to be constructed in two phases (155 units in phase I and 49 units in phase II). The buildings are approximately nineteen (19) feet high and have overhead sectional doors accessing each vehicle storage unit. There are also 23 covered outdoor recreational vehicle storage areas (RV parking spaces) that would be constructed in Phase II. The site includes multi-purpose outdoor storage areas in between the various buildings and paved drive aisles. There is a below-grade dump station for RV waste and a vehicle wash bay.

The buildings are essentially arranged in parallel rows with additional buildings around the perimeter of the site. An eight (8) foot perimeter masonry wall surrounds the project site. Those metal structures that abut the side and rear property line have masonry walls on the property line side of the building that are essentially integrated with the

perimeter site wall. At the entrance to the site is a proposed two story building that will contain the manager's office and apartment unit for the on-site manager and RV-owners' services facilities such as laundry facilities and showers. It is a two-story frame building with a 1,600 square foot office on the first floor and a two bedroom managers' residential unit on the second floor. It is designed in a contemporary architectural style.

Two automatic sliding vehicular access gates will secure the storage units and service yard area from the street. In front of the gates is a parking area with approximately six off-street parking spaces, two of which are long spaces for RV parking. The on-site manager's unit is provided with a two-car enclosed parking garage attached to the building and there are two off-street parking areas within the gate area adjacent to the manager's garage.

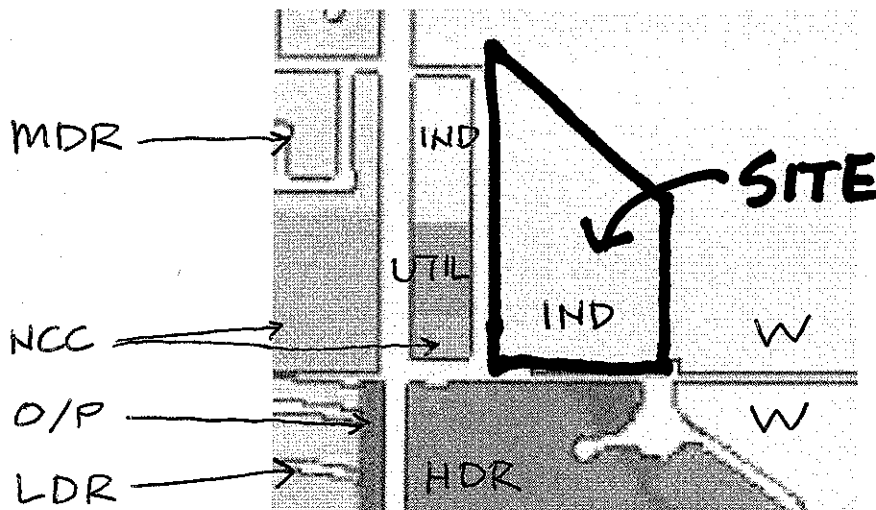
### ANALYSIS:

#### General Plan

The project is located within the Industrial Land Use designation. The description in the General Plan for Industrial uses notes:

*Industrial (0.5 FAR). Industrial uses adjacent to the airport are also included in this designation, such as, but not limited to: ...storage,..."*

The diagram below denotes a portion of the General Plan Land Use Map depicting the subject parcel in the center.



The diagram above shows the General Plan land use in the vicinity of the project. Vista Chino and Gene Autry are the major streets on this diagram; the project site is in the center of this diagram (Industrial land use designation).

The project has been reviewed for consistency with the General Plan. Several goals and policy statements in the General Plan that relate to this type of development have been noted below.

*LU3.2 Promote opportunities for expansion and revitalization of industrial uses within the City.*

This parcel is immediately north of the Palm Springs International Airport and therefore is consistent with this statement.

*LU3.8 Discourage outdoor storage, except that finished products may be stored in non-street-frontage yards. Storage areas should be surrounded by landscaped, decorative walls and stored materials shall not exceed the wall height.*

The project proposes outdoor storage areas that are enclosed by eight foot tall perimeter masonry walls and a condition of approval shall denote that such outdoor stored materials shall not exceed the wall height such that the project will conform to this policy statement.

*CD21.3 Avoid the use of long, blank walls by breaking them up with vertical and horizontal façade articulation achieved through stamping, colors, materials, modulation, and landscaping.*

The project's perimeter and front walls are varied in texture and landscaping at the street frontage and thus conform to this policy of the General Plan.

*CD21.4 Use screening techniques, such as landscaping, walls and berms to minimize views of surface parking, storage and service areas.*

The project proposes walls and landscaping to screen storage and parking.

Based on review of these statements and the type of uses encouraged in the Industrial Land Use designation, Staff has concluded that the project is consistent and harmonious with the General Plan.

### Zoning

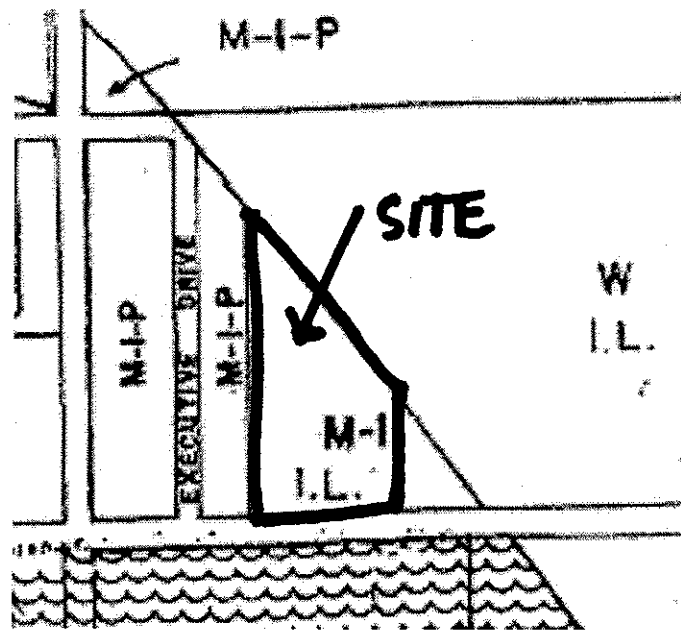
The project is located in the M-1 (Business/Manufacturing) zone. Section 92.17.00 of the PSZO states:

*The "M-1" service/manufacturing zone is intended to provide for the development of service industries for commercial and hotel uses and for industrial uses which include fabrication, manufacturing, assembly or*

*processing of materials that are in already processed form and which do not in their maintenance, assembly, manufacture or plant operation create smoke, gas, odor, dust, sound, vibration, soot, glare or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other zone.*

Permitted uses in the M-1 zone include wholesaling, warehousing, and mini-warehousing/storage. The proposed use would conform to this definition.

The diagram below shows the portion of the Zoning map that applies to this parcel.



This diagram shows a portion of the Zoning Map; the subject parcel is in the M-1 zone in the middle of this diagram.

**Development Standards**

The project is subject to the M-1 development standards in Section 92.17.03 of the Palm Springs Zoning Code (PSZC). A comparison of the applicant's proposal and the development standards have been provided in Table 2 below.

**Table 2 Development Standards Comparison**

M-1 zone	Permitted	Proposed
Lot Area	40,000 square feet when abutting a major thoroughfare	9.17 acres (399,467 square feet) - Conforms
Lot Width	200 feet when abutting a major thoroughfare	597.48 feet - Conforms
Lot Depth	200 feet when abutting a major thoroughfare	Average 668 feet - Conforms

<b>M-1 zone</b>	<b>Permitted</b>	<b>Proposed</b>
Front Yard	25 feet	26 feet – Conforms
Side Yard	No requirement	0
Rear Yard	No requirement	0
Building Height	40 feet	19 feet and 24 feet – Conforms
Building Coverage	60%	34% - Conforms
Walls	8 feet max on side and rear yards	8 feet - Conforms
Outdoor Storage	Permitted, fully enclosed, storage not to exceed height of perimeter wall	Conforms (will be made a Condition of Approval)

#### *Walls and Landscaping*

The applicant is proposing an 8-foot high CMU screen wall around the perimeter of the site. On the street frontage, the screen wall has been setback 26 feet from the property line. A landscape area is proposed between the wall and the sidewalk. Additional landscape areas are provided within the service yard.

The applicant proposes a desert native, drought-tolerant landscape scheme along the front of the property.

#### *Parking*

Per Section 93.06.00 of the PSZC, the applicant is required to provide parking for the warehousing, site-manager's residence and office portions of the project.

*Mini-warehousing: Self-storage or Dead Storage. A minimum of six (6) spaces per complex; additional parking to be as required by the director of planning and building. Where a caretaker's residence is provided, a minimum of two (2) parking spaces shall be provided for the exclusive use of such residence in addition to those required for the mini-warehouse function.*

The project includes a caretaker's residence and a 1,630 square foot office. The project conforms to the parking requirements because it provides eight off-street parking spaces and two enclosed garage spaces for the managers unit.

#### *Parking Area Shading*

For off-street parking areas between 5 and 24 spaces, shading is required for a minimum of 30% of the parking spaces. (PSZC, Sec. 93.06.00(C)(3)(a)) The applicant proposes to provide shade trees to cover 5 of the off-street parking spaces. Therefore, the parking as proposed is appropriately shaded.

## FINDINGS:

There are no specific findings for major architectural applications, however projects are evaluated against the Architectural Review Guidelines delineated in the PSZO Section 94.04.00. Staff has evaluated the project against these guidelines and provided an evaluation of each below.

### Architectural Review

Pursuant to Section 94.04.00 of the Zoning Ordinance, the project has been evaluated against the Architectural Review Guidelines, as follows:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;*

The site layout, orientation and location of structures have been designed to present an attractive view from the public right-of-way of a somewhat utilitarian use. Distinct pedestrian circulation is provided and parking areas include adequate maneuverability.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The project proposes landscaping and a CMU perimeter wall to screen the service/storage yard area from surrounding parcels and the public way. The office/on-site manager's residence is a contemporary building that is attractive and harmonious with present and potential future development in the area.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*

The project is consistent with the PSZO in terms of height, area and setbacks. Mechanical equipment will be screened where necessary.

4. *Building design, materials and colors to be sympathetic with desert surroundings; and*

The proposed CMU block building and screening wall is sympathetic to the desert surroundings. The 2-story building blends well with open desert landscape of the adjacent Whitewater River wash.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures, which are visible simultaneously;*

The materials and colors are harmonious with the landscaping and each other, accented briefly by light, steel features.

6. *Consistency of composition and treatment;*

Building composition is consistent and the buildings that front Vista Chino Road are well proportioned and attractive.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The proposed landscaping is drought-tolerant and designed to be consistent with the City's water-efficient landscape ordinance. Based on this evaluation, staff believes the subject project conforms to these guidelines.

### **ENVIRONMENTAL ASSESSMENT**

The Planning Department has reviewed this project under the provisions of the California Environmental Quality Act (CEQA), and determined that the project had the potential for significant impacts, but that the impacts would not be significant in this case because project modifications or mitigation measures incorporated into the Initial Study reduce impacts to less than significant levels.

The Public Works Department provided review and comment on the Initial Study, as follows:

1. The project, as with all projects on Indian Land, will be conditioned to provide Tribal clearance relating to cultural resources, prior to issuance of any permit.
2. The project will be conditioned to require the submittal and approval of a hydrology study and Water Quality Management Plan to assure that storm water is managed on site, and that pollutants do not enter the storm drain system off site in Vista Chino.
3. The project will be conditioned to provide a sanitary sewer lift station in order to connect to the existing sewer system.

These conditions of approval will assure that impacts associated with cultural resources, storm water management and water quality, and sanitary sewer facilities will remain less than significant. The comments provided by the Public Works Department do not



represent new information, nor do they alter the analysis or findings of the Initial Study. Recirculation of the Initial Study is therefore not required.

The City also received a comment letter from the Agua Caliente Band of Cahuilla Indians (attached). The letter identified that the biological resource study incorrectly stated that the project site is within the Coachella Valley Multiple Species Habitat Conservation Plan boundary. The letter correctly states that the project area is within the boundary of the Agua Caliente Tribal Multiple Species Habitat Conservation Plan. The letter further states that the project area is not identified as being within a habitat area for the Burrowing owl, and that no survey is necessary under the Tribal Plan. The commenter is correct, however, since the Plan is not currently approved through the US Fish and Wildlife Service, the survey and receipt of permits will be required from the Service if the project proceeds prior to the Plan's completion. The comments do not represent significant new information, nor do they alter the analysis or findings in the Initial Study. Recirculation of the Initial Study is therefore not required.

A Mitigated Negative Declaration has been prepared, and attached to this staff report. After the Initial Study had been circulated for public review, the applicant submitted modified plans which reduced the number of storage units, and total square footage of building space on the site. This change results in the same land uses on the site, and a marginally less intense project. As the Initial Study analyzed impacts for a slightly more intense project, the impacts associated with the revised project are expected to be slightly less, and no recirculation of the Initial Study is necessary.

### NOTIFICATION

A notice was mailed to all property owners within a five hundred foot (400') radius of the property in accordance with state law. As of the writing of this staff report, staff has received no comments from the public.

  
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Ken Lyon  
Associate Planner

  
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Craig A. Ewing, AICP  
Director of Planning Services

#### Attachments:

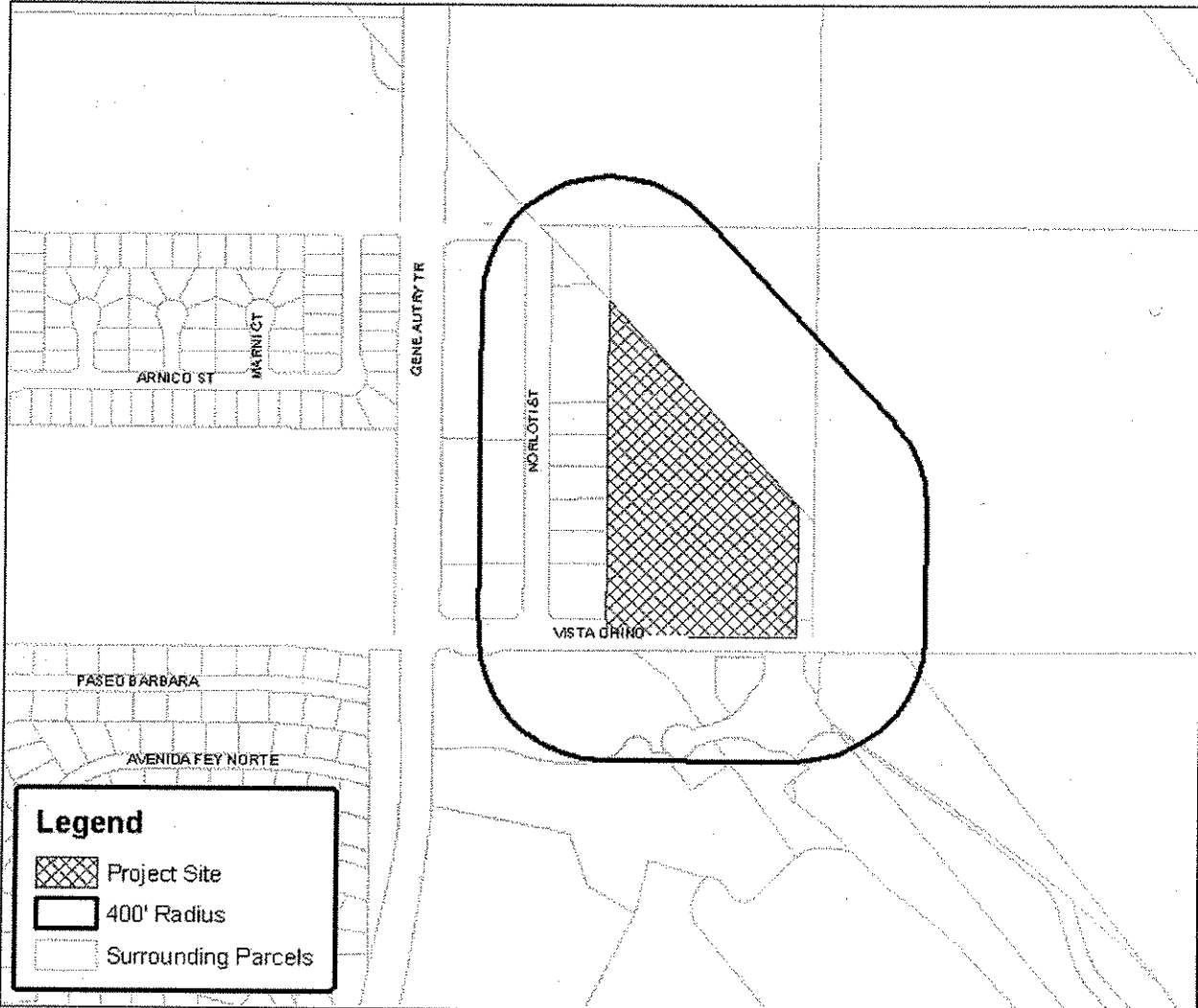
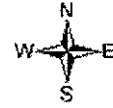
1. Vicinity map
2. Draft Resolution
3. Mitigated Negative Declaration
4. Park to Mayor Pougnet letter dated October 16, 2008
5. Malcolm to Lyon letter dated 9-8-08
6. Environmental Initial Study, Mitigation Monitoring and Reporting Program
7. Site Plans and elevations



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# Department of Planning Services Vicinity Map



## CITY OF PALM SPRINGS

**CASE NO:** 3.3215 MAJ

**APPLICANT:** Sean Callow  
Vista Chino Self Storage,  
LLC

**DESCRIPTION:** To consider an application by Sean Callow, of Vista Chino Self Storage, LLC, for a major architectural application. The project is comprised of a recreational vehicle self storage facility on 9.17 acres at 3900 East Vista Chino Road, Zone M1.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING CASE 3.3215 MAJ, AN ARCHITECTURAL APPROVAL OF A PROPOSED RECREATIONAL VEHICLE SELF STORAGE FACILITY ON 9.17 ACRES AT 3900 VISTA CHINO ROAD, ZONE M-1 (IL), SECTION 6/T4/R5.

