	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Canyon View
Case No.	5.1384 PD 381; MAJ 3.3902; VTTM 36969
Assessor's Parcel No.	APNS: 681-170-038, 681-170-039.
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262
Project Location:	Southwest corner of East Palm Canyon Drive and Matthew Drive, Palm Springs, CA 92262 Riverside County
Project Sponsor's Name and Address:	Rhonda Neely, Summit Land Partners Sub, LLC. 430 Thirty Street #200 Newport Beach, CA, 92663 (949) 554-6936
General Plan Designation(s):	Existing: Mixed Use (MU) Proposed: Medium Density Residential (MDR)
Zoning:	Existing: R3 – Multiple Family Residential and Hotel with Resort Overlay Proposed: Planned Development District 381 (PDD 381)
Contact Person:	Edward Robertson City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262
Phone Number:	(760) 323-8245
Date Prepared	April 2017

Description of the Project

In 2008, the City approved the "Rainbow Vision" project (5.1135) located on the southwest corner of East Palm Canyon Drive and Matthew Drive. The project proposed the construction of a retirement community consisting of six 2 and 3-story residential structures, containing 184 condominium units, surrounding a two story "Grand Central" building which was to provide community amenities. The City adopted a Mitigated Negative Declaration, Planned Development District (PPD 334), and Tentative Tract Map (TTM 35623). The project was not initiated.

The currently proposed project will result in the construction of eighty (80) 2-story detached single-family homes on the 14.83± acre parcel. Lot sizes will range from 4,004 to 6,571 square feet (average 4,169 square feet). The architectural style is predominantly modern. The color palette will consist of desert earth tones. The units will have private yards and share common space. Matthew Drive will provide vehicular access to the development.

The project proposes the following actions:

- Approval of a General Plan Amendment from Mixed-Use/Multi-use to Medium Density Residential.
- Approval of a new Planned Development District 381 (PDD 381) to allow deviations from the development standards.
- Approval of a new Vesting Tentative Tract Map (VTTM 36969) to subdivide the property into 80 lots and interior streets.
- Approval of a Major Architectural Application (MAJ 3.3902) for approval of architecture and landscaping plans.

32' curb-to-curb streets are proposed with 4' sidewalks on each side. Parking will be comprised of 180 primary parking spaces, including 160 spaces in garages and 20 in driveways. In addition, 158 guest spaces will be provided, including 128 spaces in driveways and 30 designated on streets.

Additional amenities will be provided in the form of a three pocket parks, including a dog park and an art garden containing a locally-commissioned art piece, both of which would be open to the public; access would be provided via existing and future sidewalks. A social garden would feature shade structures, seating, lawn, BBQ area, and a water feature. This garden would be located in the gated portion of the development and access would be limited to Canyon View residents.

Environmental Setting and Surrounding Land Uses

The subject property is located in south Palm Springs at the southwest corner of East Palm Canyon Drive and Matthew Drive. East Palm Canyon Drive is designated as a Major Thoroughfare. Matthew Drive is designated as a Collector Road. South Linden Way, which borders the property on the west, is designated a Local Road. The subject site consists of 12.5± acres, with elevations averaging approximately 350 feet above sea level. The subject property is generally flat and slopes gently to the north and east.

Surrounding land uses include:

North: East Palm Canyon Drive, Multi-Family Residential (Canyon Sands)
South: Matthew Drive, Vacant land

East: Shopping Center (Vons)
West: S. Linden Way, Multi-Family Residential / Vacant land

Other public agencies whose approval is required

Riverside County Flood Control and Water Conservation District
United States Fish and Wildlife Service
Agua Caliente Band of Cahuilla Indians
United States Army Corps of Engineers

RIVERSIDE COUNTY

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Exhibit

1

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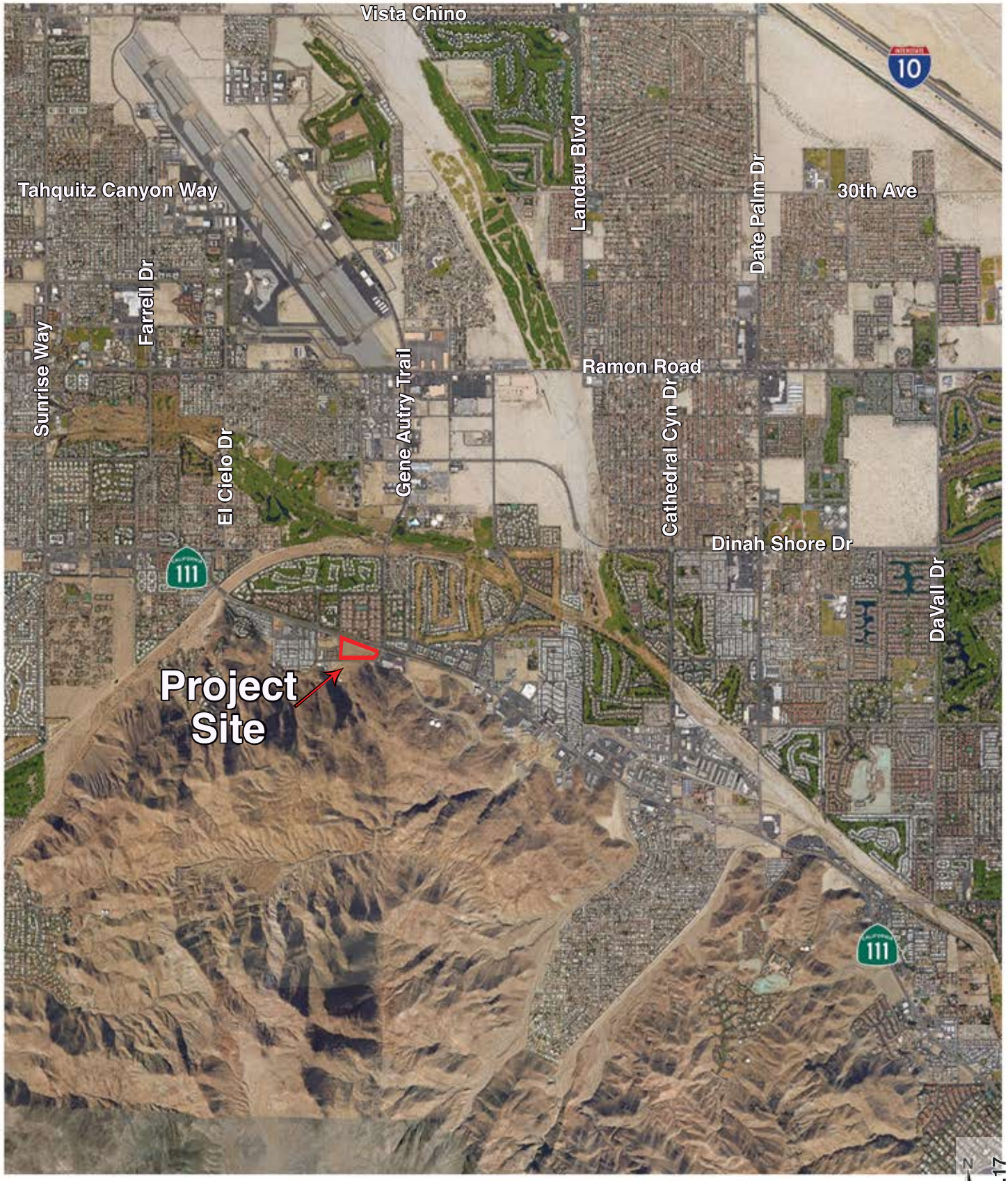
Canyon View
Regional Location Map
Palm Springs, California



Source: Google Earth, 2016

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Canyon View
Vicinity Map
Palm Springs, California

Exhibit

2

Source: Google Earth, 2016

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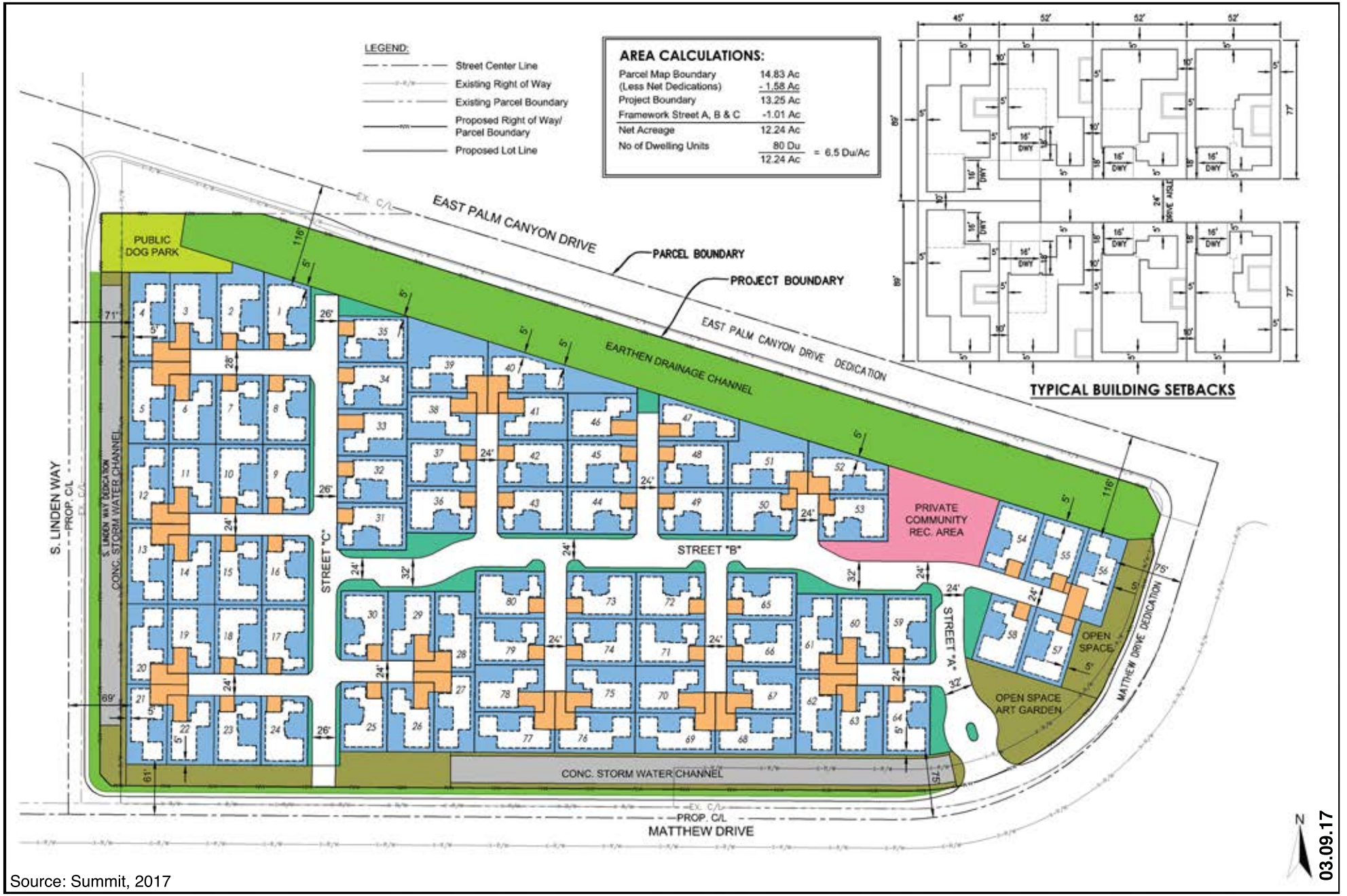
Canyon View
Project Site Aerial
Palm Springs, California