WHEREAS, Sean Callow of Vista Chino Self Storage LLC, ("Applicant") has filed an application with the City of Palm Springs for architectural approval of a recreational vehicle self storage facility located at 3900 East Vista Chino Road; and

WHEREAS, on April 7, 2008, the Architectural Advisory Committee met and voted (6-0-1 (Cioffi Abstaining) to recommend approval of the project to the Planning Commission; and

WHEREAS, on January 14, 2009, 2008, a meeting was held by the Planning Commission in accordance with applicable law; and

WHEREAS, at said hearing, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: The project has been reviewed under the provisions of the California Environmental Quality Act (CEQA), and a determination has been made that the project had the potential for significant impacts, but that the impacts would not be significant in this case because project modifications or mitigation measures incorporated into the Initial Study reduce impacts to less than significant levels.

The Public Works Department provided review and comment on the Initial Study, as follows:

1. The project, as with all projects on Indian Land, will be conditioned to provide Tribal clearance relating to cultural resources, prior to issuance of any permit.

2. The project will be conditioned to require the submittal and approval of a hydrology study and Water Quality Management Plan to assure that storm water is managed on site, and that pollutants do not enter the storm drain system off site in Vista Chino.
3. The project will be conditioned to provide a sanitary sewer lift station in order to connect to the existing sewer system.

These conditions of approval will assure that impacts associated with cultural resources, storm water management and water quality, and sanitary sewer facilities will remain less than significant. The comments provided by the Public Works Department do not represent new information, nor do they alter the analysis or findings of the Initial Study. Recirculation of the Initial Study is therefore not required.

The City also received a comment letter from the Agua Caliente Band of Cahuilla Indians. The letter identified that the biological resource study incorrectly stated that the project site is within the Coachella Valley Multiple Species Habitat Conservation Plan boundary. The letter correctly states that the project area is within the boundary of the Agua Caliente Tribal Multiple Species Habitat Conservation Plan. The letter further states that the project area is not identified as being within a habitat area for the Burrowing owl, and that no survey is under the Tribal Plan. The commentor is correct, however, since the Plan is not currently approved through the US Fish and Wildlife Service, the survey will be required if the project proceeds prior to the Plan's completion, and receipt of permits from the Service. The comments do not represent significant new information, nor do they alter the analysis or findings in the Initial Study. Recirculation of the Initial Study is therefore not required.

Section 2: Pursuant to Section 94.04.00 of the Zoning Ordinance for the Architectural review of development projects the Planning Commission finds that:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas;*

The site layout, orientation and location of structures have been designed to present an attractive view from the public right-of-way of a somewhat utilitarian use. Distinct pedestrian circulation is provided and parking areas include adequate maneuverability.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The project proposes landscaping and a CMU perimeter wall to screen the service/storage yard area from surrounding parcels and the public way. The office/on-site manager's residence is a contemporary building that is attractive and harmonious with present and potential future development in the area.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;*

The project is consistent with the PSZO in terms of height, area and setbacks. Mechanical equipment will be screened where necessary.

4. *Building design, materials and colors to be sympathetic with desert surroundings; and*

The proposed CMU block building and screening wall is sympathetic to the desert surroundings. The 2-story building blends well with open desert landscape of the adjacent Whitewater River wash.

5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures, which are visible simultaneously;*

The materials and colors are harmonious with the landscaping and each other, accented briefly by light, steel features.

6. *Consistency of composition and treatment;*

Building composition is consistent and the buildings that front Vista Chino Road are well proportioned and attractive.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The proposed landscaping is drought-tolerant and designed to be consistent with the City's water-efficient landscape ordinance.

The Planning Commission has determined that the project is in conformance with the criteria set forth in the Architectural Guidelines of the Palm Springs Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Architectural Review of Case 3.3215 , subject to the

conditions set forth in the Conditions of Approval, which are to be satisfied unless otherwise specified.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Craig A. Ewing, AICP  
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.3215 MAJ

Vista Chino Self Storage  
3900 East Vista Chino Road

January 14, 2009

**CONDITIONS OF APPROVAL**

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

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

**ADMINISTRATIVE CONDITIONS**

- ADM 1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.
- ADM 2. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3215. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or



abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 3. That the property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 4. The project is located in an area defined as having an impact on fish and wildlife as defined in Section 711.4 of the Fish and Game Code; therefore a fee of \$1,876.75.00 plus an administrative fee of \$60.00 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to Planning Commission action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid.
- ADM 5. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 6. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit give by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat,

flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's community-wide system and shown on the City's master plan).

- ADM 7. As the property is Indian trust land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council shall be paid prior to consideration of this project by the Planning Commission. This includes the Tribal Valley Floor Conservation Area Fee of \$2,371/acre as required by the Tribal Habitat Conservation Plan (THCP).

### **Environmental Assessment**

- ADM 8. The mitigation measures of the environmental assessment shall apply. The applicant shall submit a signed agreement that the mitigation measures outlined as part of the negative declaration or EIR will be included in the plans prior to Planning Commission consideration of the environmental assessment.

### **Cultural Resources**

- ADM 9. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ADM 10. Given that portions of the project area are within an alluvial formation, the possibility of buried resources is increased. A Native American Monitor shall be present during all ground-disturbing activities.
- a. Experience has shown that there is always a possibility of buried cultural resources in a project area. Given that, a Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning and Zoning and after the consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to investigate and, if necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
  - b. Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record

search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning and Zoning Department prior to final inspection.

### **PLANNING DEPARTMENT CONDITIONS**

- PLN 1. Final landscaping, irrigation, exterior lighting, and fencing plans shall be submitted for approval by the Department of Planning and Zoning prior to issuance of a building permit. Landscape plans shall be approved by the Riverside County Agricultural Commissioner's Office prior to submittal.
- PLN 2. An exterior lighting plan in accordance with Zoning Ordinance Section 93.21.00, Outdoor Lighting Standards, shall be submitted for review and approval by the Director of Planning & Zoning prior to the issuance of building permits. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be submitted for approval prior to issuance of a building permit. If lights are proposed to be mounted on buildings, down-lights shall be utilized.
- PLN 3. Architectural approval shall be valid for a period of two (2) years. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- PLN 4. Prior to issuance of a building permit, the applicant must provide a standard avigation easement and non-suit covenant in a form prescribed and approved by the City Attorney, with reference to present and future owners of the parcel.
- PLN 5. The project is subject to the City of Palm Springs Water Efficient Landscape Ordinance. The applicant shall submit an application for Final Landscape Document Package to the Director of Planning and Zoning for review and approval prior to the issuance of a building permit. Refer to Chapter 8.60 of the Municipal Code for specific requirements.
- PLN 6. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official. Refer to Chapter 8.50 of the Municipal Code for specific requirements.
- PLN 7. The grading plan shall show the disposition of all cut and fill materials. Limits of site disturbance shall be shown and all disturbed areas shall be fully restored or landscaped.
- PLN 8. Separate architectural approval and permits shall be required for all signs. A detailed sign program shall be submitted for review and approval by the Planning Commission prior to issuance of building permits.

- PLN 9. All materials on the flat portions of the roof shall be light reflective in color.
- PLN 10. All awnings shall be maintained and periodically cleaned.
- PLN 11. All roof mounted mechanical equipment shall be screened from all possible vantage points both existing and future per Section 9303.00 of the Zoning Ordinance. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building(s). The exterior elevations and roof plans of the buildings shall indicate any fixtures or equipment to be located on the roof of the building, the equipment heights, and type of screening. Parapets shall be at least 6" above the equipment for the purpose of screening.
- PLN 12. No exterior downspouts shall be permitted on any facade on the proposed building(s) which are visible from adjacent streets or residential and commercial areas.
- PLN 13. Perimeter walls shall be designed, installed and maintained in compliance with the corner cutback requirements as required in Section 9302.00.D.
- PLN 14. The design, height, texture and color of building(s), fences and walls shall be submitted for review and approval prior to issuance of building permits.
- PLN 15. The street address numbering/lettering shall not exceed eight inches in height.
- PLN 16. Construction of any residential unit shall meet minimum soundproofing requirements prescribed pursuant to Section 1092 and related sections of Title 25 of the California Administrative Code. Compliance shall be demonstrated to the satisfaction of the Director of Building and Safety.
- PLN 17. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 18. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 19. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 20. Prior to the issuance of building permits, locations of all telephone and electrical boxes must be indicated on the building plans and must be completely screened and located in the interior of the building. Electrical transformers must be located toward the interior of the project maintaining a

sufficient distance from the frontage(s) of the project. Said transformer(s) must be adequately and decoratively screened.

PLN 21. The applicant shall provide all tenants with Conditions of Approval of this project.

#### **POLICE DEPARTMENT CONDITIONS**

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

#### **BUILDING DEPARTMENT CONDITIONS**

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

#### **ACCESSIBILITY CONDITIONS:**

All code references are in accordance with the 2007 California Building Code (CBC) Chapters 11A and 11B which implement the fundamentals of the ADA requirements.

In reference to the Lower Floor Plan for Building A:

ADA 1. To comply with CBC 1133B.4.1.1 through CBC 1133B.4.2.6, handrails shall be installed on both sides of the stairwell.

ADA 2. To comply with CBC 1133B.2.4.3, there shall be a minimum 18 inch strike edge clearance on the pull side of the door leading into the single use unisex restroom on the lower level. According to the 1/8" = 1" scale on the plan, there is only 12 inches at the strike edge. This will need to be revised.

#### **ENGINEERING DEPARTMENT CONDITIONS:**

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

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

#### **STREETS**

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

- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 3. When public dedications of easements or rights-of-way over Tribal Allottee land are required, the applicant shall be responsible for compliance with all Bureau of Indian Affairs (B.I.A.) requirements, including payment of any BIA fees, obtaining appraisals and payment of just compensation to the underlying owner. It is the applicant's responsibility to determine what additional costs or other requirements may be necessary to obtain any required public dedications as identified by the City for this development. Required public dedications for easements or rights-of-way are "without limitation as to tenure"; easements granted with a defined term, or made in connection with an underlying Indian Land Lease, shall not be accepted.
- ENG 4. Upon completion of required improvements by the applicant, and as a condition of acceptance by the City Engineer, the applicant shall prepare for the City Engineer's approval, an Affidavit of Completion in accordance with Section 169.16, Title 25, of the Code of Federal Regulations, for any improvements constructed by the applicant for which an easement was dedicated to the City through the Bureau of Indian Affairs. The Affidavit of Completion shall be provided to and approved by the City Engineer prior to final acceptance of the project, including issuance of a final certificate of occupancy. The applicant shall be responsible for obtaining the necessary form for the Affidavit of Completion from the Palm Springs Agency of the Bureau of Indian Affairs, and for having it completed as necessary by the applicant's Engineer of Record.

#### VISTA CHINO

- ENG 5. In consultation with the City Engineer, the applicant shall coordinate with Sun Line Transit Agency to determine the location of the City's required bus turn-out for the existing bus stop #683 for Line 23, located on the north side of Vista Chino east of Executive Drive. The applicant is advised that an obligation to participate in the cost of constructing the bus turn-out exists for the adjacent property, and the applicant should coordinate construction of the bus turn-out with the adjacent property owner.
- ENG 6. Dedicate additional right-of-way concentric with the back of sidewalk adjacent to the bus turnout, as required by the City Engineer.
- ENG 7. Construct a 170 feet long by 14 feet wide bus turn-out at an agreed location along the frontage of the property. Construction of a bus stop shelter shall be required, with a design compatible to project architecture as approved by Sunline Transit Agency and the Director of Planning Services. Bus stop

furniture and other accessories, as required by SunLine Transit Agency, shall be provided by the applicant, as necessary.

- ENG 8. Construct a 6 inch curb and gutter, 43 feet north of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 9. Construct a catch basin and storm drain connection to the existing storm drain system in Vista Chino, as necessary to accept and convey on-street storm water runoff concentrated at the low point (sump) location, as required by the City Engineer. The catch basin and storm drain connection shall be designed and constructed in accordance with Riverside County Flood Control & Water Conservation District standards. Provide a hydrology study with hydraulic calculations to determine the required width of the catch basin, and diameter of the storm drain connection, capable of conveying on-street storm water runoff generated by the 10-year storm.
- ENG 10. Construct a 55 feet wide driveway approach in accordance with City of Palm Springs Standard Drawing No. 201 with the centerline of the driveway approach located approximately 200 feet east of the west property line as shown on the approved site plan. Access shall be limited to left-turn ingress, right-turn ingress, and right-turn egress. Left-turn egress shall be prohibited.
- ENG 11. Construct an 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 12. Construct pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

#### SANITARY SEWER

- ENG 13. All sanitary facilities shall be connected to the public sewer system.
- ENG 14. An 8 inch sewer man has been extended in Vista Chino, ending west of the property. The sewer main can not be extended further west due to complications with utility conflicts and insufficient depth. The applicant may be required to construct an on-site sanitary sewer lift station, as necessary to make appropriate connection to the public sewer main. The applicant will be authorized to extend a private sewer lateral within public right-of-way, from

the end of the new sewer main to the property, subject to review and approval by the City Engineer.

## GRADING

- ENG 15. The applicant is advised that the proposed site plan and preliminary grading plan show construction of a 3 to 4 feet deep retention basin along the entire frontage of the property, adjacent to Vista Chino. Construction of retention basins that exceed 50% of the frontage of a property are not allowed. The applicant shall obtain specific approval from the Planning Commission for construction of retention basins exceeding the 50% frontage limitation, or otherwise shall be required to revise the proposed site plan and preliminary grading plan to conform to the 50% frontage limitation.
- ENG 16. Submit a Precise Grading and Paving Plan prepared by a California registered civil engineer to the Engineering Division for review and approval. The Precise Grading and Paving Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at [www.AQMD.gov](http://www.AQMD.gov). A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Precise Grading and Paving Plan.
  - b. The first submittal of the Precise Grading and Paving Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report.



- ENG 17. Prior to issuance of grading permit, the applicant shall provide verification to the City that the \$2,731.00 per acre fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 18. Prior to approval of a Grading Plan, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer, Richard Begay, or the Tribal Archaeologist, Patty Tuck at (760) 325-3400, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 19. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002) is required for the proposed development via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the City Engineer prior to issuance of a grading permit.
- ENG 20. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 21. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan.
- ENG 22. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

## DRAINAGE

- ENG 23. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.
- ENG 24. The site may pass on-site storm water runoff to the existing storm drain system in Vista Chino, provided that appropriate measures are incorporated to address water quality issues to prevent contaminated water from entering the storm drain system.
- ENG 25. A Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to Vista Chino and the existing storm drain system is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 26. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
- ENG 27. Construct storm drain improvements, including but not limited to catch basins, and storm drain lines, for drainage of on-site drive aisles into the on-site retention basins, as described in hydrology study. The hydrology study shall include catch basin sizing, storm drain pipe sizing, and retention basin sizing calculations and other specifications for construction of required on-site storm drainage improvements.
- ENG 28. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$6,511.00 per acre per Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

## ON-SITE

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

## GENERAL

ENG 30. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 31. On phases or elements of construction following initial site grading (e.g., sewer, storm drain, or other utility work requiring trenching) associated with this project, the applicant shall be responsible for coordinating the scheduled construction with the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. Unless the project site has previously been waived from any requirements for Tribal monitoring, it is the applicant's responsibility to notify the Tribal Historic Preservation Officer, Richard Begay, or the Tribal Archaeologist, Patty Tuck at (760) 325-3400, for any subsequent phases or elements of construction that might require Tribal monitoring. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during construction, and to arrange payment of any required fees associated with Tribal monitoring. Tribal monitoring requirements may extend to off-site construction performed by utility companies on behalf of the applicant (e.g. utility line extensions in off-site streets), which shall be the responsibility of the applicant to coordinate and arrange payment of any required fees for the utility companies.

ENG 32. All proposed utility lines shall be installed underground.

- ENG 33. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code, all existing and proposed electrical lines of thirty-five thousand volts or less and overhead service drop conductors, and all gas, telephone, television cable service, and similar service wires or lines, which are on-site, abutting, and/or transecting, shall be installed underground unless specific restrictions are shown in General Orders 95 and 128 of the California Public Utilities Commission, and service requirements published by the utilities. The existing overhead utilities across the south property line adjacent to Vista Chino meet the requirement to be installed underground. Utility undergrounding shall extend to the nearest off-site power pole; no new power poles shall be installed unless otherwise approved by the City Engineer. A letter from the owners of the affected utilities shall be submitted to the Engineering Division prior to approval of a grading plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the Engineering Division identifying all above ground facilities in the area of the project to be undergrounded. Undergrounding of existing overhead utility lines shall be completed prior to issuance of a certificate of occupancy.
- ENG 34. The applicant is advised that an obligation to participate in the cost of utility undergrounding exists for the adjacent property, and the applicant should coordinate required utility undergrounding with the adjacent owner.
- ENG 35. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 36. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.
- ENG 37. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 38. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an

appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

- ENG 39. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

#### TRAFFIC

- ENG 40. A minimum of 48 inches of clearance for handicap accessibility shall be provided on public sidewalks or pedestrian paths of travel within the development.
- ENG 41. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 42. Install a 24 inch stop sign, stop bar, and "STOP" legend for traffic exiting the development at the exit of the project in accordance with City of Palm Springs Standard Drawing Nos. 620.
- ENG 43. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.
- ENG 44. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

#### FIRE DEPARTMENT CONDITIONS:

Fire Department Conditions are based on the 2007 California Fire Code. These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated 3/10/08. Additional requirements may be required at that time based on revisions to site plans.

- FID 1. **Combustible Storage (CFC 315.3):** Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a property line.
- FID 2. **Storage Beneath Overhead Projections From Buildings (CFC 315.3.1):** Combustible materials stored or displayed outside of buildings that are

protected by automatic sprinklers shall not be stored or displayed under non-sprinklered eaves, canopies or other projections or overhangs.

- FID 3. **Storage Height in Open Areas (CFC 315.3.2):** Storage in open areas shall not exceed 8 feet in height.
- FID 4. **Roadway Dimensions:** Private streets shall have a minimum width of at least 20 feet, pursuant to California Fire Code 503.2.1 however, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet**, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway of the entire storage facility.
- FID 5. **Buildings and Facilities (CFC 503.1.1):** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- FID 6. **Access Road Design Required (CFC 503.1.4):** Main entrance on Vista Chino must provide both a left and right turn access into storage facility that must meet apparatus turning radius requirements. The fire code official shall evaluate access road design in terms of total response efficiency. The fire code official is authorized to make modifications to access road network design, access road routes and inter-connectivity with new or existing roads so that response efficiency is maintained.
- FID 7. **Surface (CFC 503.2.3):** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (73,000 lbs. GVW) and shall be surfaced so as to provide all-weather driving capabilities.
- FID 8. **Turning radius (CFC 503.2.4):** The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet throughout the entire storage facility. Radius must be concentric.
- FID 9. **Security Gates (CFC 503.6):** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained at all times.

- FID 10. Secured automated vehicle gates or entries shall utilize approved Knox access switches as required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.
- FID 11. Approved security gates shall be a minimum of 14 feet in unobstructed drive width on each side with gate in open position.
- FID 12. In the event of a power failure, the gates shall be defaulted or automatically transferred to a fail safe mode allowing the gate to be pushed open without the use of special knowledge or any equipment. If a two-gate system is used, the override switch must open both gates.
- FID 13. **Premises Identification (CFC 505.1):** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".
- FID 14. **Plot Plan:** Prior to completion of the project, a 8.5"x11" plot plan shall be provided to the fire department. This shall clearly show all access points & fire hydrants.
- FID 15. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.
- FID 16. Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.
- FID 17. **Key Box Contents:** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID 18. **Fire Hydrant Flow and Number of Fire Hydrants (CFC 508.5):** Fire hydrants shall be provided in accordance with CFC Appendix III-B for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 1,500 gallons per minute (CFC

Appendix B) and one available fire hydrant must be within 250 feet from any point on your lot street frontage. (CFC Appendix C)

- FID 19. **Operational Fire Hydrant(s) (CFC 508.1, 508.5.1 & 1412.1):** Operational fire hydrant(s) shall be installed within 250 feet of all combustible construction. They shall be installed and made serviceable prior to and during construction. No landscape planting, walls, or fencing is permitted within 3 feet of fire hydrants, except ground cover plantings.
- FID 20. **Water Plan (CFC 501.3 & 901.2):** A water plan for on-site and off-site is required and shall include underground private fire main for fire sprinkler riser(s), public fire hydrant(s), Double Check Detector Assembly, Fire Department Connection and associated valves.
- FID 21. **NFPA 13 Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA 13, 2002 Edition, except the seismic bracing and restraints shall comply with NFPA 13, 2007 Edition using  $C_p$  of 0.74 and  $l/r$  Ratio of 200. No portion of the fire sprinkler system shall be installed prior to plan approval. Prior to final approval of the installation, contractor shall submit a completed Contractors Material and Test Certificate for Aboveground Piping to the Fire Department. (16.1 NFPA 13, 2002 Edition and 10.10 NFPA 24, 2002 Edition)
- FID 22. **Audible Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) to alert the occupants shall be provided in the interior of the building in a normally occupied location.
- FID 23. **Valve and Water-Flow Monitoring (CFC 903.4):** All valves controlling the fire sprinkler system water supply, and all water-flow switches, shall be electrically monitored. All control valves shall be locked in the open position. Valve and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station.
- FID 24. **Fire Extinguisher Requirements (CFC 906):** Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Show proposed extinguisher locations on the plans. Extinguishers shall be mounted in a visible, accessible location 3 to 5 feet above floor level. Preferred location is in the path of exit travel or near an exit door.
- FID 25. **Fire Hydrant & FDC Location (CFC 912.2):** A public commercial fire hydrant is required within 30 feet of the Fire Department Connection (FDC). Fire Hose



must be protected from vehicular traffic and shall not cross roadways, streets, railroad tracks or driveways or areas subject to flooding or hazardous material or liquid releases.

- FID 26. **Fire Department Connections (CFC 912.2.1 & 912.3):** Fire Department connections shall be visible and accessible, have two 2.5 inch NST female inlets, and have an approved check valve located as close to the FDC as possible. All FDC's shall have KNOX locking protective caps. Contact the fire prevention secretary at 760-323-8186 for a KNOX application form.
- FID 27. **Fire Alarm System:** Fire alarm system is required and installation shall comply with the requirements of NFPA 72, 2002 Edition.
- FID 28. **High Piled Storage:** If materials to be stored are anticipated to exceed 12 feet in height, additional requirements will be required. Contact the fire department plans examiner for more detailed requirements.
- FID 29. **Hazardous Materials:** No hazardous materials will be stored and or used within the buildings.

END OF CONDITIONS

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
VISTA CHINO SELF STORAGE**

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

**CONTACT PERSON:** Ken Lyon, Associate Planner (760) 323-8245

**PROJECT TITLE:** Vista Chino Self Storage  
Case Nos. 3.3215, Major Architectural Review;

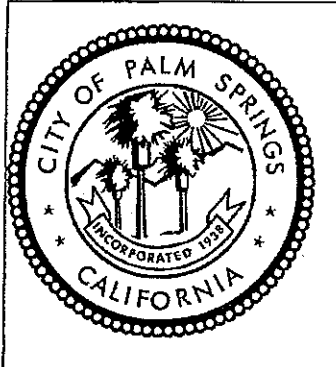
**PROJECT LOCATION:** North side of Vista Chino, east of Gene Autry Trail.  
Assessor's Parcel No. 677-040-030

**PROJECT DESCRIPTION:** The proposal consists of the development of a self storage facility of 11 buildings, and recreational vehicle (RV) parking spaces. There are proposed to be 229 enclosed storage spaces of varying sizes, 23 RV parking spaces, and an office/manager's residence. The buildings will total approximately 131,260 square feet, including the office and manager's residence. A dump station, which will allow the RV units to dispose of their wastes, will be provided on site. The site is 10.4 acres gross, and 9.17 acres net in size. The site is designated Industrial in the General Plan, and zoned M-I, I.L., Service/Manufacturing Zone.

**FINDINGS/DETERMINATION:** The City has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on August 21, 2008 and end on September 10, 2008 at 5:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: [Ken.Lyon@palmsprings-ca.gov](mailto:Ken.Lyon@palmsprings-ca.gov) copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address and at the City library.

**PUBLIC MEETING: This matter has been set for public hearing before the  
Planning Commission on September 24, 2008**



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Vista Chino Self Storage	
Case Nos.	Major Architectural Review Case No. 3.3215	
Assessor's Parcel No.	677-040-030	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262	
Project Location:	North side of Vista Chino, east of Gene Autry Trail	
Project Sponsor's Name and Address:	Vista Chino Self Storage, LLC	1634 Laurel Avenue Solvang, CA 93463
General Plan Designation(s):	Industrial	
Zoning:	M-I, I.L. Service/Manufacturing Zone	
Contact Person:	Ken Lyon, Associate Planner	
Phone Number:	(760) 323-8245	
Date Prepared	June 6, 2008	

**Description of the Project**

The applicant proposes the development of a self storage facility consisting of 11 buildings, and recreational vehicle (RV) parking spaces. There are proposed to be 229 enclosed storage spaces of varying sizes, 23 RV parking spaces, and an office/manager's residence. The buildings will total approximately 131,260 square feet, including the office and manager's residence. A dump station, which will allow the RV units to dispose of their wastes, will be provided on site. The site is 10.4 acres gross, and 9.17 acres net in size. Access will be provided through a gated entry on Vista Chino. All storage buildings will be single story. The office/manager's residence will be two story, with the office component located on the ground floor, and the residence above.

**Environmental Setting and Surrounding Land Uses**

The project site is currently vacant desert lands. Surrounding land uses include:

North: Whitewater River.

South: Vista Chino, residential and golf course project (Escena), partially developed.

East: Vacant desert lands.

West: Existing commercial and quasi industrial development.

**Other public agencies whose approval is required**

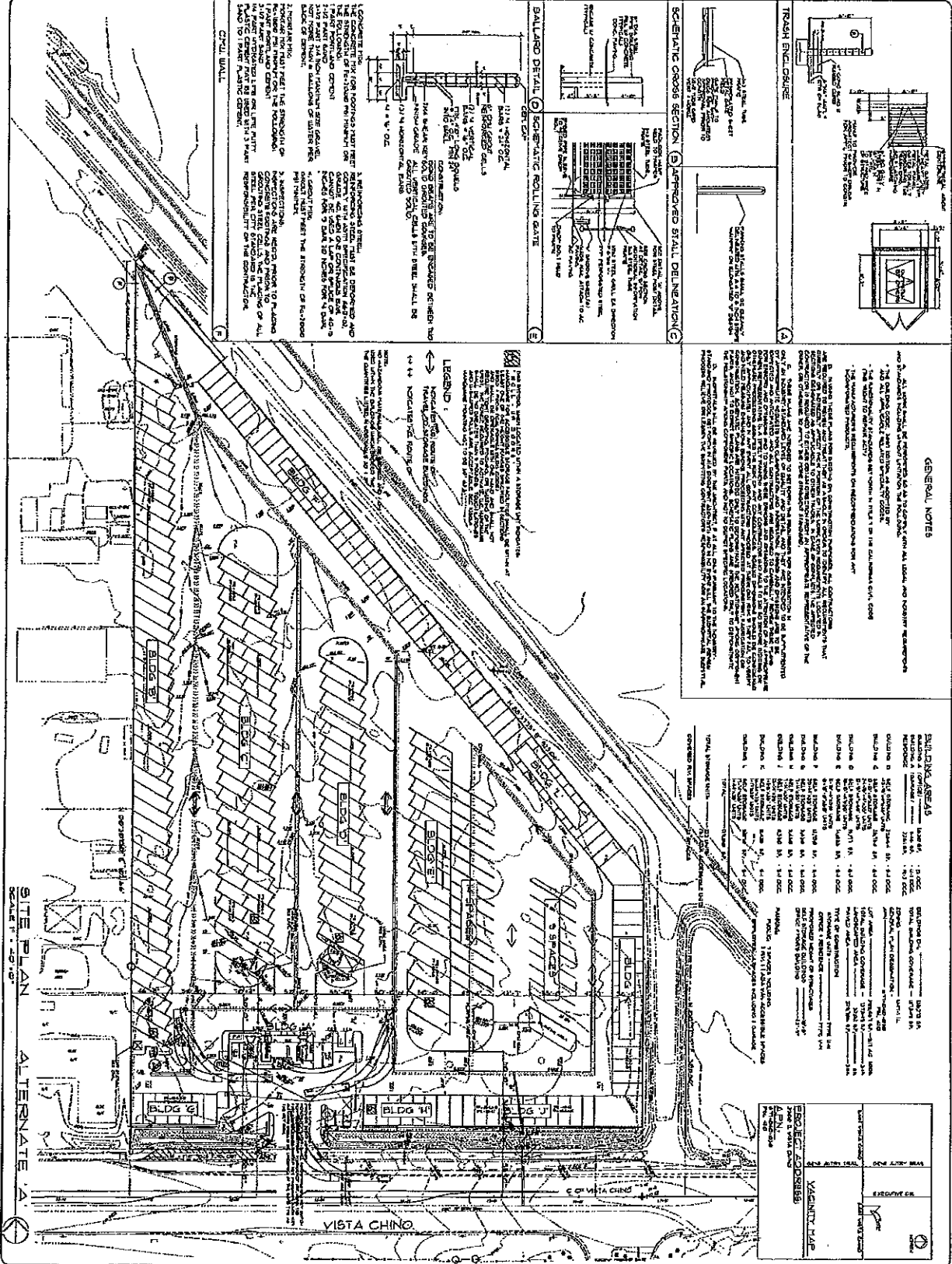
Not applicable.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**Environmental Factors Potentially Affected:**

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

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

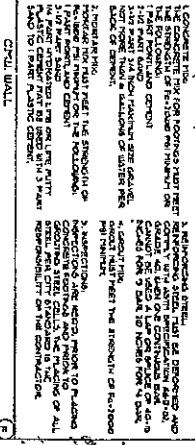
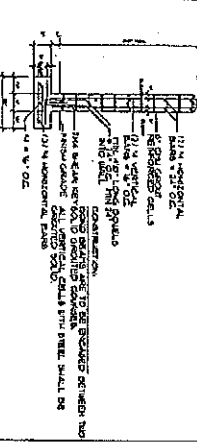
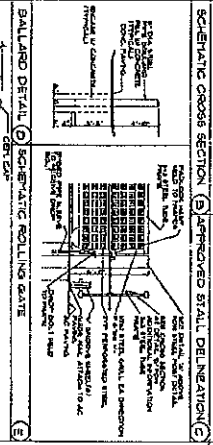
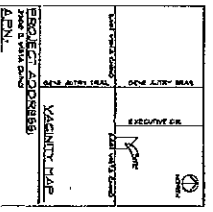


**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**BUILDING AREAS**

BLDG NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
BLDG 1	10,000	10.00%
BLDG 2	10,000	10.00%
BLDG 3	10,000	10.00%
BLDG 4	10,000	10.00%
BLDG 5	10,000	10.00%
BLDG 6	10,000	10.00%
BLDG 7	10,000	10.00%
BLDG 8	10,000	10.00%
BLDG 9	10,000	10.00%
BLDG 10	10,000	10.00%
BLDG 11	10,000	10.00%
BLDG 12	10,000	10.00%
BLDG 13	10,000	10.00%
BLDG 14	10,000	10.00%
<b>TOTAL</b>	<b>140,000</b>	<b>100.00%</b>



**JOHN CIOFFI ARCHITECT**

400 N. GARDEN ST. SUITE 100  
 PALM SPRING, CALIF. 92530  
 TEL. 951-251-1111  
 FAX 951-251-1112

PROJECT NO. 0410  
 SCALE 1" = 40'-0"  
 SHEET A-1.1

**A RV STORAGE AT:  
 VISTA CHINO SELF STORAGE**  
 3900 E. VISTA CHINO DR.  
 PALM SPRING, CALIFORNIA

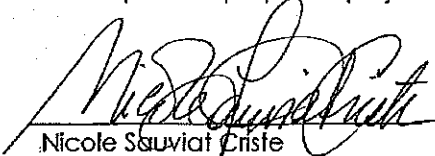


INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

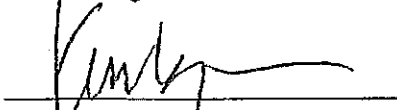
**DETERMINATION:** The City of Palm Springs Planning Department

On the basis of this initial evaluation:

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

  
Nicole Sauviat Criste  
Consulting Planner

8/18/08  
Date

  
Ken Lyon  
Associate Planner

8/18/08  
Date

**PURPOSE OF THIS INITIAL STUDY**

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

**EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



## **INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Setting**

The city is framed by views of the San Jacinto Mountains to the south and west; by open desert and the City of Cathedral City to the east; and the Little San Bernardino Mountains to the north. These mountain ranges provide a dramatic backdrop that is visible from virtually any point in the City.

The project site borders the southern bank of the Whitewater River, a dry wash which is not visible from the site or its surroundings due to an existing dyke. The project site and its surroundings consist of commercial and quasi-industrial development on the north side of Vista Chino, and the Escena project, a partially developed golf course and residential project, on the south side of Vista Chino. Views from the site are to the west and southwest, toward the San Jacinto mountains; and to the north, toward the San Bernardino mountains.

**Discussion of Impacts**

- a) **No Impact.** The project site is located in the center of the Valley floor, several miles from any of the surrounding mountains. The project proposes a single story development, with the exception of a small office/manager's residence building with a 1,760 square foot footprint, which will occur on the southern boundary of the site. Short range views in this area are already limited due to existing development and the Whitewater River dyke. Long range views of the mountains will not be affected by the proposed project. No impact is expected.
- b) **No Impact.** There are no significant trees, rock outcroppings, historic buildings or other significant aesthetic resources on the project site. The project site consists of native vegetation impacted by off-road vehicle use and adjacent roadway improvements. No impact is expected.
- c) **No Impact.** The proposed project will consist of a series of buildings and a wall which will enclose the site. The project is consistent with the surrounding commercial and quasi-

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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industrial development to the northwest and west, which includes an existing self storage facility. The proposed project will not affect the visual character of the area. No impact is expected.