Exhibit

3



Source: Summit, 2017

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Canyon View
Conceptual Site Plan
Palm Springs, California

Exhibit
4

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.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/ Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Edward Robertson
Principal Planner

4.12.17
Date

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

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

Source: Figure 9-4, Palm Springs General Plan, 2007; "California Scenic Highway Mapping System," accessed November 10, 2015; Palm Springs Municipal Code.

Setting

The City of Palm Springs is located at the base of the San Jacinto Mountains, which provide a dramatic backdrop to southerly and westerly views for the city. The southwestern portion of the city enjoys scenic views of the Santa Rosa Mountains, which run northwest to southeast across the Coachella Valley. The project site sits on the foothills of the Santa Rosa Mountains.

Discussion of Impacts

a,c) Less Than Significant Impact. The proposed project will result in the development of 80 two-story single-family detached residences. The proposed site is located on the fringe of an alluvial fan with a dramatic change from desert floor to mountain. This is considered an important scenic resource. Grading activities occurred on the subject area in July 2014, which resulted in the loss of much of the indigenous shrubbery. Currently, the area contains a sparse scattering of shrubbery with small pockets of rubbish. Along the perimeter of the proposed site, wide landscaped setbacks are planned. The landscape design proposes drought-tolerant trees, scrubs, and ground cover.

Build out of the proposed project will primarily affect scenic mountain views as seen from properties immediately west and north of the subject site. Approval of the Planned Development District is necessary to allow deviation in the development standards, including building height. The two-story structures will range from will have a maximum height of 24", including parapet. The color palette will consist of earth tones. Setbacks to the buildings range from 5 to 9' feet along the surrounding streets. The setbacks along East Palm Canyon Drive range from 70 feet to 145 feet. Areas around the buildings will include landscaping, pathways, and perimeter walls. Each residence is required to have a two-car garage to meet the City's parking requirement. The distances between the surrounding residences and street setbacks will result in the proposed development creating a less than significant obstruction to the scenic vista and will not degrade the visual character of the surrounding area.

Overall, although there will be some impact from the properties to the west, north, and east, even so impacts to views of scenic vistas from surrounding properties will be less than significant.

b) **Less Than Significant Impact.** The proposed project development will not substantially degrade any trees, rock outcropping, or historic structures within a state scenic highway. In July 2014, grading activities resulted in the loss of much of the indigenous shrubbery. According to the City's General Plan, Highway 111 (part of East Palm Canyon Drive) is classified as Eligible Scenic Highway – Not Officially Designated. There are currently no plans to adopt a scenic corridor protection program. As such, the proposed project would result in a less than significant impact.

d) **Less Than Significant Impact.** An increase in light and glare would occur as a result of the project being constructed on a currently vacant site. These impacts would be limited to lighting associated with landscaping, parking lots, homes and automobile headlights. The landscaping lighting would not create substantial light or glare and would conform to the City's outdoor lighting standards. Vehicle lighting would be limited since only 80 units are proposed on site. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment.

The project will be required to properly shield light fixtures and minimize spillage onto adjacent properties, in accordance with the requirements of the City's zoning ordinance. These and other standard requirements will assure that project light and glare impacts will be less than significant.

Source: Woodley Architectural Group, Inc., 2017

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Canyon View
Elevations 1
Palm Springs, California

Exhibit

5

Source: Woodley Architectural Group, Inc., 2017

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Canyon View
Elevations 2
Palm Springs, California

Exhibit

6

Source: Woodley Architectural Group, Inc., 2017

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Canyon View
Elevations 3
Palm Springs, California

Exhibit

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Source: Woodley Architectural Group, Inc., 2017

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Canyon View
Elevations 4
Palm Springs, California

Exhibit

8

Source: Summit, 2017

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Canyon View
Public Benefit Park
Palm Springs, California

Exhibit

9

Source: Summit, 2017

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Canyon View
Social Garden
Palm Springs, California

Exhibit

10

II. AGRICULTURAL RESOURCES

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

Source: "Riverside County Important Farmland 2010 Map," sheet 2 of 3, California Department of Conservation, published January 2012.

Setting

There is no agricultural activity in the City nor are properties in the City designated by the State as agricultural significant.

Discussion of Impacts

a-c) **No Impact.** The Palm Springs area does not contain land suitable for agriculture, and there are no agricultural uses on or adjacent to the project site. The property is zoned for multi-family residential and hotel development and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation. The proposed project will not conflict with zoning for agricultural uses or a Williamson Act contract. It will not result in other changes that could result in the conversion of farmland to non-agricultural uses.

III. AIR QUALITY

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

Source: "Final 2012 Air Quality Management Plan," prepared by South Coast Air Quality Management District, December 2012; "Final Localized Significance Threshold Methodology," prepared by the South Coast Air Quality Management District, Revised, July 2008; "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003; CalEEMod Version 2013.2.2

Setting

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

Criteria air pollutants are contaminants for which the state and federal air quality standards have been established. Currently, the Coachella Valley is classified as being in non-attainment for both ozone (O_3) and PM_{10}. State and federal ambient air quality standards are show in Table 1 and described in detail below.

Table 1
State and Federal Ambient Air Quality Standards

	State Standards		Federal Standards	
Pollutant	**Averaging Time**	**Concentration**	**Averaging Time**	**Concentration**
Ozone	1 hour 8 hour	0.09 ppm 0.07 ppm	1 hour 8 hour	--- 0.075 ppm
Carbon Monoxide	1 hour 8 hours	20.0 ppm 9.0 ppm	1 hour 8 hours	35.0 ppm 9.0 ppm
Nitrogen Dioxide (NO_2)	1 hour AAM	0.18 ppm 0.030 ppm	1 hour AAM	0.10 ppm 0.053 ppm
Sulfur Dioxide (SO_2)	1 hour 24 hours	0.25 ppm 0.04 ppm	1 hour 24 hours	0.075ppm 0.14 ppm
Particulate Matter (PM_{10})	24 hours AAM	50 $\mu g/m^3$ 20 $\mu g/m^3$	24 hours AAM	150 $\mu g/m^3$ ---
Particulate Matter ($PM_{2.5}$)	AAM 24 hours	12 $\mu g/m^3$ ---	AAM 24 hours	12 $\mu g/m^3$ 35 $\mu g/m^3$
Lead	30 day Avg.	1.5 $\mu g/m^3$	3 month Avg.	0.15 $\mu g/m^3$
Visibility Reducing Particles	8 hour		No federal Standard	No federal Standard
Sulfates	24 hour	25$\mu g/m^3$	No federal Standard	No federal Standard
Hydrogen Sulfide	1 hour	0.03 ppm	No federal Standard	No federal Standard
Vinyl Chloride	24 hour	0.01 ppm	No federal Standard	No federal Standard

Notes: ppm = parts per million; ppb= parts per billion; $\mu g/ m^3$ = micrograms per cubic meter of air;
AAM = Annual Arithmetic Mean;
Source: California Air Resources Board, 6/04/2013.

Ozone(O_3) is the most prevalent of a class of photochemical oxidants formed in the urban atmosphere. The creation of ozone is a result of complex chemical reactions between hydrocarbons and oxides of nitrogen in the presence of sunshine. Unlike other pollutants, ozone is not released directly into the atmosphere from any sources. 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_x) are the primary receptors of ultraviolet light initiating the photochemical reaction to produce smog. Nitric oxide combines with oxygen in the presence of reactive hydrocarbons and sunlight to form nitrogen dioxides and ozone. Oxides of nitrogen are contributors to other air pollution problems including: high levels of fine particulate matter, poor visibility and acid deposition.

Sulfur Dioxide (SO_2) results from the combustion of high sulfur content fuels. Fuel combustion is the major source of SO_2, while chemical plants, sulfur recovery plants, and metal processing are

minor contributors. Sulfates result from a relation of sulfur dioxide and oxygen in the presence of sunlight. SO_2 levels are generally higher in the winter than in the summer (when sunlight is plentiful and sulfate is more readily formed).