- d) **Less Than Significant Impact.** The proposed project site is currently vacant, and therefore does not generate any significant sources of light or glare. The development of the site will result in limited vehicle traffic, insofar as the self storage land use generates only limited vehicle trips (see Traffic Section, below). Furthermore, the activities at self storage facilities are primarily day-time activities, with limited business during the evening hours. The project site is located on an arterial roadway which currently experiences high traffic volumes. The project will incrementally add to the lighting in the area, but not in any manner which would be significant. The project site will also include on-site lighting for security purposes. The City will regulate the lighting levels on the site through its lighting ordinance, which requires the use of shielding and limits off-site lighting spillage. Overall impacts associated with light and glare are expected to be less than significant.

**II. AGRICULTURAL RESOURCES**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Most soils in the City are not well suited to support vegetation, due to their sandy, low moisture nature. No agricultural activities occur in the City. The project site is located on the eastern boundary of the City, adjacent to the Whitewater River. Existing development occurs on the west and south.

**Discussion of Impacts**

- a) **No Impact.** The project site is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance under the Farmland Mapping and Monitoring Program of the California Resources Agency. No impact to farmland would occur.
- b) **No Impact.** No agricultural designations or activities occur within City limits. There are no Williamson Act contracts on the property or any property in the vicinity. No impacts will occur.
- c) **No Impact.** The proposed project is surrounded by commercial, resort commercial and residential development. No agricultural activities occur in the City. There will be no impact on the conversion of agricultural lands as a result of the proposed project.

**III. AIR QUALITY**

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

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

**Setting**

Air quality is evaluated based on Federal and State air quality standards and regulations and guidelines developed by individual air quality management districts. Mobile sources of air pollutants are primarily controlled through Federal and State agencies while stationary sources are regulated by the SCAQMD.

Development within the City is governed by the 2003 Air Quality Management Plan (2003 AQMP) and the 2002 Coachella Valley PM<sub>10</sub> State Implementation Plan (CVP<sub>10</sub> SIP). The AQMP sets forth a comprehensive program to bring Palm Springs and the other areas within its jurisdiction into compliance with Federal and State air quality standards. CEQA requires that projects be consistent with the applicable AQMP.

The City of Palm Springs is in the Coachella Valley. Palm Springs' climate is characterized by low annual rainfall (2 to 6 inches per year) and low humidity with temperatures ranging from 80° F to 108° F in July and 40° F to 57° F in January.

The SCAQMD maintains two monitoring stations in the Coachella Valley. The stations monitor criteria pollutants ozone, nitrogen dioxide, carbon monoxide, particulate matter under 10 microns (PM<sub>10</sub>) and fine particulate matter 2.5 microns in size (PM<sub>2.5</sub>). Criteria air pollutants are

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

contaminants for which the state and federal air quality standards have been established. They are shown in Table III-1 and described in detail below. The Coachella Valley is currently designated as a "severe-17" ozone non-attainment area. This designation indicates that the attainment date for the federal ozone standards is November 15, 2007 (17 years from the date of enactment of the federal Clean Air Act). The South County Air Basin and Riverside County portion of the Salton Sea Air Basin are in attainment for the federal and State standards for lead.

**TABLE III-1  
FEDERAL AND STATE AMBIENT AIR QUALITY STANDARDS**

Pollutant	AVERAGING TIME	Federal Primary Standard	State Standard
Ozone (O <sub>3</sub> )	1-Hour	0.12 ppm	0.09 PPM
	8-Hour	0.08 ppm	--
Carbon Monoxide (CO)	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Oxide (NO <sub>x</sub> )	Annual	0.05 ppm	--
	1-Hour	--	0.25 ppm
Sulfur Dioxide (SO <sub>2</sub> )	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	--	0.25 ppm
PM <sub>10</sub>	Annual	50 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>
	24-Hour	150 µg/m <sup>3</sup>	50 µg/m <sup>3</sup>
PM <sub>2.5</sub>	Annual	15 µg/m <sup>3</sup>	--
	24-Hour	65 µg/m <sup>3</sup>	--
Lead	30-Day Avg.	--	1.5 µg/m <sup>3</sup>
	Month Avg.	1.5 µg/m <sup>3</sup>	--

Source: California Air Resources Board, "Ambient Air Quality Standards," July 9, 2003.

ppm = parts per million

µg/m<sup>3</sup> = Micrograms per Cubic Meter

**Ozone (O<sub>3</sub>)** is the most prevalent of a class of photochemical oxidants formed in the urban atmosphere. The creation of ozone is a result of complex chemical reactions between hydrocarbons and oxides of nitrogen in the presence of sunshine. Unlike other pollutants, ozone is not released directly into the atmosphere from any sources. The major sources of oxides of nitrogen and reactive hydrocarbons, known as ozone precursors, are combustion sources such as factories and automobiles, and evaporation of solvents and fuels. The health effects of ozone are eye irritation and damage to lung tissues.

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

**Nitrogen Oxides (NO<sub>x</sub>)** the primary receptors of ultraviolet light initiating the photochemical reactions to produce smog. Nitric oxide combines with oxygen in the presence of reactive hydrocarbons and sunlight to form nitrogen dioxide and ozone. Oxides of nitrogen are contributors to other air pollution problems including: high levels of fine particulate matter, poor visibility and acid deposition.

**Sulfur Dioxide (SO<sub>2</sub>)** results from the combustion of high sulfur content fuels. Fuel combustion is the major source of SO<sub>2</sub>, while chemical plants, sulfur recovery plants, and metal processing are minor contributors. Sulfates result from a reaction of sulfur dioxide and oxygen in the presence of sunlight. SO<sub>2</sub> levels are generally higher in the winter than in the summer (when sunlight is plentiful and sulfate is more readily formed).

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

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

The SCQAMD has daily significance thresholds for operational and construction-related emissions as shown in Table III-2.

**TABLE III-2  
EMISSIONS SIGNIFICANCE THRESHOLD CRITERIA (POUNDS/DAY)**

Pollutant	CO	ROG	NO <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>
Operational Emissions					
Pounds/Day	550	55	55	150	150
Construction Emissions					
Pounds/Day	550	75	100	150	150

Source: SCAQMD, CEQA Air Quality Handbook, November 1993.

Projects in the Coachella Valley with peak (highest daily) operation-related emissions that exceed any of these emissions thresholds should be considered significant.

- a) **No Impact.** The proposed project, and the City and region, are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Development at the project site will be governed by the 2003 Air Quality Management Plan (2003 AQMP) and the 2002 Coachella Valley PM<sub>10</sub> State Implementation Plan (CVPM<sub>10</sub> SIP). The project is consistent with the General Plan land use designation in which it is located. Projects that are consistent with local General Plans are considered consistent with the air quality related regional plans including the current AQMP, the Coachella Valley PM<sub>10</sub> SIP and other applicable regional plans. No impacts associated with compliance with applicable management plans are expected.
- b-c) **Less Than Significant Impact** The proposed project has the potential to generate air emissions during the construction and operational life of the project. The operational emissions will be those associated with vehicle trips to and from the facility. The proposed project will consist of a self storage facility, which is expected to generate 328 average daily trips<sup>1</sup>. These vehicle trips will generate air emissions, as demonstrated in Table III-3.

<sup>1</sup> "Trip Generation, 7<sup>th</sup> Edition," prepared by the Institute of Transportation Engineers. For the category "Mini Warehouse", trips per 1,000 s.f. of gross floor area.

Table III-3  
Moving Exhaust Emission Projections at Project Buildout  
(pounds per day)

Total No. Vehicle Trips/Day	Ave. Trip Length (miles)				Total miles/day
328	x	15	=		4,920
Pollutant	CO	NOX	ROG	SOX	PM10
Pounds	47.7	4.9	4.9	0.1	0.4
SCAQMD Thresholds	550.0	55.0	55.0	150.0	150.0
<b>URBEMIS Version 2.2</b>					
<b>Scenario Year 2007 -- Model Years 1966 to 2009</b>					
Pollutant - Vehicle	CO	NOX	ROG	SOX	PM10
	0.00969	0.00101	0.00099	0.00001	0.00009

The Table illustrates that vehicle emissions will not exceed SCAQMD thresholds of significance. Impacts associated with the long term operation of the site are therefore expected to be less than significant.

**Less Than Significant Impact.** The construction of the proposed project will result in the grading of the 9.17 acres, and the construction of the proposed buildings. For purposes of this analysis, it is assumed that the entire site will be mass graded, and that the project will be built in a single phase. The potential emissions relating to fugitive dust are summarized in Table III-4, and the emissions from heavy equipment during grading are summarized in Table III-5

Table III-4  
Fugitive Dust Potential  
(pounds per day)

Total Acres to be Disturbed at Buildout*	Factor (lbs./day/acre)	Total Potential Dust Generation (lbs./day)
9.17	26.4	242.09

Source: Table A9-9, "CEQA Air Quality Handbook," prepared by South Coast Air Quality Management District, April 1993.

Table III-5  
Grading - Related Exhaust Emissions Summary  
(pounds per day)

	ROG	CO	NOx	SOx	PM <sub>10</sub>
Equipment Emissions	9.30	77.97	57.06	3.70	8.10
Workers' Vehicle Emissions	-	8.36	0.89	0.01	0.07
Total Construction Emissions	9.30	86.33	57.95	3.71	8.17
SCAQMD Thresholds of Significance	75.00	550.00	100.00	150.00	150.00



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

As shown in the tables above, the grading of the site will exceed the SCAQMD thresholds of significance for PM10 (fugitive dust). The project will be required to submit a PM10 Management Plan, which will include regular watering, soil stabilization, track-out clean-up and other measures, as required by the Coachella Valley PM10 Management Plan. This requirement will reduce impacts associated with fugitive dust to less than significant levels. During grading, equipment emissions will not exceed thresholds.

Following grading, the proposed project will generate construction emissions. These emissions are associated with construction equipment, the pouring of asphalt, and the application of architectural coatings. Table III-6, below, summarizes the construction emissions which can be expected from the proposed project. It is important to note that many of these emissions are sequential, not concurrent.

**Table III-6  
Aggregate Construction - Related Emissions  
(pounds per day)**

	ROG	CO	NOx	SOx	PM <sub>10</sub>
<b>Equipment Emissions</b>	5.84	47.59	37.52	7.28	1.33
<b>Workers' Vehicle Emissions</b>	-	19.23	2.04	0.01	0.17
<b>Asphalt Paving Emissions</b>	3.93	-	-	-	-
<b>Architectural Coatings Emissions</b>	55.50	-	-	-	-
<b>Total Construction Emissions</b>	65.27	66.82	39.56	7.29	1.50
<b>SCAQMD Thresholds of Significance</b>	75.00	550.00	100.00	150.00	150.00

As shown in the table above, the proposed project is not expected to exceed SCAQMD thresholds of significance during the construction phase of the project.

- e) **No Impact.** As demonstrated in the Tables above, the proposed project will not result in violations of SCAQMD thresholds during its operation. The proposed project will generate only 328 daily trips, and will not result in significant traffic impacts (please see Traffic and Circulation, below) which might generate impacts associated with traffic congestion. Therefore, the proposed project is not expected to subject people to substantial pollutant concentrations.
- f) **No Impact.** The development of the site for self storage is not expected to generate any odors, as the materials stored will not generate odors. The proposed dump station for RVs proposed for the site will be regulated by the County Health Department and the City, and will not be permitted to emit odors. No impact is expected.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**IV. BIOLOGICAL RESOURCES**

**Would the project:**

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

**Setting**

The proposed project site occurs on the eastern end of the City, and is currently vacant. The project site is adjacent to the Whitewater River, but proposes no construction on the dyke or within the river bed. The project site and vicinity occur at an elevation of about 450 feet above mean sea level. The project site consists of moderately disturbed Sonoran Creosote Bush Scrub.

**Discussion of Impacts**

a) & f) **Less Than Significant Impact with Mitigation Incorporated.** The project site is currently vacant, and has been impacted by off-road vehicle use and trails. A biological resource study was prepared for the proposed project<sup>2</sup>. The study included both records searches of local, regional and state databases, and a field survey. The field survey found that the site consists of Sonoran Creosote Bush Scrub, which has been moderately disturbed by site clearing, off-road use and trash dumping. The dominant species on the site is Creosote bush. Non-native and native annuals were identified on the site, including Mediterranean schismus and Desert pincushion. Reptiles identified on the site included Western Whiptail and Desert Iguana. No sensitive reptiles were identified on the site, nor are any likely to occur. Eight common bird species were identified on the site, including Common Raven and Northern Mockingbird. The Burrowing Owl and Loggerhead Shrike, both considered sensitive species, have the potential to occur on the site. Mammals observed on the site included Desert Cottontail and California Ground Squirrel. Burrows associated with small mammals were also seen. No sensitive mammals were observed on the site, and none are expected to occur.

The site is within the boundary of the Coachella Valley Multiple Specific Habitat Conservation Plan, but is not within a conservation area. The survey concludes that the site will be subject to fee payment under the CVMSHCP, if it is in effect at the time that building permits are issued.

In addition, the survey concludes that the site has potential habitat for the Burrowing Owl, and that the species has been identified in the area. Therefore, although the species was not sighted on the site, the potential occurs that the development of the site could impact Burrowing Owl. This is a potentially significant impact which requires mitigation.

**Mitigation Measure**

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

**MM IV.1** Less than 30 days prior to any ground disturbing activity on the site a qualified biologist shall complete a pre-construction Burrowing Owl survey, to identify whether the species occurs on the site. The survey shall be conducted according to CDFG protocols in place at the time. Should the species occur on the site, the biologist shall develop a mitigation plan, to include avoidance, passive or active relocation, in coordination with CDFG. The mitigation plan shall be approved by the City and CDFG prior to being implemented. Should mitigation be necessary, it shall be completed prior to the initiation of any ground disturbing activities. The biologist shall submit a report of the pre-construction survey to the City for review and approval prior to the issuance of any permit for ground disturbing activities.

- b) **No Impact.** There is no riparian habitat on the site. No impact is expected.
- c) **No Impact.** No wetlands occur on the property. No impact is expected.

<sup>2</sup> "Gene Autry Trail/Vista Chino Project Site Biological Resources Assessment," prepared by AMEC Earth & Environmental, May 2008.

## INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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- d) **Less Than Significant Impact.** The project site is isolated, insofar as it is surrounded by developed lands and the dyke for the Whitewater River. The site is only 9.17 acres in size, and does not provide significant habitat. Further, no sensitive species, other than the potential for Burrowing Owl, were identified on the site. The site may be used for foraging by local, common species. The impact associated with migratory species is therefore considered to be less than significant.
  
- e) **No Impact.** The proposed project will not interfere with any City policies regarding the preservation of plants or animals.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Setting**

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

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

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

**Discussion of Impacts**

- a) **No Impact.** The project site is vacant desert land. No historic structures occur on the property. No impacts to historic resources are expected to occur as a result of build out of the proposed project.
- b) **Less Than Significant Impact with Mitigation Incorporated.** The project site is currently vacant. A cultural resource assessment was conducted for the proposed project site<sup>3</sup>.

<sup>3</sup> "Identification and Evaluation of Historic Properties, Assessor's Parcel Number 677-040-030," prepared by CRM Tech, May 2008.

The study included both record searches and a field survey, as well as Tribal consultation. The field survey included close inspection of the ground surface for potential historic or prehistoric resource. Although considerable trash and debris occurs on the property, all of it is of modern origin, and no evidence of cultural resources was found. However, the site is in an area of blowing sand, and may harbor buried cultural resources. The unearthing of such resources represents a potentially significant impact which requires mitigation.

**Mitigation Measure**

In order to assure that impacts associated with cultural resources are mitigated to less than significant levels, the following mitigation measure shall be implemented.

**MM V-1.** Should any cultural resource be uncovered during grading, trenching or other ground disturbing activity, all such activity shall immediately cease, and a qualified archaeologist shall be retained to inspect the find. Should the item(s) be identified as a cultural resource, the archaeologist shall develop a mitigation plan, and implement it prior to the resumption of activity on that area. Ground disturbing activities may be permitted to continue around the area only with the authorization of the archaeologist. The archaeologist shall record, catalog and remove, if deemed appropriate, the resource. The archaeologist shall submit a report of his findings to the City for review and approval within 30 days of completion of the mitigation plan.

- c) **No Impact.** The City and project site are outside the shoreline of ancient Lake Cahuilla. The site is underlain by alluvium which is post-Pleistocene, and not suitable for paleontological resources. Development of the project site will have no impact on paleontological resources.
- d) **Less than Significant Impact.** No known burial ground or cemetery occurs on the project site. Excavation for development on the site could identify such remains. Should human remains be discovered during construction of the proposed project, the project contractor would be subject to State law regarding the discovery and disturbance of human remains. The project contractor is required to immediately notify law enforcement, and allow the coroner to determine the nature of the remains (historic or pre-historic, human or not). The coroner is also responsible for the proper removal and potential re-burial of the remains, and consultation with Tribal officials, if the remains are determined to be Native American. As a result of these State requirements, impacts to human remains are expected to be less than significant.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**VI. GEOLOGY AND SOILS**

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

**Setting**

The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the project site. The project site is not within or adjacent to any Alquist Priolo Fault Zones. The nearest fault zone is located north of Interstate 10, over 2 miles from the project site. The City will, however, be subject to significant ground shaking during an earthquake.

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Soils in the City consist of alluvial deposits which originated in the surrounding mountains and have been transported by the Whitewater River. Native soils on the site are composed entirely of Carsitas association (CdC).