Particulate Matter (PM_{10} and $PM_{2.5}$) consists of particles in the atmosphere as a by-product of fuel combustion, through soil erosion by wind. Particulates can also be formed through photochemical reactions in the atmosphere. PM10 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 PM2.5.

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

Discussion of Impacts

a) Less Than Significant Impact. The project will be developed in accordance with all applicable air quality management plans. The City of Palm Springs and the subject property are located within the Salton Sea Air Basin (SSAB) that is governed by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the Salton Sea Air Basin, including the proposed project, is subject to the current AQMP and SIP.

The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. It was based, in part, on the land use plans of jurisdictions in the region. The proposed project is currently designated as a Mixed Use zone; a residential development is an approved use. For this reason the overall planning for City-wide air quality management is consistent, and will not represent a significant impact on regional plans for air quality.

b & c) Less Than Significant Impact. Development of the proposed project will result in the release of criteria air pollutants. The California Emissions Estimator Model (CalEEMod) Version 2013.2.2 was used to determine air quality emissions that will be generated by construction and operation of the proposed project. Table 2 summarizes the short-term construction-related emissions, and Table 3 summarizes the ongoing emissions that will be generated at operation.

Construction Emissions

The construction period includes site preparation, grading, building construction, paving, and architectural coating associated with the proposed project. For analysis purposes, it is assumed that construction will occur over a 1-year period.

As shown in Table 2, emissions generated by construction activities will not exceed SCAQMD thresholds of significance for criteria air pollutants. The data reflect average daily emissions over the 1-year construction period, including both summer and winter weather conditions. It should be noted that the table shows projected unmitigated emissions. Implementation of minimization measures during construction will further reduce emission levels. Applicable minimization measures include, but are not limited to, the implementation of dust control practices in conformance with SCQAMD Rule 403,

and proper maintenance and limited idling of heavy equipment. Impacts to air quality from construction of the proposed project for criteria pollutants, therefore, are expected to be less than significant.

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

Construction Emissions	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
2016	54.56	67.60	6.89	0.07	10.14	6.62
2017	28.97	25.40	72.29	0.04	2.93	2.02
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold?	NO	NO	NO	NO	NO	NO

Average of winter and summer emissions, mitigated.
Source: CalEEMod model, version 2013.2.2.
See Appendix A for detailed calculations.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. Operational emissions include area source emissions, emissions from energy (electric and natural gas) demand, and mobile source (vehicle) emissions. As shown in the table below, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants. Impacts will be less than significant.

Table 3
Operational Emissions Summary
(pounds per day)

	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Operation Emissions[1]	48.41	10.63	13.42	0.07	4.52	1.45
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold?	NO	NO	NO	NO	NO	NO

Average of winter and summer emissions, mitigated.
Source: CalEEMod model, version 2013.2.2.

Non-Attainment

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

d) **Less Than Significant Impact With Mitigation.** To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the 2-acre mass rate LST Look-Up Table for SRA 30 (Coachella Valley) was utilized. The nearest sensitive receptors are residences immediately north and west of the site. The closest of these residences are to the west, and are at a distance of approximately 70 feet at their closest point. Residences to the north are located across East Palm Canyon, at a distance of at least 175 feet.

To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the 2-acre mas rate look up LSTs are summarized in the table below for sensitive receptors located within 25 meters from the emission source. Emission estimates reflect all phases of construction

Table 4
Localized Significance Thresholds
(pounds per day)

	CO	NO_x	PM_{10}	$PM_{2.5}$
Project Emissions	83.53	93.13	10.28	6.75
LST	1,299	191	7	5
Exceeds Threshold?	NO	NO	YES	YES

Source: CalEEMod Version 2013.2.2
Emissions shown are the maximum daily emission during all phases of construction, unmitigated, with the exception of PM_{10} and $PM_{2.5}$, which show emissions after enforcement of standard dust control measures. The highest daily emissions are expected to occur in 2017.

As shown in Table 4 above, LST thresholds for CO and NO_x will not be exceeded during construction of the project; however, thresholds for PM_{10} and $PM_{2.5}$ have the potential to be exceeded. A Dust Control Plan per SCAQMD Rule 403.1 will be required prior to construction to ensure impacts related to PM emissions are reduced to less than significant levels. Dust control plans are mandated under the Coachella Valley State Implementation Plan. When the Plan was developed, its purpose was to assure that all Coachella Valley cities reduce their particulate matter emissions to bring the Valley into compliance. The Plan includes best management practices (BMP) designed specifically to reduce particulate matter emissions to below state and federal thresholds. As a result, the Valley has reduced its particulate matter emissions as required in the Plan. The most significant measure is the requirement for perimeter wind fencing during earth moving operations. This requirement alone reduces particulate matter emissions by 80 to 88%. Since fencing will be a requirement of the dust management plan that will be implemented for the project, it can be expected that the LST for PM_{10} will be reduced to 2.06 pounds per day, and the $PM_{2.5}$ emissions will be reduced to 1.35 pounds per day. Both these reductions are below the LST thresholds imposed by SCAQMD. The implementation of this standard requirement reduces impacts associated with local significance thresholds to less than significant levels.

Mitigation Measures

MM III-1. SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A dust control Plan shall be prepared and implemented during all construction activities, include ground disturbance, grubbing, grading, and soil export. Said plan shall include but not be limited to the following best management practices:

- Chemically treat soil where activity will cease for at least four consecutive days;
- All construction grading operations and earth moving operations shall cease when winds exceed 25 miles per hour;
- Water site and equipment morning and evening and during all earth-moving operations;

- Operate street-sweepers on paved roads adjacent to site;
- Establish and strictly enforce limits of grading for each phase of development; and/or
- Stabilize and re-vegetate areas of temporary disturbance needed to accomplish each phase of development.
- Wash off trucks as they leave the project site as necessary to control fugitive dust emissions.
- Cover all transported loads of soils, wet materials prior to transport, provide adequate freeboard (space from the top of the material to the top of the truck) to reduce PM10 and deposition of particulate matter during transportation.
- Use track-out reduction measures such as gravel pads at project access points to minimize dust and mud deposits on roads affected by construction traffic.

e) **Less Than Significant Impact.** The proposed project is not expected to generate objectionable odors at project build out. The proposed project has the potential to result in short term odors associated with asphalt paving and heavy equipment; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. Therefore, impacts from objectionable odors are expected to be less than significant.

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

Source: "Coachella Valley Multiple Species Habitat Conservation Plan," 2007; "Canyon View Residential Housing Development Biological Technical Report", Ecological Conservation and Management, Inc., October 2015.

Setting
The project area is located on a vacant lot with native vegetation generally occurring on the southern portion of the site. In July 2014, the previous owner graded the majority of the subject property (approximately 12.1 acres). The majority of the upland vegetation was removed or disturbed. Ecological Conservation and Management, Inc. prepared a biological resources report for the project site. The findings are summarized below.

Discussion of Impacts

a) **Less Than Significant With Mitigation.** Ecological Conservation and Management, Inc. prepared the "Canyon View Residential Housing Development Biological Technical Report" to assess biological resources on the subject property. The field surveys were conducted before and after the July 2014 grading activities. The Casey's June Beetle survey was completed in April and May of 2014, while the general biological surveys were conducted in October of that year, and focused plant surveys were completed in February and April of 2015. The findings are summarized below.

The subject area lies within the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan (THCP) and is mapped as urban. Two vegetation communities occur onsite: creosote bush scrub and catclaw acacia thorn scrub. The proposed project will result in direct permanent impacts to 14.23 acres of native vegetation including: 1.33 acres of catclaw acacia thorn scrub, 0.44 acres of catclaw acacia thorn scrub (disturbed), 12.40 acres of creosote bush scrub (disturbed), and an additional 0.056 acres of desert east of Matthew Road occurs within the Casey's June Beetle survey area but is outside of critical habitat. Although the California Department of Fish and Wildlife (CDFW) considers impacts to catclaw acacia as significant when they occur along jurisdictional water features. The biological report identified two features which meet the criteria for Waters of the United States, and 5 features which meet the criteria for Waters of the State. The analysis determined that the site contains 1.377 acres of Waters of the US, and 1.932 acres of Waters of the State, but that no wetlands are present on site. Impacts to waters of the US or the State would be considered significant, and mitigation measures are required. Section IV Mitigation Measures further explain these requirements.

The site was surveyed for Casey's June Beetle using USFWS protocols. The species was identified onsite at the time of the surveys in 2014 and 2015. The survey determined that 1.8 acres of occupied habitat occurs onsite. The Casey's June Beetle is a federally protected species, and project-related impacts to the species are considered significant. The biological report provides mitigation measures, consistent with the requirements of the USFWS for the protection of off-site habitat, to offset the potential loss of the species on the property.

The Migratory Bird Treaty Act (MBTA) provides legal protection for nearly all breeding migratory bird species occurring in the U.S, and Section 3503.5 of the California Fish and Wildlife Code specifically protects raptor nests. Certain measures will be required to assure that impacts to migratory birds are reduced to less than significant levels. These stipulations are further explained in Section IV Mitigation Measures.