### Discussion of Impacts

#### a)

- i) **No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The site will not experience surface rupture during an earthquake. No impact is expected.
- ii) **Less Than Significant Impact.** The City will be subject to significant ground acceleration during a large earthquake, particularly if it occurs on the fault located north of the project site. In order to mitigate for this potential impact, the City requires that all structures be constructed to Uniform Building Code (UBC) requirements for Seismic Zone 4. The standards included in the Code have been designed to assure that impacts associated with earthquakes are reduced to less than significant levels. The proposed project will be required to conform to these standards. Therefore, the impacts associated with seismic ground shaking are expected to be less than significant.
- iii) **No Impact.** Liquefaction is caused by the loss of soil cohesion due to exposure to shallow groundwater in a seismic event. Depth to groundwater is generally thought to be required to be less than 50 feet. The site is in an area where depth to groundwater is expected to exceed 50 feet. In addition, the City will require the preparation of site-specific geotechnical analysis to address soil stability and liquefaction, when building plans are submitted. No impacts associated with liquefaction are expected as a result of project implementation.
- iv) **No Impact.** The project site is flat, and is surrounded by lands which are equally flat. There is no potential for landslide hazards on the project site.

- b) **Less than Significant Impact.** The site will be subject to both water and wind erosion during grading and construction. The PM10 Management Plan requirements described in the Air Quality section above will reduce the potential impacts associated with wind erosion to less than significant levels.

The potential for water erosion, and contamination of surface waters (also see Hydrology and Water Resources, below) is addressed under the City's NPDES permitting requirements. The project will be subject to these requirements, and will be required to prepare a SWPPP, including the implementation of best management practices (BMP's) to assure that during construction, sediment displaced by rain storms is not transported off the site. These standards and requirements will assure that impacts associated with water erosion are reduced to less than significant levels.

- c) **No Impact.** The project site is currently vacant desert lands. The project proposes the construction of single story buildings, with the exception of the office/manager's residence, which is proposed to be two stories. The project site is located on Carsitas association soils, which are not identified as unstable, with proper compaction. The City will require geotechnical analysis and structural engineering specific to the proposed project, including analysis of soil excavation or compaction, if necessary. These standard requirements will assure that impacts associated with soil stability are less than significant.

- d) **No Impact.** Carsitas association soils are not expansive. No impact is expected.



- e) **No Impact.** The proposed project will be required to connect to the City's sanitary sewer system. No septic tanks will occur on the site. There will be no impact to area soils associated with septic tanks. The proposed RV dump station will be monitored and regulated by the City, as will its connection to the sanitary sewer system. No impact is expected.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Setting**

The project site is currently vacant desert land. No history of development is known for the project site. No chemical or hazardous waste disposal has been documented on the site. There are no known underground tanks or buried materials on the project site.

**Discussion of Impacts**

- a)-d) **Less than Significant Impact.** The proposed project will result in the development of personal storage spaces for individuals and businesses. The types of materials to be stored include household goods, business papers, and furniture. No hazardous materials are expected to be stored within the self storage units. The RV parking area will have the potential to result in small leaks of chemicals and oils from engines, however, the site will be paved, and the City will require the implementation of NPDES standards to assure that any such products are not allowed to leave the project site. The office and manager's residence are likely to require small quantities of household cleaners for internal use, but these will be disposed of through the City's solid waste provider, who has programs in place for household hazardous waste.
- c) **No Impact.** There are no schools located or planned within one quarter mile of the project site. There will be no impact to schools.
- d) **No Impact.** The proposed project site is not listed on state or federal databases of contaminated sites. No impacts associated with hazardous materials contamination are expected on the project site.
- e-f) **No Impact.** The Palm Springs International Airport is located approximately 1 mile southwest of the project site. The project site is not located within the boundaries of the airport's land use plan. There are no private airstrips in Palm Springs.
- g) **No Impact.** The project site occurs on Vista Chino, an arterial roadway connecting the City to the City of Cathedral City to the east. The project will not alter Vista Chino, and will not modify emergency response patterns. Further, the proposed project is an extremely low traffic generator, and will not add to the traffic flows in the area. No impact is expected.

The internal circulation and access for the project itself has been, and will continue to be reviewed by the Fire Department, to ensure that the internal driveways are adequate for emergency vehicles.

- h) **No Impact.** The site is located on the City's eastern boundary, adjacent to existing development. The site is not located adjacent to hillsides or mountains. No wildlands occur in the vicinity of the project site. Development of the proposed project will not expose people to injury or death from wild land fires. No impacts are expected.

**VIII. HYDROLOGY AND WATER QUALITY**

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

**VIII. HYDROLOGY AND WATER QUALITY**

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b> levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The project site will be served by Desert Water Agency (DWA), which supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. Groundwater has historically been the principal source of domestic water in the City. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. The proposed project will include kitchen and bath facilities for the manager's residence, and will utilize water for the office and project landscaping, but otherwise is expected to be a low water user. Sanitary sewer services to the site will be provided at the City's treatment plant.

The project site is located in an area between the limits of the 100 year and 500 year flood, where flood depths during a 100 year storm would be less than one foot. The site is protected from the Whitewater River by a dyke which occurs on the north property line.

**Discussion of Impacts**

a) **Less Than Significant Impact.** The proposed project will connect to domestic water through the DWA, and sanitary sewer through the City. Both agencies are regulated by State and federal agency standards which assure compliance with water quality and waste discharge requirements, respectively. The project's RV dump station will be similarly regulated, to assure that the effluent from the site is acceptable for treatment at the City's wastewater treatment plant.

Surface water quality is regulated through the City's implementation of NPDES standards, including the preparation of a SWPPP, which must include best management practices to assure that storm water leaving the site is not polluted, and does not impact water quality standards. These standards will be implemented for both construction activities, and long term operation at the site.

Overall impacts associated with water quality are expected to be less than significant.

b) **Less than Significant Impact.** The Desert Water Agency (DWA) uses surface water (streams in the San Jacinto Mountains), groundwater, State Water Project water, and recycled water to provide domestic water service to its customers. For future growth, DWA has also implemented water replenishment programs, for both the Whitewater River and Mission Creek Subbasins, which provide management of water supplies.

The proposed project will require domestic water for the manager's residence, project landscaping, and the office portion of the project. The balance of the site, consisting of the storage units within enclosed buildings, will not generate a demand for domestic water.

The proposed project is located in the Industrial land use designation in the General Plan, and was so designated in the previous General Plan. The DWA's Urban Water

Management Plan, which is the Agency's planning tool for water demand, was based on existing land uses, and proposed land uses for the City's build out. The proposed project is likely to use less water than an industrial project on the site, insofar as an industrial (manufacturing or warehousing) project would have a number of employees, and the associated water use for restrooms and kitchen facilities. The proposed project is therefore expected to have a less than significant impact on groundwater supplies.

- c-e) **Less Than Significant Impact.** The proposed project will result in the covering of the currently vacant site with paving and building pads. 94% of the site is proposed to be covered with impervious surfaces. This will result in changes to the flooding patterns on the site, which is currently subject to sheet flow. The proposed project will not be permitted to release off site any more storm water than in the current condition, to assure that downstream properties are not impacted by the change in condition. The City requires that all projects retain the incremental increase in flood water on site. The project proponent will be required to design a storm water management system which retains the 100 year storm on site. This standard requirement will assure that impacts associated with drainage patterns remain less than significant.

The City may also require, as a condition of approval, that the project install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's), including mechanical or other means for pre-treating storm water runoff during long term project operation, in compliance with the requirements of the Regional Water Quality Control Board at the time that the project is constructed.

- f) **No Impact.** All components of the proposed project will be required to comply with City standards for the preservation of groundwater quality. No other water quality issues are expected to result from implementation of the proposed project.
- g-h) **No Impact.** The proposed project will be designed to the City's standards for areas between the 100 and 500 year storm, including the elevation of building pads above the potential flood level. This standard will assure that impacts associated with flooding and structures are less than significant.
- i)- j) **Less Than Significant Impact.** The project site is located adjacent to the Whitewater River. The Whitewater is an ephemeral stream which flows only during rain conditions. The project site has been protected from the potential for inundation by the existing dyke which occurs on the northern boundary of the property. The project will not include residential units, with the exception of the manager's residence. The dyke is maintained by the Coachella Valley Water District, which is responsible for maintaining the facility to current standards. The facility has not been identified as being substandard or otherwise requiring improvement. The potential for its rupture is remote. The site is not subject to seiche, tsunami or mudflow. Overall impacts are expected to be less than significant.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**IX. LAND USE AND PLANNING**

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

**Setting**

The project site is governed by the policies and land use designations of the General Plan. The project site is designated Industrial on the land use map. Industrial and commercial land uses occur on the northwest and west of the site. Residential and golf course land uses occur to the south of Vista Chino.

The City currently implements the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan. The site is also within the boundaries of the Tribal Multiple Species Habitat Conservation Plan, as discussed above under Biological Resources.

**Discussion of Impacts**

- a) **No Impact.** The proposed project site is currently vacant, and will not divide an established community.
- b) **No Impact.** The proposed self storage facility is consistent with the land uses permitted in the Industrial land use designation and M-I zoning district. No conflict with a land use plan or policy will occur.
- c) **No Impact.** The City will require the applicant to comply with the requirements of the Coachella Valley Fringe-toed Lizard Habitat Conservation Plan, or the Coachella Valley Multiple Species Habitat Conservation Plan, if implemented at the time that building permits are issued. No conflicts with these plans will occur as a result of project build out.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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

**Setting**

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

**Discussion of Impacts**

**a-b) No Impact.** The project site is designated for industrial development in the General Plan, and has been for some time. The site is not designated for mineral extraction. The project will have no impact on mineral resources.



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

XI. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The City of Palm Springs requires that the community noise equivalent level (CNEL) does not exceed 65 dB at the exterior living areas (rear yards) or 45 dB at the habitable interior living area for sensitive land uses. Commercial and industrial land uses are allowed to have noise levels up to 70-75 dBA CNEL, and still be in the acceptable range.

The primary source of noise at the project site is vehicle noise on Vista Chino. The General Plan indicates that noise levels at build out of the General Plan on Vista Chino will extend to 70 dBA CNEL within the project site.

**Discussion of Impacts**

- a) **No Impact.** The proposed project will result in the development of self storage units. The buildings for the project will back onto Vista Chino, with only an opening at the entry area, where the office is located. The buildings will serve to shield persons within the project from noise levels from the street. Further, tenants to the facility will be there for only short periods of time, and will not be exposed to high noise levels for an extended

period. The manager's residence, located on the second floor of the office structure, will not have yard space toward the front of the building, and will be required to maintain an interior noise level of 45 dBA CNEL, per City standard. No impact associated with exceeding the City's noise standards is expected.

- b) **No Impact.** Construction at the facility may generate small amounts of vibration from construction equipment, but no sensitive receptors are adjacent to the site. The closest sensitive receptors, residents within the Escena project, are or will be located several hundred feet from the site, and will not be impacted by construction vibration. No impact is expected.
- c) **No Impact.** The proposed project will not impact the noise environment in the area. The self storage use will not generate noise on an ongoing basis. Occasional noise may occur from the opening of doors, and from vehicles on the site, but these are not expected to have a permanent impact, as they will be temporary and periodic. No permanent impact is expected.
- d) **Less Than Significant Impact.** As previously stated, the construction of the proposed project will result in a temporary increase in noise levels in the area. Lands to the west and northwest are occupied by commercial and industrial land uses, however, and do not include any sensitive receptors. The potentially sensitive receptors located to the south of the project will be separated from construction activity by several hundred feet and the wall surrounding the project, which will reduce the noise in that area to less than significant levels.
- e, f) **No Impact.** Palm Springs International Airport is located 1 mile southwest of the proposed project. The proposed project will include only one residence for the manager. The flight patterns for the airport do not include the area of the proposed project, and the noise contours for the airport do not extend to the project site. There are no private airstrips in Palm Springs. No impacts associated with aircraft noise levels are expected.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**XII. POPULATION AND HOUSING**

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

**Setting**

The City of Palm Springs population grew from 40,181 to 42,807 from 1990 to 2000. This represents a 6.5 increase over the ten year period. In 2007, the City's population is estimated at 46,858, an increase of 9.4% since 2000. Housing units increased from 30,517 to 30,823 from 1990 to 2000, and to 33,250 in 2007. The City has an average of 2.1 persons per household.

**Discussion of Impacts**

- a) **No Impact.** The development of a self storage facility occurs in response to growth, and does not generate growth. The project will employ a resident manager, and may also employ maintenance personnel, but the number of new employees is expected to be minimal. No impacts associated with direct or indirect growth inducement is expected.
- b, c) **No Impact.** The project site is currently vacant. No residential land uses occur adjacent to the project site. No residential units will be eliminated as a result of the project, and no persons will be displaced.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**XIII. PUBLIC SERVICES**

<b>Would the project result in:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-------------------------------------	--------------------------------------	--	------------------------------------	--------------

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

a) Fire protection?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting**

**Fire Protection.** The Palm Springs Fire Department will provide service to the proposed project site. The Department currently operates five fire stations located throughout the city. The stations closest to the project site are station #442, located at 300 N. El Cielo, and station #443, located at 590 E. Racquet Club.

The City has established maximum fire response time at five minutes. The Department receives funding for operational and capital improvements through the City's General Fund.

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

**Schools.** The Palm Springs Unified School District (PSUSD) provides educational services for grades K-12 in the City of Palm Springs. Currently, there are 4 elementary schools, 1 middle school and 1 high school in the City. PSUSD receives funding from school facilities fees, state funding, and local funding. PSUSD is authorized to collect school facilities fees as provided for in Government Code Section 53080 et. seq. and 65995 et seq. in the amount of \$2.35 per square foot of residential development.

**Parks.** The City of Palm Springs has seven parks located on approximately 140-acres within its boundaries. These include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, Baristo Park, Demuth Park and Palm Springs dog park. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by City Ordinance 1632.

**Discussion of Impacts**

- a) **Less Than Significant Impact.** The proposed project will generate additional need for fire protection from the City Fire Department, but is not expected to require additional services beyond those currently available. The project's use as a self storage facility will have limited calls for service, insofar as no regular activity will occur at the site which might significantly impact fire fighting services.

The Fire Department has reviewed, and will continue to review project plans to assure that project designs meet all requirements of the Fire Code. This standard practice will assure that impacts associated with fire services are less than significant.

- b) **Less Than Significant Impact.** The proposed project will generate additional need for police protection, but is not expected to require services beyond those currently available.

The project will generate limited demand for services, insofar as limited activity will occur on the site. Calls for service are likely to be limited to property thefts and similar non-emergency calls.

- c) **Less Than Significant Impact.** The project proponent will be required to pay the mandated school fees in place at the time that building permits are issued. The payment of these fees is designed to offset the additional students generated by the proposed project. This fee will assure that the impacts to schools are reduced to less than significant levels.

- d) **No Impact.** The proposed project will generate one new residential unit, and one potential new household in the City. No impact to parks is expected.

- e) **Less Than Significant Impact.** The addition of the proposed project will result in a minor impact on governmental services. The project will generate property tax, which will offset the cost of providing these services.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**XIV. RECREATION**

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

**Setting**

In addition to the 140-acres of developed parkland and public and private golf courses which occur in the City, the City also includes the Whitewater Wilderness Study Area and the Murray, Andreas and Palm Canyon recreation areas which are operated by the Agua Caliente Band of Cahuilla Indians.

**Discussion of Impacts**

a-b) **No Impact.** The addition of one residential unit will not impact existing parks in the City. The project does not include any recreational facilities, nor will it require the expansion of existing recreational facilities.

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

<b>XV. TRANSPORTATION/TRAFFIC</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The proposed project is located on Vista Chino, which is designated a Major Thoroughfare (6 lanes) in the General Plan. The construction of the proposed project will require the widening of Vista Chino in front of the project site to its ultimate half width.

**Discussion of Impacts**

**a-b) Less than Significant Impact.** The development of the proposed project will result in approximately 328 average daily trips<sup>4</sup>. This is a relatively low trip generation among industrial land uses. The project site is designated Industrial in the General Plan. The General Plan EIR will have analyzed the project site using an industrial trip generation. It is therefore expected that the proposed project will result in lower traffic on Vista Chino

<sup>4</sup> "Trip Generation, 7<sup>th</sup> Edition," prepared by the Institute of Transportation Engineers. For the category "Mini Warehouse", trips per 1,000 s.f. of gross floor area.

and surrounding streets than that considered in the General Plan EIR. The impact of the proposed project is therefore expected to be less than significant.

- c) **No Impact.** The proposed project will have no impact on air traffic patterns.
- d) **No Impact.** The proposed project includes looped driveways which are capable of accommodating large vehicles, as shown in the truck templates provided in the site plan. The circulation within the project is expected to have no impact on hazards relating to safety risk.
- e) **No Impact.** The Fire Department has reviewed, and will continue to review the project plans, including turning radii necessary to maneuver the City's fire trucks through the site. Development of the site will not occur without concurrence by the Fire Department. No impact is expected.
- f) **No Impact.** The proposed project includes parking at the entry, and will also accommodate short term parking along the interior driveways. The project will be required to provide parking consistent with the City's parking requirements. No impact is expected.
- g) **No Impact.** SunLine Transit operates bus routes on Vista Chino and Gene Autry Trail. The project will therefore have access to transit. Due to the nature of a self storage facility, however, transit use to and from the site is expected to be limited.