Burrowing owl, which is a CDFW Species of Special Concern and a Covered Species under the THCP, has a moderate potential to occur in the project area. Although no focused Burrowing Owl surveys were conducted, no individuals or signs of burrowing owls were observed during the various surveys of the subject property. Le Conte's Thrasher

was observed within the subject area. In addition, Crissal Thrasher has a moderate potential to occur. Potential project-related impacts to these species will be mitigated to less than significant levels once MBTA protocol is enacted and the THCP mitigation measures are implemented.

b,c) Less Than Significant Impact With Mitigation. The subject area lies within the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan (THCP).The total project area is 14.83 acres, of which the proposed project will result in direct permanent impacts to 14.23 acres of native vegetation including: 1.33 acres of catclaw acacia thorn scrub, 0.44 acres of catclaw acacia thorn scrub (disturbed), 12.40 acres of creosote bush scrub (disturbed), with temporary disturbance to an additional 0.056 acres of desert wash east of Matthew Road which occurs within the Casey's June Beetle survey area but is outside of critical habitat. In addition, 0.056 acres of desert wash will be temporary impacted. The California Department of Fish and Wildlife (CDFW) considers impacts to catclaw acacia as significant when it occurs along jurisdictional water features. There are two features onsite which meet the criteria for Waters of the US, and 5 features which meet the criteria for Waters of the State. The analysis determined that the site contains 0.851 acres of Waters of the US, and 1.745 acres of Waters of the State, but that no wetlands are present on site. Impacts to waters of the US or the State would be significant, and mitigation measures are required. MM IV-7 details the mitigation acres that are required.

d) Less Than Significant Impact. The subject property is surrounded on all sides by urban development and roadways, and the majority of the site has been previously graded. It is not known to serve as a wildlife movement corridor, migratory route, or nursery site, and impacts associated with the proposed project will be less than significant.

e) No Impact. The project will not conflict with any local policies or ordinances that protect biological species. No impact will occur.

f) Less Than Significant Impact With Mitigation. The proposed area lies within the boundaries of the Agua Caliente Band of Cahuilla Indians Reservation and, as such, is subject to the Tribal Habitat Conservation Plan. The proposed project is deemed a Covered Project within the Valley Floor Conservation Area (VFCA) and is subject to payment of fees for mitigation of impacts to Covered Species. Impacts to Covered Species within the VFCA will be less than significant after mitigation. The subject property is located outside the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP).

Mitigation Measures

MM IV-1 Construction Monitoring

- A biologist will conduct a training session on sensitive resources within the proposed project for all project personnel prior to initiation of each phase of construction on the site.
- The limits of the project disturbance area will be clearly defined and marked in the field. All project activities will be restricted to the established boundary. Project activities will be conducted during daylight hours.
- All vehicles operated within all project areas will be inspected daily and maintained, if necessary to avoid leaks of fuel, hydraulic fluids, oil, or coolants.
- Work areas will be kept clean and there will be careful control of waste products at all work sites.

- A biologist will be on site during all site disturbing activities. The biologist will have the authority to stop work and will immediately contact the USFWS if unintended impacts to listed species occur.

MM IV-2 Water Quality

- Earth moving should occur in a manner that prevents debris and excess materials that may interfere with drainage or impact water quality from entering drainage ways outside of the proposed project.
- Re-contoured channel slopes shall be stabilized by compacting, seeding or other suitable means prior to the rain season.
- Place all excess material in safe disposal sites and stabilize these sites to prevent erosion. Avoid locations where erosion will carry material into channels.

MMIV-3 Mitigation for Impacts to Sensitive Vegetation Communities

- Implementation of dust and erosion control measures to minimize indirect temporary impacts to adjacent vegetation communities.
- Control of invasive and non-native plant species to reduce the potential for these species to spread to adjacent vegetation communities.

MM IV-4 Casey's June Beetle

- Impact to the Casey's June Beetle will be mitigated through the acquisition of off-site habitat within the limits of Casey's June Beetle critical habitat. The location, size, and biological resources of the mitigation site will be to the satisfaction of the USFWS. The applicant shall provide the City with written approval by the USFWS service, demonstrating that all impacts to the species have been addressed, prior to any site disturbance on the site (including grubbing, removal of vegetation or any other activity not requiring a permit).

MM IV-5 Sensitive birds

- If tree removal is proposed during the breeding season (February 1 to August 15), a raptor nest survey will be conducted by a qualified biologist no longer than a week prior to any tree removal to determine if any raptor nests are present.
- If an active raptor nest is discovered during the survey, buffer of 500 feet will be established around the tree. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.
- Clearing or grubbing proposed from August 15 through January 31 of any year shall not be subject to these mitigation measures.

MM IV-6 MBTA

- If vegetation removal is conducted during breeding season (February 1 to August 15), a nest survey shall be conducted by a qualified biologist no longer than a week prior to any vegetation removal to determine if any nests are present.
- If an active nest is discovered during the survey, buffer as determined by a qualified biologist will be established around the nest until the young are independent of the nest site. No construction activity may occur within this buffer area until a biologist determines that the fledglings are independent of the nest.
- Clearing or grubbing proposed from August 16 through January 31 of any year shall not be subject to these mitigation measures.

MM IV-7 Jurisdictional Waters

- Impacts to USACE and RWQCB waters will be mitigated at a ratio of 3 to 1 for permanent impacts and 1 to 1 for temporary impacts. Impacts to CDFW waters within East Palm

Canyon Channel and are vegetated by creosote bush scrub will be mitigated at 1 to 1 due to the lower tree density in these areas. The total mitigation for impacts to jurisdictional waters is 3.373 acres, including 3.01 acres of catcalls acacia thorn scrub, 0.312 acres of crest bush scrub, and 0.056 acres of desert wash.

MM IV-8 Agua Caliente Tribal Habitat Conservation Plan

- Prior to the issuance of grading and building permits, the project proponent shall pay the most current Valley Floor Conservation Area mitigation fee to the Agua Caliente Band of Cahuilla Indians.
- Do not plant wildlife-poisoning oleander plants within the project boundaries.
- Direct all project lighting downward so that it does not interfere with the nocturnal activities of animals living within the adjacent Santa Rosa Mountains.

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

Discussion of Impacts

Setting

The Agua Caliente Indian Reservation, which encompasses the APE, was created in 1876 for the *Kauisiktum* ("from the rock") lineage of the Pass Cahuilla. The City of Palm Springs owes its origin to the early development efforts led by John Guthrie McCallum, who began purchasing land in the 1872. The project site is located adjacent to East Palm Canyon Drive/Highway 111, which runs a similar but not identical course to that of the historic Cocomaricopa-Bradshaw Trail. During the 19th and early 20th centuries the Cocomaricopa-Bradshaw Trail, identified as the "Road from San Bernardino to the Colorado River."

a & c) No Impact. CRM TECH prepared a Historical/Archaeological Resources Survey Report (November 2005) for the proposed project site. The following discussion summarizes their findings.

The property lies in an area traditionally occupied by the Cahuilla people. The historic wagon road, Cocomaricopa-Bradshaw Trail, ran a similar but not identical course to that of today's East Palm Canyon Drive/Highway 111, which borders the proposed site. In the same way other historic trails have been abandoned and replaced with modern highways, no archaeological remains of the historic trail have been found in the Palm Springs area. Furthermore, no buildings, structures, objects, sites, features, or artifacts more than 50 years of age were encountered during the survey. According to the study, no historical or unique paleontological resources were found on the property. Given these findings, no impact would occur.

The site occurs on alluvial fan sediment that has been carried by storm flows and is of recent origin. No paleontological resources are known to occur in recent alluvium in the Valley. There will therefore be no impact to paleontological resources.

b) Less Than Significant With Mitigation. A thorough records research, historical research, and field survey have produced negative results, and no potential archaeological resources were encountered in the project area. Based on these findings, and in light of

the criteria listed within the cultural resource analysis, the study concludes that no archaeological resources exist within or adjacent to the project area.

Nonetheless, CRM TECH presented the recommendations described in the Mitigation Measures section below, which shall be used as mitigation measures as general protocol and established procedure if cultural materials are discovered during earth moving operations.

d) **Less Than Significant Impact.** No cemeteries or human remains are known to occur onsite. In the event human remains are uncovered, California law requires that all development activity be suspended, and that the procedures established in Public Resources Code 5097.94 be followed to determine the disposition of the remains. Compliance with the law will reduce potential adverse impacts to less than significant levels.

Mitigation Measures

MM V-1 If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in the area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

MM V-2 A(n) Approved Cultural Resources Monitor(s), as indicated by the Agua Caliente Tribal Historic Preservation Office, shall be present during any survey and/or ground disturbing activities.

MM V-3 Should cultural resources be encountered during site construction in any portion of the site, work shall immediately cease and a qualified archaeologist shall be contacted to evaluate the significance of the materials. Any significant findings shall be documented and presented to the State Historic Preservation Office (SHPO), Bureau of Indian Affairs (BIA), the Agua Caliente Band of Cahuilla Indians and the City, and shall be resolved to their satisfaction.

MM V-4 Copies of any cultural resources documentation generated in connection with this project shall be given to the Agua Caliente Cultural Register.

(Sources: "Historical/Archaeological Resources Survey Report," CRM TECH, November 2005.)

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

Setting

The San Andreas Fault zone is the major fault in the Coachella Valley, which exposes the City to high amounts of seismic activity. The project area is not within or adjacent to an Alquist-Priolo Fault Zone. The City's soils are generally composed of alluvial sediments ranging from sandy alluvial plains to large boulders. The area has been partially compacted and borders the Santa Rosa Foothills.

Discussion of Impacts

a.i) **No Impact.** In 2006, Earth Systems Southwest prepared a Geotechnical Engineering Report for the project area. The report's findings are summarized in the following sections.

The subject property is not located in an Alquist-Priolo Earthquake Fault Zone. The nearest Zone is located along the Banning Pass Fault, approximately 7 miles north of the project site. No project-related impacts associated with fault rupture are anticipated.

a.ii) **Less Than Significant Impact.** The subject site is located in a seismically active region, and severe ground shaking can occur as a result of earthquakes originating on local and regional faults. Seismically induced shaking and damage should be expected to occur. Even so, such damage is anticipated to be similar to damage that would occur throughout the region.