**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

**XVI. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

**Setting**

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

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

Solid waste service is provided by Palm Springs Disposal Service. Solid waste generated in the City is sent to the Edom Hill transfer station located in the City of Cathedral City. Permitted

throughput of the facility is 2,600 tons per day. Solid waste from the transfer station is disposed of at one of three landfills: Lambs Canyon (remaining capacity 25,967,000 cubic yards); Badlands Landfill (remaining capacity 15,036,809 cubic yards); or El Sobrante Landfill (remaining capacity 184,930,000 cubic yards).

Drainage from the surrounding mountains drains to the valley floor and is directed by sheet flow, channels, and other improvements including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and the Whitewater Wash. The project site is located in an area between the 100 year and 500 year storm.

#### Discussion of Impacts

- a-b, e) **Less Than Significant Impact.** The proposed project will have limited impact on wastewater treatment facilities, insofar as the only wastewater generated on a permanent and regular basis at the site will be from the office and manager's residence. The site also includes a dump station for RVs, which will have indeterminate levels of use. Wastewater from the proposed project will be conveyed to the Palm Springs Wastewater Treatment Plant. The projected capacity of the plant is 10.9 million gallons per day (mgd), with demands typically ranging from 7 to 8 mgd per day. Domestic wastewater flows average about 100 gallons per capita per day<sup>5</sup>. The permanent land uses on the project are likely to generate 200 to 300 gallons per day. The dump station will generate flows when RV storage tenants use the facility. The level of use is not possible to determine, but would not be expected to be significant, particularly since it will not be regular, permanent use. The plant has current capacity in excess of 2 mgd daily, which the proposed project will not significantly impact. The proposed project will be required to pay connection fees to hook into the existing lines. Impacts are expected to be less than significant.
- c) **No Impact.** The proposed project will be required to retain the 100 year storm on site. The City Engineer will require the preparation of a hydrology study, in conjunction with the submittal of grading permits, to assure that the site's storm water management system meets all City standards. No impact is expected.
- d) **Less Than Significant Impact.** The proposed project will be required to connect to existing DWA water infrastructure available adjacent to the site. Water use at the site will be limited to the office, the manager's residence, and project landscaping. The proposed project will be required to design landscaping using drought tolerant landscaping materials, and water efficient irrigation. Interior plumbing will be required to meet Uniform Building Code standards. Water consumption at the site is expected to be less than significant.
- f-g) **Less Than Significant Impact.** Solid waste from the proposed project is expected to be limited, insofar as the project will have only one residence. Solid waste from storage units could also be generated, and would require disposal. Palm Springs Disposal Service provides solid waste disposal services for the project site, with waste hauled to facilities including the Badlands Landfill and the Lambs Canyon Landfill, both of which have adequate capacity to accommodate the proposed project. Impacts are expected to be less than significant.

<sup>5</sup> "Environmental Analysis Handbook," John Rau and David Woolen, 1980.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>a) <b>Less Than Significant Impact with Mitigation Incorporated.</b> The proposed project has the potential to impact Burrowing Owls, which may occur on site. The mitigation measure included in the Biological Resources section of this Initial Study, however, will assure that these impacts are reduced to less than significant levels.</p>				
<p>The project does have the potential to impact archaeological resources, should buried resources occur on the site. However, mitigation provided in this Initial Study reduces potential impacts to less than significant levels.</p>				
<p>b) <b>No Impact.</b> The proposed project is consistent with the General Plan, insofar as it proposes a self storage facility in the Industrial land use designation. The project will have lesser impacts than a typical industrial development, and is therefore not expected to result in any increase in cumulative impacts.</p>				
<p>c) <b>Less Than Significant Impact.</b> The proposed project will have less than significant air quality and noise impacts, and is expected to have less than significant impacts on human beings.</p>				

**REFERENCES**

Ambient Air Quality Standards, California Air Resources Board, July 2003.

EMFAC 2002 Version 2.2 Emissions Tables. Scenario years 2006 and 2007, model years 1965 – 2009  
California Air Resources Board, December 2002.

URBEMIS2002 Version 8.7 Emissions Estimation for Land Use Development Projects, Appendix H,  
South Coast Air Quality Management District, April 2005.

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

Environmental Analysis Handbook, John Rau and David Wooten, 1980.

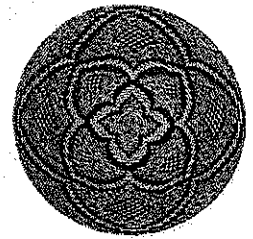
*Palm Springs General Plan Draft Environmental Impact Report. 2007.*

Soil Survey of Riverside County, California, Coachella Valley Area, US Department of Agriculture  
Soil Conservation Service, September 1980.

"Identification and Evaluation of Historic Properties Assessor's Parcel Number 677-040-030,"  
prepared byby CRM Tech, May 2008.

"Gene Autry Trail/Vista Chino Project Site Biological Resource Assessment," prepared by AMEC  
Earth and Environmental, May 2008.

# AGUA CALIENTE BAND OF CAHUILLA INDIANS



PLANNING & DEVELOPMENT DEPARTMENT

CONSTRUCTION DIVISION • ECONOMIC DEVELOPMENT DIVISION

PLANNING & NATURAL RESOURCES DIVISION • TRIBAL HISTORIC PRESERVATION OFFICE

October 16, 2008

HAND DELIVERED

Mayor Steve Pougnet and City Council  
CITY OF PALM SPRINGS  
3200 Tahquitz Canyon Way  
Palm Springs, California 92262

**RE: Vista Chino Self Storage: Case. No. 3.3215, Major Architectural Review**

Dear Mayor and City Council,

The Tribal Council of the Agua Caliente Band of Cahuilla Indians reviewed the above referenced project at its meeting of October 14, 2008, and recommends approval of the project to the City Council subject to the conditions of approval recommended by the Indian Planning Commission (Attachment A).

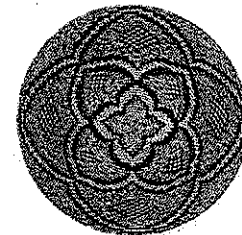
Please contact me should you have any questions at 760-883-1326.

Very truly yours,

Margaret E. Park, AICP  
Director of Planning & Natural Resources  
**AGUA CALIENTE BAND  
OF CAHUILLA INDIANS**

MP/dm

C: Tribal Council  
Tom Davis, Chief Planning & Development Officer  
Craig Ewing, Director of Planning Services, City of Palm Springs

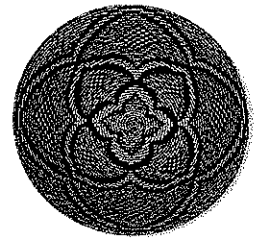


Attachment A  
Conditions of Approval  
Vista Chino Self Storage: Case. No. 3.3215, Major Architectural Review  
October 6, 2008

1. Prior to issuance of grading permits, the applicant shall pay the Valley Floor Conservation Area fee to the Tribe as required by the THCP.
2. That a Native American Monitor(s) be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. at the cost of the developer.
  - a. Should buried cultural deposits be encountered during project development and construction the Cultural Monitor has the right to halt destructive activities in the immediate vicinity of the find and shall notify a qualified archaeologist meeting Secretary of Interior standards to assess the find.
  - b. If significant Native American cultural resources are discovered the archaeologist shall prepare a Treatment Plan for submission to the THPO for approval.
  - c. Human remains encountered shall be handled consistent with the state law provisions and implementation.
  - d. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to the Tribe, etc.).
3. That the project contractor be subject to the State law regarding the discovery and disturbance of human remains should human remains be discovered during construction of the proposed project.
  - a. In that circumstance, destructive activity in the immediate vicinity shall halt and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
  - b. If the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted.
  - c. The NAHC will make a determination of the Most Likely Descendent (MLD).
  - d. The City of Palm Springs and Developer will work with the designated MLD to determine the final disposition of the remains.

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT



September 8, 2008

**RECEIVED**

Ken Lyon, Associate Planner  
CITY OF PALM SPRINGS  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

SEP 08 2008

PLANNING SERVICES  
DEPARTMENT

**RE: Vista Chino Self Storage: Case. No. 3.3215, Major Architectural Review**

Dear Mr. Lyon:

Thank you for the opportunity to review the Initial Study prepared for the above reference project. The project is within the boundaries of the Reservation and as such is subject to requirements of the Tribal Habitat Conservation Plan (THCP) and the Tribal Historic Preservation Office (THPO).

The analysis contained in the Initial Study under Item IV. a) & f) on pg 17 incorrectly describes the CVMSHCP's jurisdiction with regard to the project site. The THCP has jurisdiction and applies to all land located within the boundaries of the Reservation. According to the THCP, the project site is located within the Valley Floor Conservation Area (VFCA). Within the VFCA, the THCP incorporates a mitigation fee and acquisition program for protection of sand-dependent valley floor "Covered Species." Payment of a VFCA Mitigation Fee shall be a requirement of each Covered Project in the VFCA. Therefore, prior to any ground disturbing activities, the applicant shall pay the VFCA fee (\$2,371/acre) to the Tribe as required by the THCP.

In addition, the THCP does not identify the project site as being suitable habitat for the Burrowing Owl; therefore, Mitigation Measure IV.1 of the Initial Study (pg 17) would not be required under the plan. I have also forwarded a copy of the Initial Study to the THPO for review and comment. If you have any questions I can be reached at 883-1945.

Very truly yours,

  
Dan Malcolm, AICP  
Senior Planner

**AGUA CALIENTE BAND  
OF CAHUILLA INDIANS**

C: File Copy

**CITY OF PALM SPRINGS  
MONITORING PROGRAM FOR CEQA COMPLIANCE**

**DATE:** 12/1/08  
**CASE NO:** MAR NO. 3.3215

**APN:** 677-040-030

**PROJECT LOCATION:**

North side of Vista Chino, east of Gene Autry Trail  
In Process

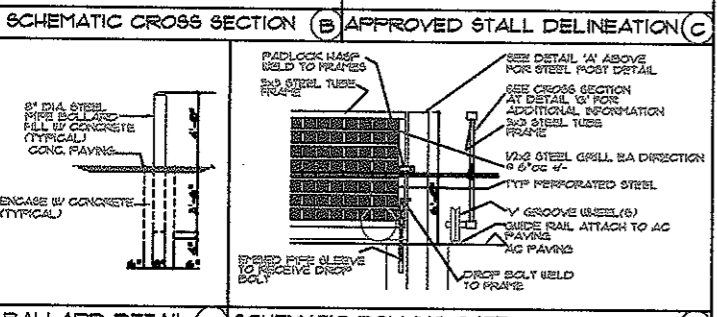
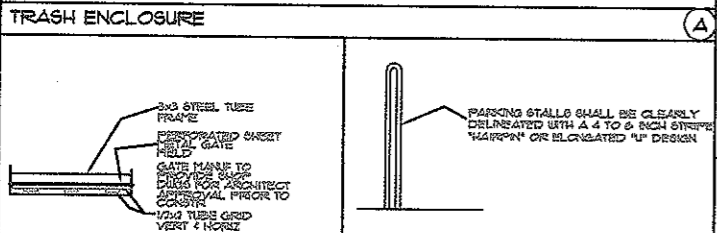
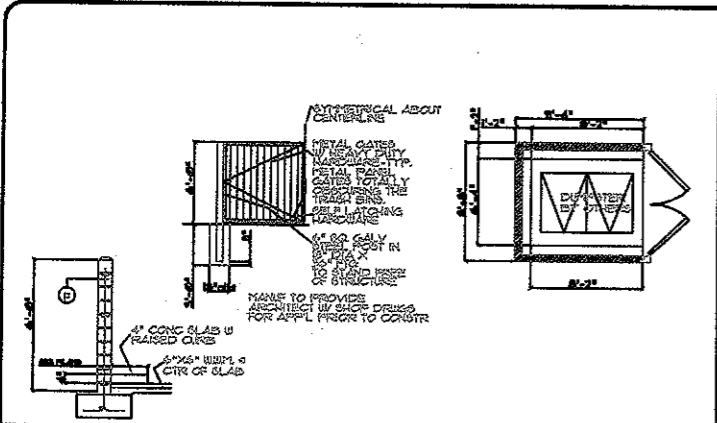
**APPROVAL DATE:**

**APPLICANT:** Vista Chino Self Storage

**THE FOLLOWING REPRESENTS THE CITY'S MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE MITIGATED NEGATIVE DECLARATION FOR THE ABOVE CASE NUMBER**

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
<b>IV. BIOLOGICAL RESOURCES</b>					
Submit pre-construction Burrowing Owl Survey.	Planning Department	Less than 30 days prior to grading permit issuance	Approval of report		
<b>OBJECTIVE:</b>					
Protect species of concern.					
<b>SUMMARY MITIGATION MEASURES</b>	<b>RESPONSIBLE FOR MONITORING</b>	<b>TIMING</b>	<b>CRITERIA</b>	<b>COMPLIANCE CHECKED BY</b>	<b>DATE</b>
<b>V. CULTURAL RESOURCES</b>					
Stop all grading activity if resource is found. Call in qualified archaeologist to assess and monitor.	Planning Department, Public Works Department	During grading	Identified resource.		
<b>OBJECTIVE:</b>					
Protect historical and archaeological resources.					





**GENERAL NOTES**

A. ALL WORK SHALL BE PERFORMED SO AS TO COMPLY WITH ALL LEGAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING WITHOUT LIMITATION THE FOLLOWING:

- THE BUILDING CODE, 2007 EDITION, AS ADOPTED BY AND ALL APPLICABLE RELATED SPECIALTY CODES.
- THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 1 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT").
- THE MANUFACTURER'S REQUIREMENTS OR RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

B. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD.

C. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BRING THESE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROPRIATE AND IN ANY EVENT ALL CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY AND FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCEDURE, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.

D. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT. IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201-1991 AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.

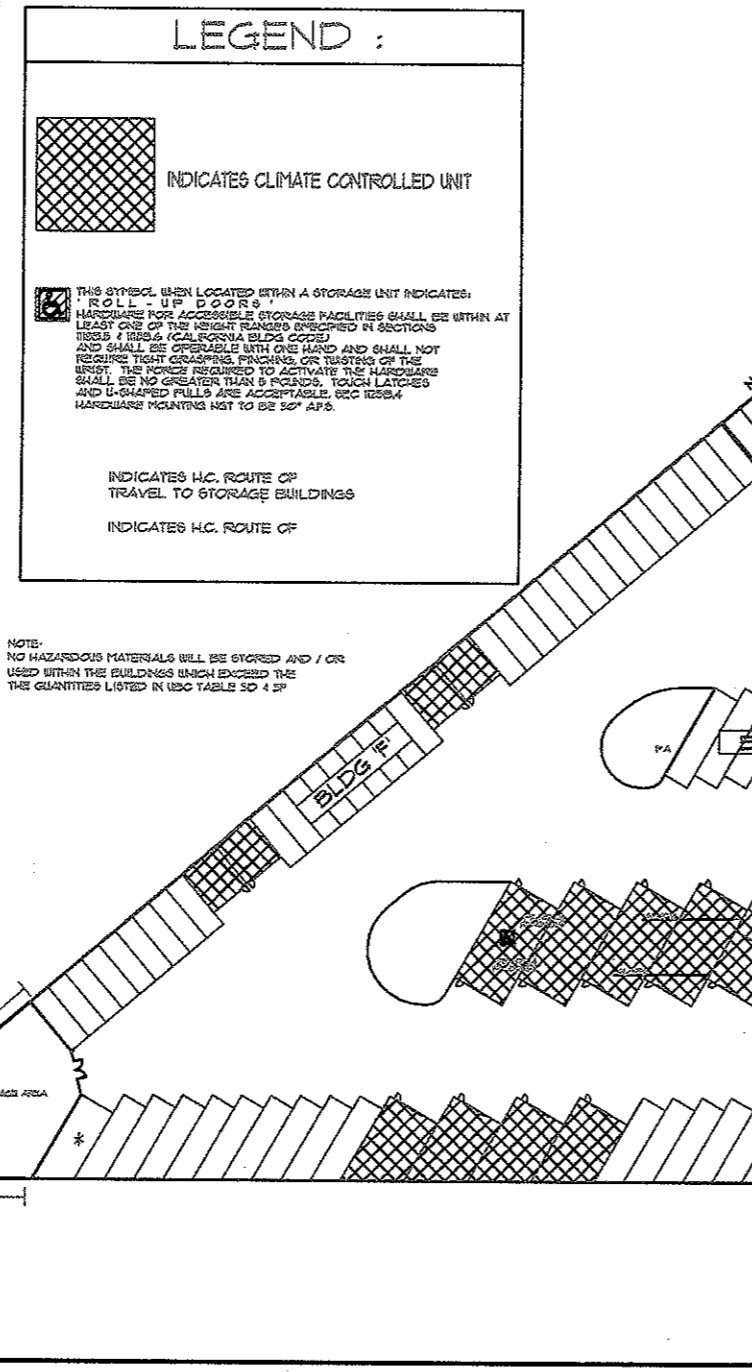
**LEGEND :**

[Hatched Box] INDICATES CLIMATE CONTROLLED UNIT

[Square with 'X'] THIS SYMBOL WHEN LOCATED WITHIN A STORAGE UNIT INDICATES: ROLL-UP DOORS

[Arrow] INDICATES H.C. ROUTE OF TRAVEL TO STORAGE BUILDINGS

[Dashed Arrow] INDICATES H.C. ROUTE OF



**BUILDING AREAS, PHASE I**

BLDG B-1 12,207 SF  
 TOTAL BUILDING COVERAGE - 131,374 SF.

ZONING: U-M-1 LL  
 GENERAL PLAN DESIGNATION - PDL 420  
 APN: 671-040-030

LOT AREA: 583,461 SF - 31.4 AC 1997  
 TOTAL BUILDING COVERAGE - 131,374 SF - 23%  
 LANDSCAPED AREA: 33,330 SF - 6%  
 PAVED AREA: 229,481 SF - 39%

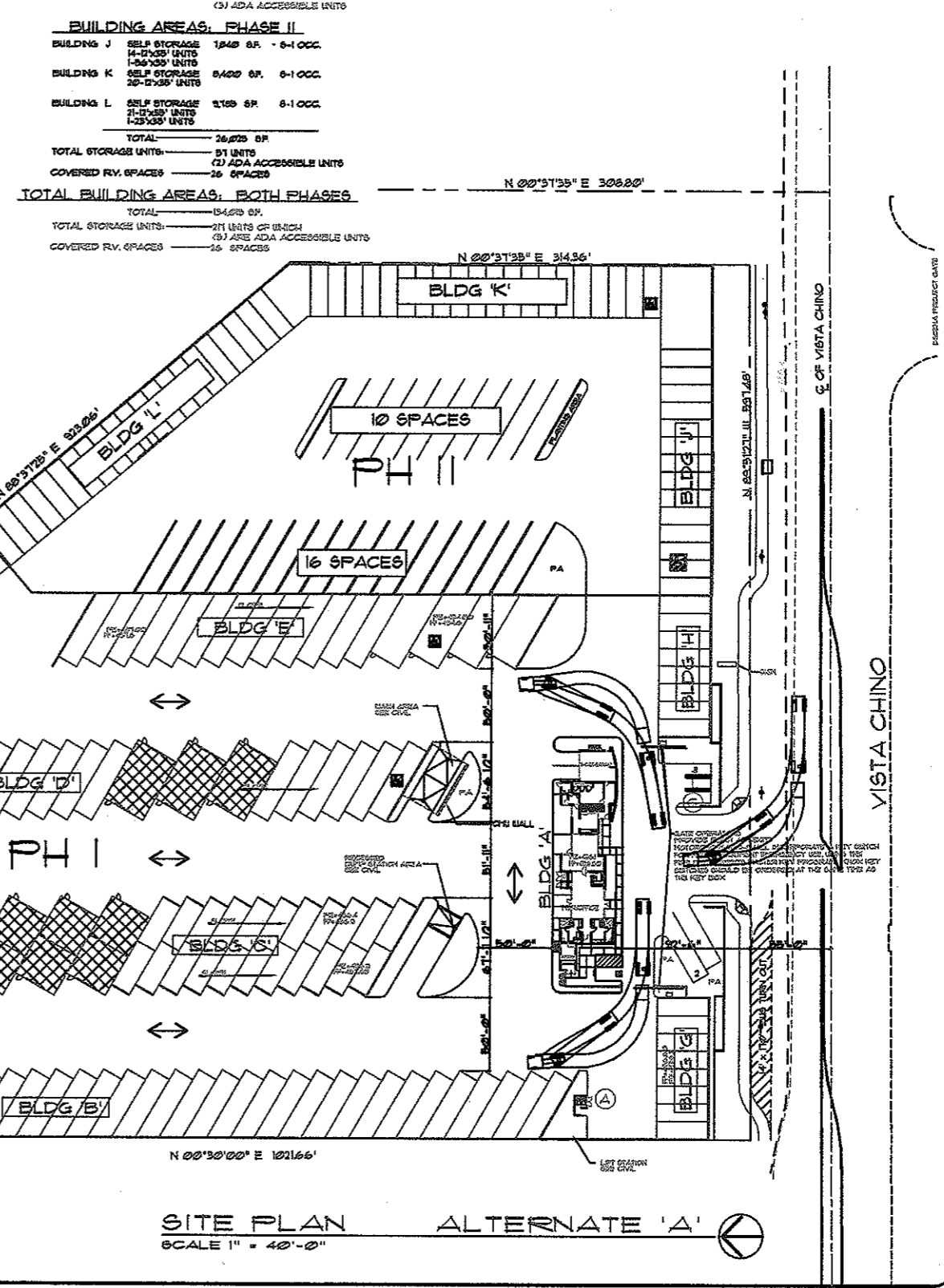
TYPE OF CONSTRUCTION  
 STORAGE UNITS: TYPE II-N  
 OFFICE & RESIDENCE: TYPE V-N

PROPOSED HEIGHT OF STRUCTURES  
 SELF STORAGE BUILDINGS: 10'-8"  
 OFFICE / RESIDENCE BUILDINGS: 23'-0"

PARKING:  
 PUBLIC: 6 SPACES INCLUDING 2 RV, 11 ADA VAN ACCESSIBLE SPACES  
 EMPLOYEE: 4 SPACES INCLUDING 2 GARAGE

**VICINITY MAP**

**PROJECT ADDRESS:**  
 3900 E VISTA CHINO  
 APN:  
 671-040-030  
 PDL 420



**Cioffi ARCHITECT**

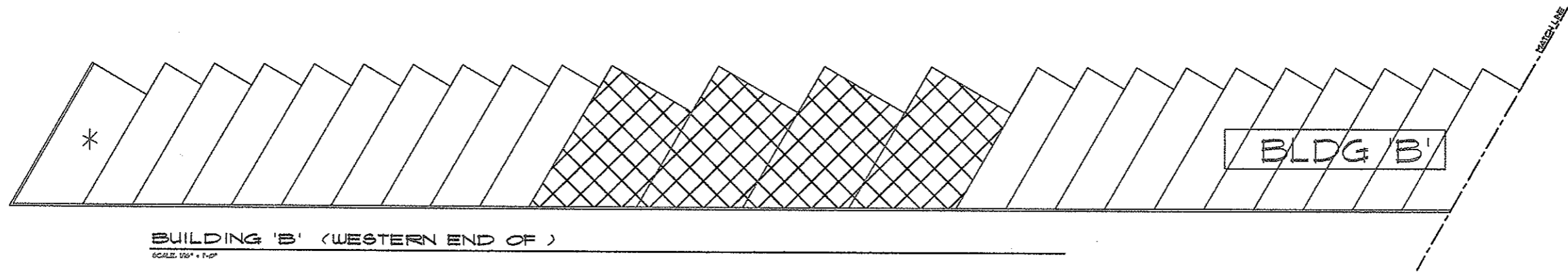
A RV STORAGE AT:  
**VISTA CHINO SELF STORAGE**  
 3900 E. VISTA CHINO DR.  
 PALM SPRING, CALIFORNIA

**JAMES CIOFFI ARCHITECT**  
 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 13 0705

REVISION

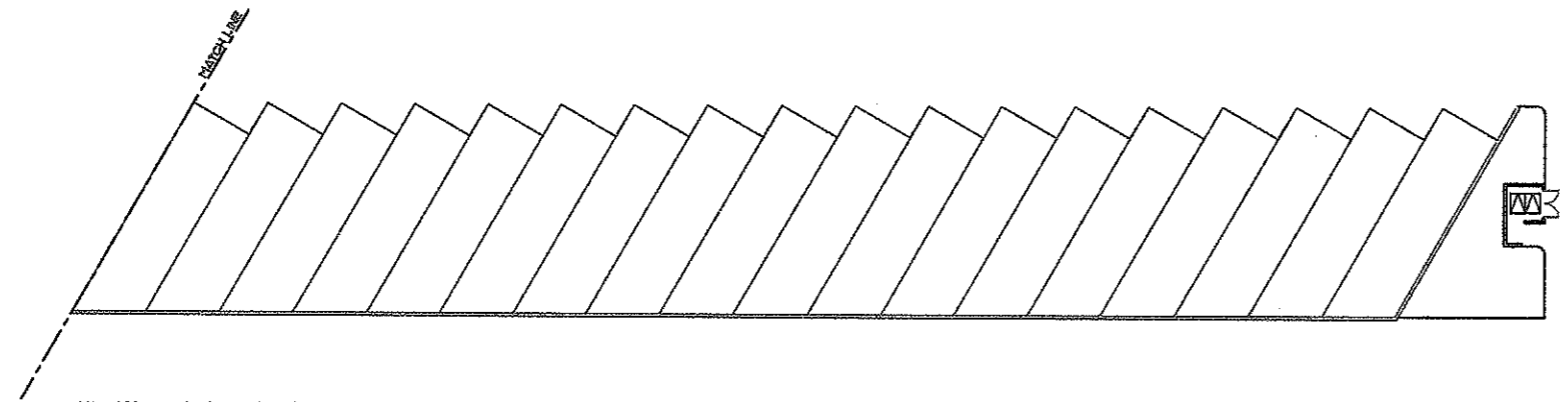
PLLOT DATE:  
 3-10-08 11-18-08  
 5-27-08 12-1-08  
 8-18-08  
 11-4-08  
 11-12-08

SCALE: 1" = 40'-0"  
 PROJECT NO: 0612  
 FILE: 612-40SITE  
 SHEET  
**A-1.1**



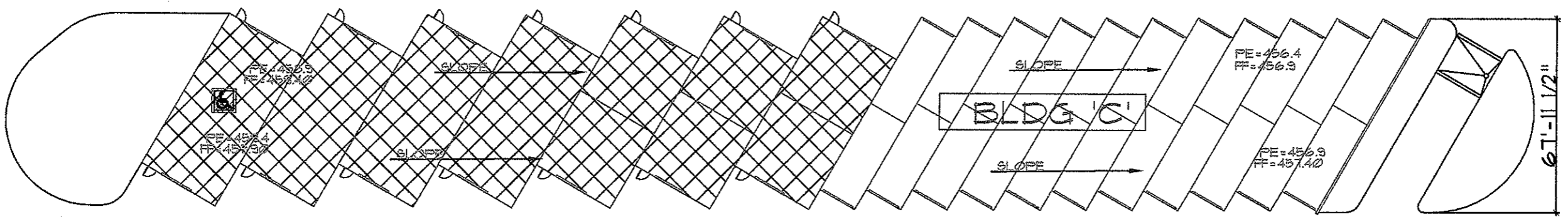
BUILDING 'B' (WESTERN END OF )

SCALE: 1/8" = 1'-0"



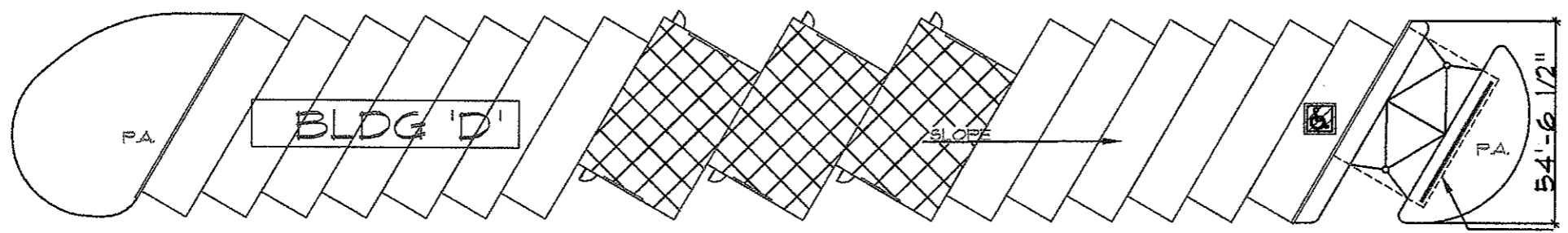
BUILDING 'B' (EASTERN END OF )

SCALE: 1/8" = 1'-0"



BUILDING 'C'

SCALE: 1/8" = 1'-0"



BUILDING 'D'

SCALE: 1/8" = 1'-0"

**Cioffi**  
ARCHITECT

A RV STORAGE AT:  
**VISTA CHINO SELF STORAGE**  
3900 E. VISTA CHINO DR.  
PALM SPRING, CALIFORNIA

JAMES CIOFFI ARCHITECT  
221 S. GARDEN ST. SUITE 200  
PALM SPRING, CA 92567



Δ	REVISION

PLOT DATE:	
3-10-23	
8-15-23	
12-1-23	

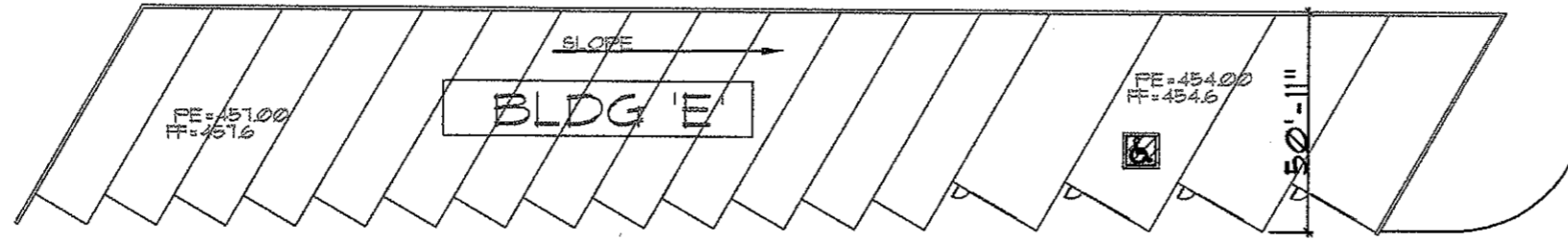
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PROJECT NO: 0812

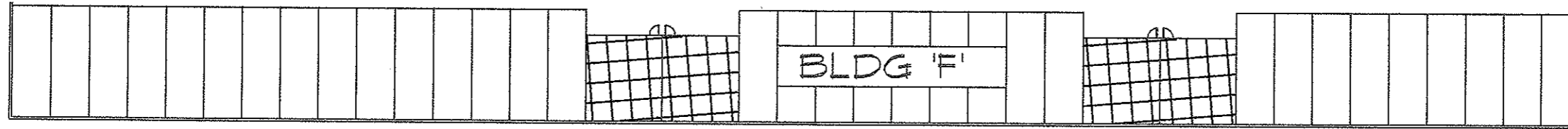
FILE: 812-10FLR PLANS

SHEET

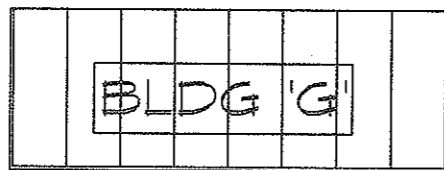
**A-2.2**



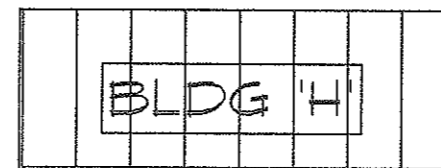
BUILDING 'E'  
SCALE: 1/8" = 1'-0"



BUILDING 'F'  
SCALE: 1/8" = 1'-0"



BUILDING 'G'  
SCALE: 1/8" = 1'-0"



BUILDING 'H'  
SCALE: 1/8" = 1'-0"

**Cioffi**  
ARCHITECT

A RV STORAGE AT:  
**VISTA CHINO SELF STORAGE**  
3800 E. VISTA CHINO DR.  
PALM SPRING, CALIFORNIA

JAMES CIOFFI ARCHITECT



Δ	REVISION

PLOT DATE:

3-10-08
6-18-08
12-1-08

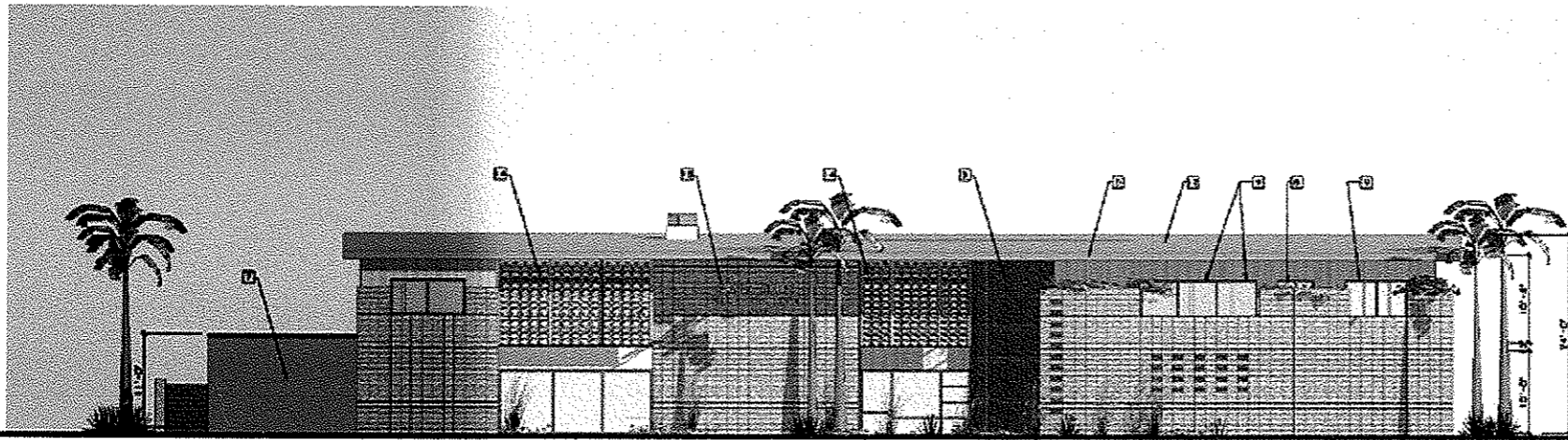
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PROJECT NO: 0612