The City of Palm Springs General Plan requires that the project be constructed in accordance with the requirements of the Uniform Building Code (UBC), explicitly those requirements for structures located in Seismic Zone 4. Since these provisions will be implemented for the proposed project, there would be a less than significant impact associated with strong seismic ground shaking.

a.iii) **Less Than Significant With Mitigation Incorporated.** The subject property is located on the valley floor in an area that has a low susceptibility to liquefaction (General Plan Figure 6-1). Underlying soils consist of fine-grained granular sediments, which could be susceptible to liquefaction; however, groundwater depths in the area are greater than 100 feet below the ground surface. For liquefaction to occur, groundwater levels must be within 50 feet of the ground surface. No project-related impacts associated with liquefaction are anticipated. However, the project site has a moderate potential for subsidence. Per the project specific geotechnical report prepared by Earth Systems Southwest, mitigation measures must be implemented in order to result in a less than significant impact.

a.iv) **Less Than Significant Impact.** The project site lies just outside the landslide and rockfall hazard zone (General Plan Figure 6-2). The site consists of relatively flat topography, and is separated from the steep slopes of the San Jacinto Mountains by a City roadway. No impacts associated with landslides are anticipated.

b) **Less Than Significant Impact.** The subject property is located in an area that is highly susceptible to wind erosion, and will be required to prepare a dust control plan, as described above under Air Quality. The control of soil erosion due to water will be a required component of the erosion control plans required by the City which will be included with a grading permit for the proposed project. Since the City's standards for the control of erosion during construction will be applied to the project, the impacts associated with wind erosion during construction will be less than significant.

c) **Less Than Significant With Mitigation Incorporated.** The project area's surface soils consists of loose to medium dense, fine to coarse grained silty sand and sand with some silt with occasional silt or gravely layers and occasional cobbles. The potential for seismically induced subsidence is considered moderate in the project area. The amount of subsidence is dependent on relative density of the soil, ground motion, and earthquake duration. Uncompacted fill areas are susceptible to seismically induced settlement. The mitigation measures listed below require compaction and over-excavation of soils. Upon implementation of the mitigation measures, impacts associated with unstable soils will be

less than significant. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes. The site is also not susceptible to lateral spreading, which requires a shallow water table or proximity to a water source that could cause inundation of onsite soils. As described in VI.a, above, the site is not susceptible to liquefaction due to groundwater levels greater than 50 feet below the ground surface.

d) **No Impact.** The soils that were encountered during surveys for the Geotechnical Engineering Report were found to be non-expansive surface soils. No project-related impacts associated with expansive soils will occur.

e) **No Impact.** The proposed project will connect to the City's existing sewer system. No septic tanks or alternative wastewater disposal systems are proposed. No adverse impacts will occur.

Mitigation Measures

MM VI-1 Recompaction of native soils shall occur in all building areas.

MM VI-2 Existing surface soils shall be over-excavated to a minimum of 4 feet below existing grade or a minimum of 3 feet below the footing level, whichever is lower.

MM VI-3 Existing surface soils shall be over-excavated to a minimum of 5 feet beyond exterior footings.

MM VI-4 The bottom of all sub-excavation areas shall be scarified, moisture conditioned and re-compacted to at least 90% relative compaction (ASTM 1557) for an additional of 1 foot.

MM VI-5 Basement foundation areas shall be over-excavated to a minimum of 2 feet below the footing level.

MM VI-6 The lateral extent of the basement sub-grade preparation shall extend for a minimum of 2 feet beyond the outer edge of exterior footing.

MM VI-7 Native soil utilized, as engineered fill shall be free of deleterious and organic matter and free of rocks larger than 6 inches.

MM VI-8 Imported fill materials shall be non-expansive, granular soils meeting USCS classifications SM, SP-SM or SW-SM with a maximum rick size of 3 inches and 5 to 35% passing the No. 200 sieve.

MM VI-9 The Soil Engineer shall be contacted 48 hours in advance of importing soil to allow for evaluation of imported materials. Approval by the Soil Engineer will be based upon material delivered to the site and not the preliminary evaluation of import sources.

(Sources: Palm Springs General Plan, 2007; "Soil Survey of Riverside County, California, Coachella Valley Area," U.S. Dept. of Agriculture Soil Conservation Service, 1980; "Geotechnical Engineering Report Proposed Residential Community Rainbow Vision Palm Springs", Earth Systems Southwest, July 2006.)

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

Setting

Air pollution is a chemical, physical or biological process that modifies the chemistry and other characteristics of the atmosphere. The primary contributor to air pollution is the burning of fossil fuels used in transportation, power and heat generation, and industrial processes. The byproducts from the combustion of fossil fuels can contain a number air polluting substances. These emissions are responsible for the poor air quality that is evident in industrial centers worldwide.

California was the first state to establish regulations that require the reduction of emissions of GHGs from motor vehicles. On September 24, 2004, the California Air Resources Board adopted a bill that requires all motor vehicles of 2009 vintage or later to reduce their greenhouse gas emissions by about 30% by the year 2016. On June 1, 2005 Governor Arnold Schwarzenegger issued executive order S-3-05, which calls for reduction in GHG emission to 1990 levels by 2020 and for an 80 percent reduction below 1990 levels by 2050.

The California Global Warming Solutions Act (AB 32) was adopted by the state legislature in 2006. It sets forth a program to achieve 1990 emission levels by 2020 and requires CARB to proclaim 1990 GHG emissions and develop a Scoping Plan, which sets forth GHG reduction methods. CARB has reported that 1990 GHG emissions totaled 427 million metric tons (MMT) for the state of California; CARB adopted a GHG scoping plan on December 11, 2008. The Scoping Plan includes a cap and trade program, green building strategies, recycling and waste reduction, and Voluntary Early Actions and Reductions. More recently, Executive Order B-30-15 was issued by Governor Brown on April 29, 2015 establishing a new California goal to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 ensuring the state will continue its efforts to reduce carbon pollution.

California SB 375 was signed by the Governor in September 2008 and is intended to at least in part implement greenhouse gas reduction targets set forth in AB 32. The bill encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable communities
strategy.

Discussion of Impacts

a, b) Less Than Significant Impact. During both construction and operation of the proposed project, greenhouse gas (GHG) emissions will be generated. As stated in Section III.A (Construction Emissions), CalEEMod was used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed. Operation of the proposed

project will create ongoing greenhouse gases source emissions, such as landscaping and off-gassing from the pavement. Table 5 provides projected short-term and annual GHG generation associated with the Canyon View project.

Table 5
Projected GHG Emissions Summary
(Metric Tons)

Phase	CO2e
Construction (1 year)	422.79
Operational 2016 (Annually)	1452.34
Source: CalEEMod Version 2013.2.2.	

There are currently no adopted thresholds of significance for GHG emissions for construction or operation of projects of this nature. It is recognized that GHG impacts are intrinsically cumulative. As such, project construction pertaining to the release and generation of GHG's. The City has, however, adopted a Climate Action Plan designed specifically to meet the requirements of state law relating to the reduction of greenhouse gas emissions. Specifically, this shows that the City has already implemented a number of GHG reducing emissions to 1990 levels by 2020, the City must reduce emissions by only 1%. In order to reach the City's goal of reducing emissions by 7% below 1990 levels by 2020, the City will need to reduce emissions by 7.9% over business as usual rates. The Plan was prepared prior to the adoption of 2013 Building Code requirements for energy efficiency. These requirements increase energy efficiency in buildings by 30% over pre-2013 construction. As a result, the proposed project will be 30% more efficient, and will result in a parallel reduction in GHG emissions over its lifetime. Finally, the City's baseline emissions in 2010 were 431,594 MT CO2e/year. The project's anticipated emissions represent an increase of 0.2% annually, without consideration of reduced emissions associated with Building Code efficiences. This increase will not be significant. The proposed development will have a less than significant impact on the environment from the emission of GHG's and will not conflict with any applicable GHG plans, policies or regulations.

(Sources: CalEEMod Version 2013.2.2)

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

Setting

The project area is moderately sloping and contains a series of washes. The subject site is surrounded by both residential and commercial uses to the west, north and east and is located in proximity to a gas station. In 2005, MSA Consulting prepared a Phase I Environmental Site Assessment. Their findings are summarized below.

Discussion of Impacts

a-b) Less Than Significant Impact. Construction of the proposed project would involve the use of heavy equipment that uses small amounts of oils and fuels and other potentially flammable substances. During construction, equipment would require refueling and minor maintenance on location that could lead to fuel and oil spills. The project proponent will be required to identify a staging area for storing materials and equipment.

The proposed project would not result in a significant risk of explosion or accidental release of hazardous substances. Chlorine and related chemicals will be stored and used for swimming pool/spa operation and maintenance. However, none of these will be used in sufficient quantities as to pose a threat to humans or cause a foreseeable chemical release into the environment. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements.

Phase I Site Assessment

MSA Consulting, Inc. prepared a Phase I Environmental Site Assessment Update for APNs 681-170-038 and 681-170-039. This report takes into consideration those findings of the 2005 Phase I ESA research for the same property. The prior Phase I report indicated that site contained a patch of stained soil with a petroleum odor located on the western side of the property. For that reason, the 2005 study recommended a further investigation through a Phase II ESA.

A Phase I ESA Update was conducted on July 25, 2014. The site of the affected soil was not identified during the recent investigation and site reconnaissance. Since the grading activities conducted in 2014 may have involved the removal of this soil, or the affected soils were dispersed to a level that does not represent a recognized environmental condition, impacts associated with the previous findings no longer exist.

The site does contain a dust-binding agent with a green dye on the majority of the surface soils to mitigate fugitive dust. This component is not deemed hazardous. Various pockets of stained soils and trash were also observed on the subject property and deemed to be *de minimis* which means that they do not seem to be a threat to human health or the environment.