FILE: 612-16FLR PLANS

SHEET

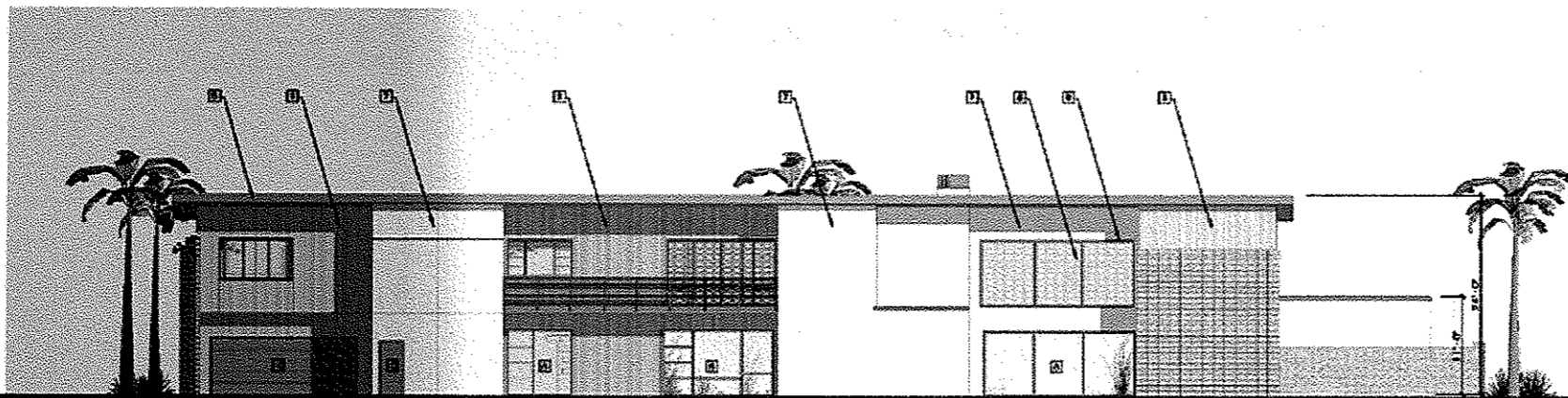
**A-2.3**



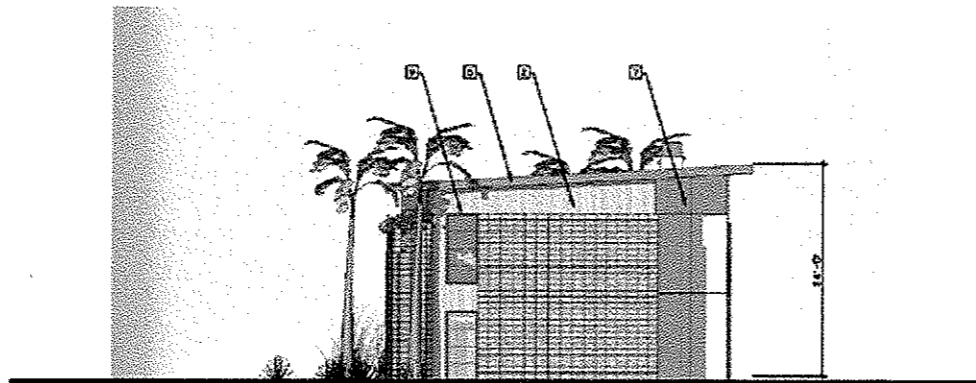
SOUTH ELEVATION BLDG 'A'



WEST ELEVATION BLDG 'A'



NORTH ELEVATION BLDG 'A'



EAST ELEVATION BLDG 'A'

EXTERIOR MATERIALS:

- 1. STACK BOND 8x8x16 CLAY  
COLOR - OREGON WHEAT  
S.P. / M.M. E NATURAL MORTAR
- 2. ASP. BRIBED METAL  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - LOS 227XL
- 3. 1/2" MOSAIC GLASS TILE  
COLOR - BLACK
- 4. CUSTOM ANODIZED ALUMINUM SUNSCREEN  
COLOR - PPG DURANAR XLDC  
GOLD - LOS2158ML8
- 5. BRICK METAL FASCIA  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - LOS 227XL
- 6. STAIN TUBE RAILINGS  
COLOR - DEC 6216 'BARREL STOVE'
- 7. EXTERIOR PLASTER  
MACHINE APPLIED & QUASH FINISH PAINT  
COLOR - DEC 750 'WAGON DECK'
- 8. SOLAR BRONZE GLASS
- 9. FLEETWOOD FRAMES  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - LOS 227XL
- 10. OVERHEAD DOOR PAINT  
COLOR - MATCH FRAME
- 11. STACK BOND 8x8x16 CLAY  
COLOR - OREGON GREY  
S.P. / M.M. E NATURAL MORTAR
- 12. ASP. STANDING SEAM METAL ROOF  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - LOS 227XL
- 13. SIGN - UNDER SEPARATE PERMIT
- 14. DECORATIVE METAL WINDOW SCREEN-T.D.O.

**Cioffi**  
ARCHITECT

A RV STORAGE AT.  
**VISTA CHINO SELF STORAGE**  
3900 E. VISTA CHINO DR.  
PALM SPRING, CALIFORNIA

JAMES CIOFFI ARCHITECT  
REGISTERED ARCHITECT  
NO. 12345  
STATE OF CALIFORNIA



REVISION

SCALE:  
PROJECT NO: 0612  
FILE: 0512 P.A



Δ	REVISION

PLOT DATE:	
3-10-08	
3-18-08	
12-1-08	

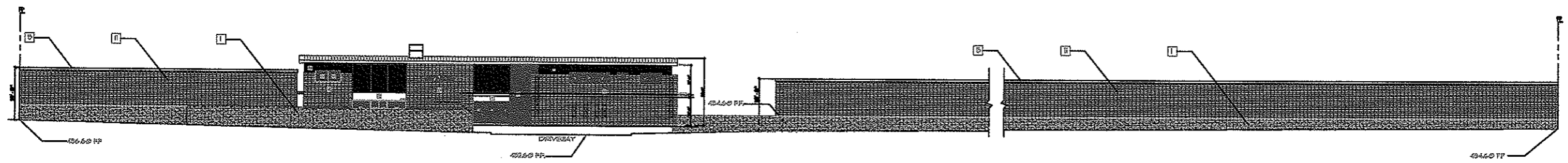
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PROJECT NO: 0612

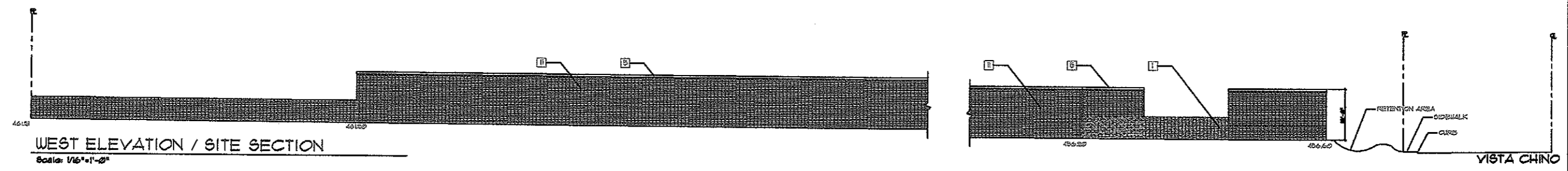
FILE: 612-16SITE ELEV

SHEET

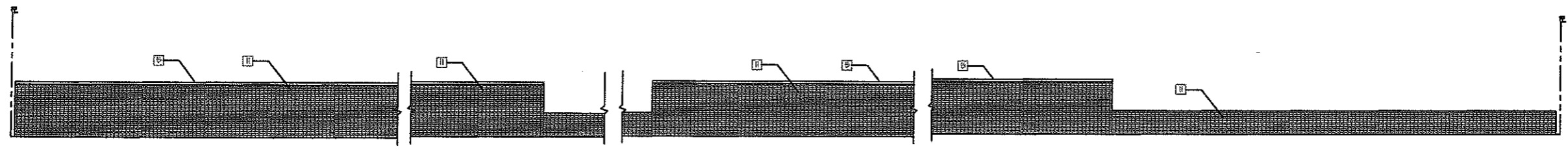
**A-3.1**



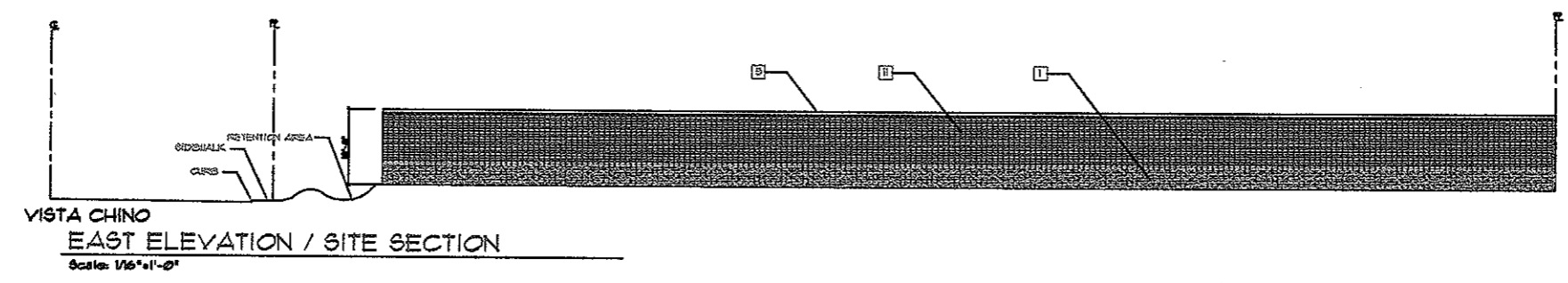
**SOUTH ELEVATION / SITE SECTION**  
Scale: 1/16" = 1'-0"



**WEST ELEVATION / SITE SECTION**  
Scale: 1/16" = 1'-0"



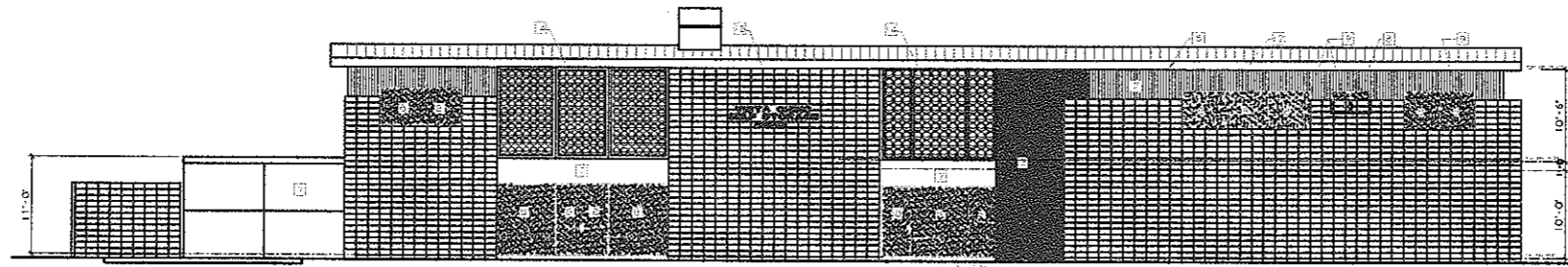
**NORTH ELEVATION / SITE SECTION**  
Scale: 1/16" = 1'-0"



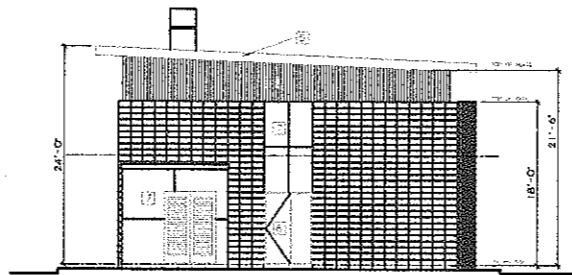
**EAST ELEVATION / SITE SECTION**  
Scale: 1/16" = 1'-0"

**EXTERIOR MATERIALS:**

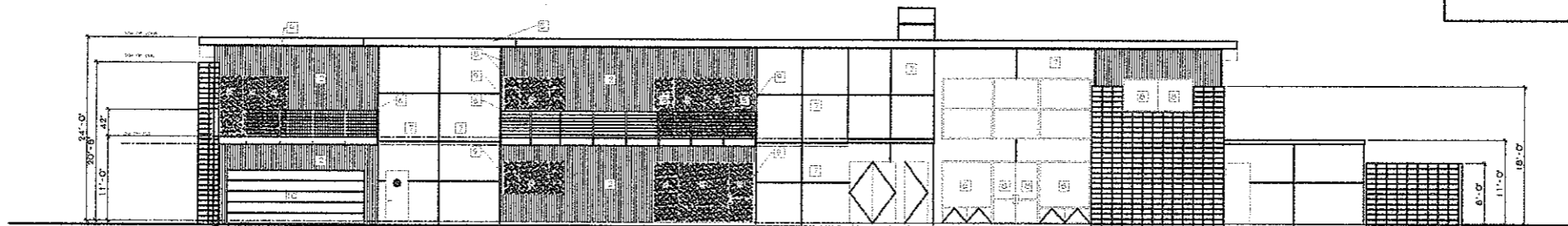
- 1 - STACK BOND BRICK CMU  
COLOR - "CRESS" BRICK  
SF / MU & NATURAL MORTAR
- 2 - ASP PRESSED METAL  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - UC022DL
- 3 - 1/4" PORCELAIN GLASS TILE  
COLOR - BLACK
- 4 - CUSTOM ANODIZED ALUMINUM GINGERSHIM  
COLOR - PPG DURANAR XLEBC  
GOLD - UC0208MLB
- 5 - BREAK METAL FASCIA  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - UC022DL
- 6 - STEEL TUBE RAIL PING  
COLOR - DEC 700 "BARREL STOVE"
- 7 - EXTERIOR PLASTER  
MATCHES AREA TOP & DAM FINISH PARTY  
COLOR - DEC 700 "BROWN BRICK"
- 8 - SOLAR BRONZE GLASS
- 9 - REINFORCED FRAMES  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - UC022DL
- 10 - OVERHEAD DOOR PAINT  
COLOR - MATCH FRAMES
- 11 - STACK BOND BRICK CMU  
COLOR - "CRESS" BRICK  
SF / MU & NATURAL MORTAR
- 12 - ASP STANDING SEAM METAL ROOF  
COLOR - PPG DURANAR XL  
LIGHT BRONZE - UC022DL
- 13 - SIGN - UNDER SEPARATE PERMIT
- 14 - DECORATIVE METAL WINDOW SCREEN-TBD.



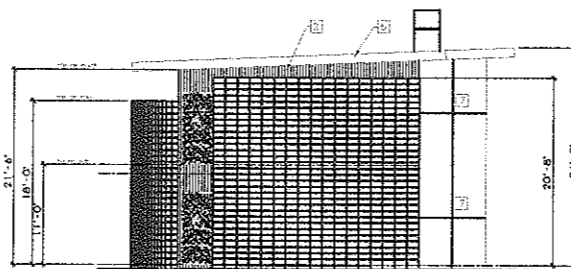
SOUTH ELEVATION BLDG 'A'  
SCALE 1/8" = 1'-0"



WEST ELEVATION BLDG 'A'  
SCALE 1/8" = 1'-0"



NORTH ELEVATION BLDG 'A'  
SCALE 1/8" = 1'-0"



EAST ELEVATION BLDG 'A'  
SCALE 1/8" = 1'-0"

EXTERIOR MATERIALS:

- 1. STACK BOND SHALE CLAY  
COLOR - "DROO" MORTAR  
S.P. 7 MIX 2 NATURAL MORTAR
- 2. REE STAINING BRASS METAL  
COLOR - REE STAINING BRASS  
LIGHT BRONZE - LIGHT BRONZE
- 3. 1 1/2" MOSAIC GLASS TILE  
COLOR - "BLADE"
- 4. CUSTOM ANODIZED ALUMINUM SLATS  
COLOR - REE STAINING BRASS  
GOLD - LIGHT BRONZE
- 5. BRASS METAL FABRICA  
COLOR - REE STAINING BRASS  
LIGHT BRONZE - LIGHT BRONZE
- 6. STEEL TUBE BALUNES  
COLOR - "DROO" MORTAR  
LIGHT BRONZE - LIGHT BRONZE
- 7. EXTERIOR PLASTER  
MACHINE APPLIED, DASH FINISH PAINT  
COLOR - "DROO" MORTAR
- 8. SOLAR SPONGE GLASS
- 9. BURTIWOOD FRAMES  
COLOR - REE STAINING BRASS  
LIGHT BRONZE - LIGHT BRONZE
- 10. OVERHEAD DOOR PAINT  
COLOR - MATCH FRAME
- 11. STACK BOND SHALE CLAY  
COLOR - "DROO" MORTAR  
S.P. 7 MIX 2 NATURAL MORTAR
- 12. REE STAINING BRASS METAL  
COLOR - REE STAINING BRASS  
LIGHT BRONZE - LIGHT BRONZE
- 13. SIGN - UNDER SEPARATE PERMIT
- 14. DECORATIVE METAL WINDOW SCREEN-T.B.D.

**Cioffi**  
ARCHITECT

A RV STORAGE AT.  
**VISTA CHINO SELF STORAGE**  
3000 E. VISTA CHINO DR.  
PALM SPRING, CALIFORNIA

JAMES CIOFFI ARCHITECT  
101 S. GARDEN AVENUE, SUITE 200  
PALM SPRING, CALIFORNIA 92567-1000  
PHONE: 951-251-1000 FAX: 951-251-1001



REVISION

PLOT DATE:
3-0-06
6-18-08
11-12-08

SCALE: 1/8" = 1'-0"  
PROJECT NO: 0216  
FILE: 216-4PLA

SHEET  
**A-3.1.1**