No aboveground or underground storage tanks were observed, and no suspect fill connections/vents, waste or trash piles, landfills, disturbed soils or surface areas, or distressed vegetation areas were found. No concerns about surrounding land uses were identified. For these reasons, a less than significant impact is anticipated as a result of the proposed project.

c) No Impact. No schools are located within one-quarter mile of the project site. There will be no hazardous materials-related impacts to schools.

d) No Impact. The subject property is not included on a list compiled pursuant to Government Code Section 65962.3. The proposed project will not create a significant hazard to the public or environment.

e-f) **No Impact.** The Palm Springs International Airport is located approximately 1.5 miles north of the subject property. The subject site is not located within the boundaries of the airport's land use compatibility plan. The site is not located in the vicinity of a private airstrip. The project will not result in safety hazards for people living or working in the area. The project is located within Airport Influence Area of the Palm Springs International Airport Land Use Compatibility Plan (ALUCP). The applicant will be required to submit an application to ALUC for review.

g) **Less Than Significant Impact.** The proposed project will not alter the existing circulation pattern in the project area or adversely impact evacuation plans. Matthew Drive will provide access to the development. Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways and roads are adequate for emergency vehicles.

A construction traffic plan will be required to assure that the project does not interfere with emergency access during development. With the implementation of these standard requirements, a less than significant impact will occur as a result of the project.

h) **Less Than Significant Impact.** The project site is not likely to be susceptible to wildfires, and the proposed project will not expose people or structures to significant risks associated with wildfires. Although the site is located immediately north of the toe of slope, the vegetation on these slopes is comprised of lesser-developed scrub in low concentrations that are not sufficient to spur significant wildfires.

Furthermore the City's Fire Department will review the proposed project to ensure that adequate access is available for emergency response. Given that, a less than significant impact is anticipated.

(Sources: "Phase I Environmental Site Assessment, Southwest Corner of East Palm Canyon Drive and Gene Autry Trail, Palm Springs, California" MSA Consulting, Inc., June, 2005; Envirostor map database; "Phase I Environmental Site Assessment Update, For Property Located at the Southwest Corner of East Palm Canyon Drive and Gene Autry Trail, Palm Springs, California" MSA Consulting, Inc., July 25, 2014; California Department of Toxic Substances Control, accessed November 5, 2015)

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

IX. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion of Impacts

a) **No Impact.** Construction of the proposed project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which apply when there is a soil disturbance of more than one acre. The applicant will be required to comply with all the rules, regulations and procedures of the NPDES permit for municipal, construction, and industrial activities as promulgated by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (Colorado River Basin-Region7). Under this program, development that proposes more than one acre of grading would apply for a permit to control the discharge of pollution to the maximum extent practicable. A Water Quality Management Plan must also be prepared to determine and describe the Best Management Practices (BMPs) that will be implemented on the project site. The project would be required to meet all applicable water quality standards or waste discharge requirements thereby avoiding violation of such standards or requirements.

The proposed residential development will not violate water quality standard or waste discharge requirements. The project will connect to existing sewer lines, which are located in the immediate project vicinity. Wastewater will be transported to and processed at the City's Wastewater Treatment Plant. The City contracts with Veolia Water for operation of the plant, and Veolia implements all requirements of the Regional Water Quality Control Board, which pertain to water quality and wastewater discharge. The project will be required to comply with national pollutant Discharge Elimination System (NPDES) regulations, which minimize the pollutant load associated with urban runoff.

b) **Less Than Significant Impact.** The Desert Water Agency (DWA) provides domestic water to the project area. The primary source of water in the Coachella Valley is groundwater extracted by deep wells and replenished with Colorado River Water. A smaller portion is derived from regional mountain streams. DWA is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan in 2013. The WMP indicates that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, sufficient supplies will be available to meet the demand.

At project buildout, water will be required to serve the needs of 80 residences. The project will connect to existing water lines beneath East Palm Canyon Drive. No new wells or additional water infrastructure are proposed. The project will be required to

comply with DWA's and the City's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. The project will also be required to comply with DWA's drought restrictions and reduction measures, as they may be applicable when development occurs. Implementation of these and other applicable requirements will assure that water-related impacts are less than significant.

c-e) Less Than Significant Impact With Mitigation. The RCFCWCD MPD states that the 100-year flow rate crossing over Matthew Drive is 700 cubic feet per second (cfs). The stated 100-year flow rate crossing over Linden Way is 850 cfs. These flows combine with onsite runoff and proceed easterly over or under Matthew Drive via a triple 10X5-foot reinforced concrete box (RCB). The triple RCB discharges to a grass-lined trapezoidal channel with 30-foot base width and 3(Horizontal):1(Vertical) side slopes located downstream of Matthew Drive. Significant stormwater runoff is generated off-site, and is conveyed across the property, which can result in flooding. The Master Drainage Plan for the Palm Springs Area (MDP), developed by the Riverside County Flood Control and Water Conservation District (RCFCWD), states that a regional flood control improvement system identified as Line 41 is planned to be constructed within the project area. A lack of funding has delayed construction of this system.

Flood control facilities proposed by the project, including an underground retention basin, will retain the difference of the pre- and post-project onsite runoff volume. The VTTM shows the retention basin located along East Palm Canyon within the open space area. Runoff from offsite tributary areas will enter the site at the same locations as they currently do, and will be intercepted by the proposed trapezoidal channel improvements surrounding the site. The channels will direct these offsite flows safely around the developed area. Runoff from onsite roadways and developed land will be collected in the proposed storm drain lines and conveyed to the proposed underground retention basin and surrounding flood control channels. No adverse impacts associated with siltation or erosion are anticipated. The preliminary hydrology design has been reviewed by the City to assure that impacts to downstream properties are less than significant. The City will be responsible for the continued review and ultimate approval of the final hydrology design for the project. This standard requirement will assure that impacts associated with alterations of storm flows will be less than significant.

f) Less Than Significant Impact. Construction at the project site could produce pollutants that would have the potential to temporarily degrade the quality of receiving waters if not properly managed. The primary pollutant of concern is sediment that results from excessive erosion of disturbed soils. Other potential pollutants of concern include metals, pesticides, nutrients and soil additives, construction chemicals and fuel, and miscellaneous waste. With the implementation of Best Management Practices (BMPs), no significant long-term impact to water quality would result from construction activities. As described in VIII.a, above, the project will be required to comply with all applicable water quality standards. It will be connected to the City's sewer system and the proposed subsurface stormwater conveyance system will help minimize potential water quality degradation. As a result, impacts will be less than significant.

g-h) Less Than Significant Impact With Mitigation. The project site is located within a FEMA Flood Zone with portions in flood zone "X" and "AO" as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel No. 060655C1586G. Zone "X" represents areas of minimal flood hazard, which are outside of the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2 percent annual chance flood. Zone "AO" represents areas that are of 1 percent shallow flooding, typically sheet flow on sloping terrain, where

average depths are between 1 and 3 feet. The site will be removed from the mapped flood plain once the flood control channel to intercept and convey offsite tributary flows around the development area is completed. The developer will be required to file a Letter of Map Amendment and receive approval from FEMA prior to occupancy of the housing units. This City requirement will assure that impacts associated with the flood zone will be less than significant.

i) **No Impact** Flooding potential and mitigation are discussed in VIII.c-e and g-h, above. The proposed project site is not in the Dam Failure Pathway of the Tachevah Creek Detention Reservoir (General Plan Figure 6-5) or any other levee or dam that could pose a safety risk to the site. No impact will occur.

j) **No Impact.** No other hazards associated with seiche, tsunami, or mudflow will occur onsite. The site is not located in close proximity to any other bodies of water that could be subject to seiche, and given its distance from the Pacific Ocean, the property is not subject to tsunamis.

Mitigation Measures

MM VIII-1 Prior to approval of a grading plan, the project proponent shall submit to the City Engineer for review and approval a hydrology study determining the volume of increased stormwater runoff due to development of the site and determining required stormwater runoff mitigation measures for the proposed development. Appropriate measures (on-site storm drainage improvements and on-site retention system) shall be included in the design of the site, as required by the City Engineer.

MM VIII-2 (Alternative 1) The project proponent shall enter into a Developer Agreement with the City and Riverside County Flood Control District, in an amount representing a fair share percentage of the construction cost of the Line 41 system, as approved by the City Engineer. Approval by the City Engineer of grading and improvement plans of the project site and issuance of building permits and certificates of occupancy, facilitating development within the 100-year SFHA floodplain, shall occur in accordance with the provisions of a Developer Agreement.

(Alternative 2) The project proponent shall delay development of the project site until such time that an alternative Line 41 system is constructed by the Riverside County Flood Control District, or shall design and construct portions of an alternative Line 41 system upstream and downstream of the project site as required by the City Engineer. Prior to approval of a grading plan and construction of improvements located within the 100-year SFHA floodplain, the project proponent shall obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA).

(Sources: Flood Insurance Rate Map #06065C1588G, Federal Emergency Management Agency, August 28, 2008; "City of Palm Springs Local Hazard Mitigation Plan," August 2012; Palm Springs General Plan, 2007; Riverside County Flood Control and Water Conservation District "Master Drainage Plan for the Palm Springs Area (Zone 6), November 1982. Canyon View Development Vesting Tentative Tract No. 36969 – Drainage Study, April 2016; Canyon View Development Vesting Tentative Tract No. 36969 Drainage Study, March 15, 2017.)

X. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐

Discussion of Impacts

a) No Impact. The proposed project would not divide an established community because it is currently a vacant site. The surrounding lands are developed with a mixture of multiple family residential and commercial uses. No impact would occur.

b) Less Than Significant Impact.

General Plan

The MU (Mixed Use) designation allows for the construction of up to 15 dwelling units per acre. The project proponent is proposing a general plan amendment to change the land use designation to Medium Density Residential, which allows 6.1 to 15 dwelling units per acre. The project would have approximately 6.1 dwelling units per acre. A mix of residential and commercial development surrounds the project site. Modifying the subject property to a less dense residential area will reduce impacts, including but not limited to traffic and noise. The project area has a land use designation of Mixed-Use/Multi-Use, which allows by right a density of up to15 dwelling units per acre or a maximum of 30 dwelling units per acre if a Planned Development District is established.

Zoning Ordinance

The subject area is zoned for R3 (Multi-Family Residential and Hotel), which expressly prohibits the development of single-family residences. The proposed Planned Development District (PD 381) will be in-lieu of a Change of Zone to permit deviations from the development standards.

Upon approval of PD 381 and the General Plan Amendment there will be no conflict with any applicable land use plan, policy or regulations. Impacts will be less than significant.

c) Less Than Significant Impact With Mitigation. As described in Section IV, Biological Resources, the project site falls under the requirements of the Agua Caliente Tribal Habitat Conservation Plan (THCP). The project proponent will be required to pay a mitigation fee as mitigation for any potential impacts to sensitive biological species. The proposed project will not conflict with the provisions of the Plan.

(Source: Palm Springs General Plan, 2007; Palm Springs Municipal Code; Agua Caliente Tribal Habitat Conservation Plan.)

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

Discussion of Impacts

a-b) No Impact. As shown in the Mineral Land Classification Map for the project area, the project site is located in Mineral Zone MRZ-3, which indicates an area containing mineral deposits; however the significance of these deposits cannot be evaluated from available data. The project site occurs in an urban setting and is not designated for mineral resource land uses. The proposed project would result in no impacts to mineral resources.

(Sources: Figure 5-3, Palm Springs General Plan, 2007; "Mineral Land Classification Map, Aggregate Resources Only, Palm Springs Production-Consumption Region," California Division of Mines and Geology, 1987)

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion of Impacts

a), c) Less Than Significant Impact With Mitigation. In July 2015, a Noise Impact Analysis was prepared for the proposed project by Kunzman Associates. The findings of the analysis are summarized below.

The subject property is vacant and has been for several years. As such, the existing onsite noise environment is quiet. The principal noise source is vehicular traffic on adjacent roadways. The nearest sensitive receptors are multi-family residences to the north and west. Ambient noise levels reached up to 48.6 $dBAL_{eq}$ and 59.4 dBA_{Lmax} during monitoring between 12:40 PM and 12:50 PM. Monitoring between 1:01 PM and 1:11 PM, showed ambient noise levels reached up to 66.6 dBALeq and 70.4 dBALmax. The dominant noise source was vehicular traffic.

The project is required to provide outdoor noise levels of 65 dBA CNEL, and interior noise levels of 45 dBA CNEL, according to the General Plan and Municipal Code standards. The City's requirements include the preparation of project specific noise analysis

associated with the building plans for the project, to demonstrate that the interior noise levels can be achieved. This standard requirement will assure that interior noise levels remain less than significant.

The noise analysis found that noise levels at the closest residence on site will reach 69.8 dBA CNEL along Palm Canyon Drive without mitigation. Noise levels adjacent to all other streets surrounding the project will be below 65 dBA CNEL. The installation of a 6 foot perimeter wall will reduce noise levels by 6 to 10 dBA along Palm Canyon Drive. This mitigation measure will assure that outdoor areas along Palm Canyon Drive will meet City standards for noise levels.

Impacts of Off-Site Noise Sources on the Proposed Project

Adjacent land uses include commercial to the east, open space to the south, and residential to the north and west. Neither of these uses is expected to generate noise levels that will adversely impact the proposed project.

The site is immediately bounded by East Palm Canyon Drive on the north, Matthew Drive on the south and east, and Linden Way on the west. East Palm Canyon Drive is a major thoroughfare with Matthew Drive and Linden Way designate as collector streets. Traffic noise along these roads is not expected to adversely impact the proposed project.

Construction Impacts

The noise analysis found that noise levels at the property line during construction will reach 76.6 dBA L_{eq} and 79.0 dBA L_{eq} at the property line. The Palm Springs Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The City will require that construction activity comply with Section 8.04.220 of the Municipal Code, which limits construction activity to between 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No activity is permitted on Sundays and holidays. These requirements will reduce noise impacts to less sensitive daytime hours. Short-term impacts could temporarily exceed acceptable noise thresholds, and the noise analysis included mitigation measures to reduce these impacts which are provided below.

Operational Noise

The noise analysis found that the traffic generated by the proposed project will result in a less than 1 dB increase in noise levels on adjacent streets. This increase is inperceptible, and will be less than significant.

Structures will be required to meet the most recent version of the California Building Code noise insulation standards, and will require the construction of perimeter walls, which will assure that n-site noise impacts of the project are reduced to less than significant levels.

b) **Less Than Significant Impact.** Construction of the proposed project could produce ground-borne vibration and/or ground-borne noise that may be felt by adjacent land uses. The primary source of ground-borne disturbances will be operation of heavy equipment, such as bulldozers. According to the project specific noise impact analysis, construction vibration was found to be below 0.03 PPV at the nearest sensitive receptor, which will not be perceptible. Any ground-borne impacts will be temporary and will end once construction is complete. Long-term operation of the project is not expected to generate ground-borne vibrations or noise, and impacts will be less than significant.

d) **Less Than Significant Impact With Mitigation.** During the construction phase of the proposed project, grading activities, construction machinery, and equipment, such as dozers, loaders, scrapers, and dump trucks, will generate noise. Grading and construction activity could occur as close as 175 feet from residences to the west and 200 feet from residences to the north. Short-term impacts could temporarily exceed acceptable noise thresholds. However, these impacts will be short-lived and temporary.

The Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The City will require that construction activity comply with Section 8.04.220 of the Municipal Code, which limits construction activity to between 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No activity is permitted on Sundays and holidays. The noise analysis recommends several mitigation measures in addition to construction hours to reduce impacts to less than significant levels. They are provided below.

e-f) **No Impact.** The proposed project will not expose people residing or working in the project area to excessive aircraft-related noise. The Palm Springs International Airport is approximately 1.5 miles north of the subject property, and the property is outside of airport noise contours. The subject property is not located in the vicinity of a private airstrip, and no impacts will occur.

Mitigation Measures

MM XI-1 During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

MM XI-2 The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

MM XI-3 The project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

MM XI-4 A six foot perimeter wall shall be installed along the property line of all residential lots occurring adjacent to Palm Canyon Drive. The wall shall be of solid construction, with no gaps or holes.

(Sources: Palm Springs General Plan, 2007; "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004; "Canyon View Project Noise Impact Report" prepared by Kunzman Associates, Inc. July 2015.)

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a) Less Than Significant Impact. The proposed project consists of 80 single-family homes located on an undeveloped lot. The project will not significantly induce population growth. The City has an average of 1.99 persons per household (CA Department of Finance). Therefore, at buildout, the project would increase the local population by 159.2 persons. The City's population is expected to increase from 43,400 in 2008 to 56,100 in 2035 (SCAG 2012). The proposed project would have a less than significant impact on population growth. The subject property is surrounded by urban development on the north, west, and east, and the project will be accessed by existing roads and connected to existing infrastructure. Growth inducing impacts will be less than significant.

b-c) No Impact. The subject property is an undeveloped piece of land surrounded by existing residential developments and commercial developments. No residents or housing would be displaced to accommodate the proposed project. Therefore, no impact on existing housing or people would occur, and no housing would be required elsewhere.

(Source: Palm Springs General Plan, 2007; City/County Population and Housing Estimates for Cities, Counties, and the State, prepared by the CA Department of Finance, 2015; "Regional Transportation Plan 2012-2035 Sustainable Communities Strategy Towards a Sustainable Future" adopted in April 2012 by the South California Association of Governments)

XIV. PUBLIC SERVICES Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Discussion of Impacts

a) **Less Than Significant Impact.** The Palm Springs Fire Department is responsible for fire protection in the project area. The nearest fire station No. 2 is located approximately 2.5 miles northwest of the proposed site. Fire personnel will be able to reach the site within the target five-minute response time. The project will be sprinklered consistent with current Building Code requirements, and emergency access will be provided via the existing public roadway network. Project plans will be reviewed by the Fire Department to ensure they meet applicable fire standards and regulations. The project will not require the construction of new or expanded fire services or facilities.

b) **Less Than Significant Impact.** The Palm Springs Police Department is headquartered at 200 S. Civic Drive, approximately 2 miles northwest of the subject property. Police personnel will be able to access the site using existing roads, and the project will be required to comply with all Police Department regulations and procedures. The proposed project would add approximately 159 new residents, which would result in a less than significant demand for police services.

c) **Less Than Significant Impact.** The subject site lies within the Palm Springs Unified School District (PSUSD). The addition of 80 single-family homes will not significantly increase the number of students in District schools. The State mandated school impact fees would also assist in mitigating impacts to schools. In the 2013/2014 school year, PSUSD had a capacity of 25,654 seats with an enrollment of 23,360 students. This surplus capacity along with the payment of statutory fees will result in less than significant impacts to schools.

d) **Less Than Significant Impact.** The City owns approximately 164 acres of public parks and 83 linear miles of trails. There are also 1,354 acres of public and private golf courses in the City (General Plan, Tables 5-1 and 5-3). The nearest park to the subject property is Demuth Park, approximately 1 mile to the west. The project proposes the construction of three pocket parks, including a public dog park, art garden, and social garden. For this reason, the project will cause a less than significant impact to parks and recreational resources.

e) **Less Than Significant Impact.** Impacts to other public facilities will be less than significant. The proposed project will be accessed from existing roads and will connect to existing utility infrastructure. No new public roads or public transportation facilities will be required.

(Sources: Palm Springs General Plan, 2007; City/County Population and Housing Estimates for Cities, Counties, and the State, prepared by the CA Department of Finance, 2015; "Palm Springs Unified School District – School Facilities Needs Analysis" prepared by Dolinka Group, LLC. 7 March 2014.)

XV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion of Impacts

a) **Less Than Significant Impact.** The proposed project is a residential development, which could increase use of existing recreational facilities. Based on the population generation factor of 1.99 persons per household from the General Plan, the 80 units would result in a less than significant impact on the City's existing recreational facilities.

b) **Less Than Significant Impact.** Three pocket parks, including a dog park, art garden, and social garden are proposed components of the project. The dog park and art garden would be open to the public, thus benefitting the community and providing additional recreational resources. The construction of these elements will not have an adverse effect on the environment given that they will function as the required open space for the proposed project.

XVI. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion of Impacts

a-b) Less Than Significant Impact. The proposed site is located south of East Palm Canyon Drive and west South Gene Autry Trail in the City of Palm Springs. The proposed project will be accessed by Matthew Drive. Kunzman Associates, Inc. prepared the "Canyon View Project Traffic Impact Analysis" July 24, 2015. The conclusions of the report are summarized below.

The traffic analysis was based upon a variety of sources, including the General Plan Circulation Element and the Institute of Transportation Engineer's 9th Edition Trip Generation Manual. The Manual land use category used was No. 210, Single-Family Detached Housing. The uses proposed within the project are consistent with this definition.

The applied measures of effectiveness for the performance of the circulation system were derived from applicable City and County standards. The City of Palm Springs has established a goal for both intersection operations and roadway link segment operations of Level of Service (LOS) D or better, which is consistent with the Riverside County Congestion Management Program.

Project Impacts

Trip generation was calculated by land use type using the "2014 Traffic Volumes on California State Highways" prepared by the California Department of Transportation, "Coachella Valley Association of Governments 2015 Traffic Census Report" by the Coachella Valley Association of Governments, and peak hour counts obtained by Kunzman Associates, Inc. The Single-Family Residential land use type was used. Based on the referenced material, upon build out, the project will generate approximately 876 daily vehicle trips or average daily trips (ADT), with 69 ADT expected to be generated in the morning peak hour and 92 ADT in the evening peak hour.

The traffic analysis found that the studied intersections operate at LOS C or better under current conditions, without the project. The analysis further found that, with the addition of the project, these intersections would continue to operate at the same acceptable level of service. The analysis also found that the project would not degrade LOS, and that when ambient growth and other approved projects were added to the intersections, the LOS would remain unaffected.

Although the proposed project will generate higher traffic counts than the existing vacant lot, the project will generate fewer trips than projected in the General Plan because it proposes less dense development than currently permitted by the General Plan. The proposed project will have less than significant impacts on level of service standards and will not lead to a substantial increase in traffic.

c) **No Impact.** The project will have no impact on the facilities or operations of regional airports, and will not result in a change in air traffic patterns, including an increase in traffic levels. The project is located more than 1.5 miles north of the Palm Springs International Airport. The proposed development will not affect the operations of the airport or create substantial safety risks.

d) **No Impact.** The project will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The project's access points will be located along Matthew Drive with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area.

e) **No Impact.** Access to the subject property is provided via major arterials, secondary arterials, and a variety of local roads. Emergency access will be provided and preserved onsite. Both the Fire Department and Police Department will review project plans to ensure safety measures are addressed, including emergency access. The proposed project will not result in inadequate emergency access.

f) **No Impact.** SunLine Transit operates bus routes on East Palm Canyon Drive, which is adjacent to the northerly boundary of the subject property. SunLine has adequate capacity in its system to accommodate the proposed project. The project design will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

(Sources: Palm Springs General Plan 2007; Trip Generation 8th Generation, Institute of Transportation Engineers; Palm Springs General Plan EIR; "Canyon View Project Traffic Impact Report" prepared by Kunzman Associates, Inc. July 15, 2015.

XVII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Source: City of Palm Springs General Plan, 2007; "Historical/Archaeological Resources Survey Report," CRM TECH, November 2005; Agua Caliente Indian Reservation, Riverside County, California, Land Status Map as of April 2017.

Discussion of Impacts

a) **No Impact.** CRM TECH prepared a Historical/Archaeological Resources Survey Report (November 2005) for the proposed project site. As described in V.a, no historical resources occur on the subject property. No project-related impacts will occur.

b) **Less Than Significant Impact With Mitigation.** The property lies in an area traditionally occupied by the Cahuilla people. It is designated as "fee land" within the reservation of the Agua Caliente Band of Cahuilla Indians; fee land remains within the historical boundaries of the Reservation even after being sold to another party. Based on the project-specific historical/archaeological report, a thorough records research, historical research, and field survey have produced negative results. No archaeological resources were encountered onsite, and no tribal resources are expected to be adversely impacted by the proposed project. However, given that the site is within an area traditionally used by the Cahuilla, the mitigation measures described in Section V, (Cultural Resources) are provided to assure impacts remain at less than significant levels.

Mitigation Measure
See MM V-1 through MM V-4.

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

Discussion of Impacts

The City of Palm Springs provides wastewater treatment to properties located within its boundaries. The City contracts with Veolia, which operates one wastewater treatment plant (WWTP) located at 4375 Mesquite Way. The plant has a capacity of 9.2 million gallons per day (mgd), and currently treats approximately 85 percent of capacity. The Desert Water Agency (DWA) provides water services to the City. DWA obtains most of its water supply through groundwater. The City is underlain by two subbasins of the Coachella Valley Ground Water Basin: Mission Creek Subbasin and the Garnet Hills or Palm Springs subareas of the Whitewater or Indio Subbasin. The Palm Springs Disposal Services provides solid waste services to the City. Solid waste generated by the City is sent to Edom Hill Transfer Station located in the City of Cathedral City. The transfer station is an 8-acre facility operated by Waste Management Inc. and is permitted to receive 2,600 tons per day. Solid waste from the transfer station is disposed of at three landfills: Lamb Canyon Landfill, Badlands Landfill, El Sobrante Landfill.

a-e) Less Than Significant Impact.

Wastewater Treatment

Project-related impacts to wastewater treatment requirements, services, and facilities will be less than significant. The project will tie into existing sanitary sewer lines located in Linden Way, East Palm Canyon Drive, and Matthew Drive, and wastewater will be transported to the City's Wastewater Treatment Plant (WTP). The WTP has sufficient capacity to accommodate the proposed project. The WTP implements all applicable requirement of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated.

Domestic Water

The Desert Water Agency (DWA) provides domestic water services to the subject property. The proposed project will be required to implement all water conservation measures imposed by DWA under normal as well as drought conditions over the life of the project. These include requirements of Executive Order B-29-15, mandating reductions in water use by 36% in the Coachella Valley. DWA has, in response to the Executive Order, adopted restrictions on water use that include limiting days on which landscaping can be irrigated; a prohibition on the use of fountains or water features; a prohibition on irrigation by any means other than drip or micro-spray systems; and a requirement that hotels offer their guests the option of not having towels and linens laundered daily. Should additional restrictions or regulations be implemented, the proposed project shall be required to comply with them as well.

DWA is part of the Coachella Valley Regional Water Management Group, which prepared an Integrated Regional Water Management Plan (IRWMP) in 2013. The Plan analyzes the region's water needs and indicates that the long-term demand for domestic water will increase throughout the region, but conservation measures and replenishment programs will make it possible for DWA to meet increasing demand.

The proposed project will tie into existing domestic water lines in East Palm Canyon Drive. No new wells or additional water infrastructure or entitlements will be required.

Stormwater Management

The project-specific drainage plan stipulates that two channels should be constructed to provide proper drainage. Additional measures to address onsite stormwater management are described in Section VIII, Hydrology. Project-related impacts to stormwater management systems are expected to be less than significant once these measures are implemented.

f-g) Less Than Significant Impact. Palm Springs Disposal Services (PSDS) provides solid waste collection and disposal services to the City and will serve the proposed project. Solid waste is transported to the Edom Hill Transfer Station in northern Cathedral City and disposed at one of three regional landfills: 1) Lamb Canyon Landfill in Beaumont, which has a remaining capacity of 18.9 million cubic yards (2009), 2) Badlands Landfill in Moreno Valley, with a remaining capacity of 14.7 million cubic yards (2010), and 3) El Sobrante Landfill in Corona, with a remaining capacity of 145.5 million cubic yards (2009). Each landfill has available capacity to serve additional development. Facility operators, including PSDS, Burrtec, and Riverside County Waste Management, are required to meet all local, regional, state, and federal standards for solid waste disposal.

(Sources: "Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov)

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Less Than Significant With Mitigation.

Biological Resources

As stated in the Section IV, Biological Resources, the subject property is located within the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan (THCP) and as such is subject to the requirements of the Plan. The proposed development is within the Valley Floor Conservation Area (VFCA) and is subject to payment of fees for impacts to Covered Species.

The proposed project is required to mitigate impacts associated with jurisdictional waters, Casey's June Beetle, and bird species. With mitigation, impacts associated with biological resources will be reduced to less than significant levels.

Cultural Resources

As described in Section V, Cultural Resources, no archaeological, historical, or paleontological resources were found on the subject property. However, the project vicinity was traditionally used by the Cahuilla, and the subject site is contained within the historical boundaries of the reservation of the Agua Caliente Band of Cahuilla Indians. Mitigation measures are provided to assure that, in the event cultural resources are found during earth-moving activities, impacts are less than significant.

b) **Less Than Significant Impact.** The project will contribute to the cumulative impacts of development in the City and broader Coachella Valley. Even so, impacts will be less than significant since the project will reduce the intensity of development compared to levels currently allowed under the General Plan. Project construction will contribute to exceedances of PM_{10}; however, these impacts will be mitigated to less than significant levels through implementation of grading requirements that minimize fugitive dust.

c) **Less Than Significant Impact.** The proposed site is currently vacant. The construction and subsequent operation of the residential development will not result in a significant unmitigated impact to humans or to the environment either directly or directly.

Appendix A

Available at City Hall

CalEEMod Output Tables

for the

Canyon View IS/MND

Prepared for:

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

Prepared by:

TERRA NOVA®
PLANNING & RESEARCH, INC.
42635 MELANIE PLACE, SUITE 101
PALM DESERT, CA 92211

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