


SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

 <p>The seal of the City of Palm Springs, California, featuring a palm tree, a sun, and the text 'CITY OF PALM SPRINGS', 'INCORPORATED 1938', and 'CALIFORNIA'.</p>	<p>SUBSEQUENT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION</p>
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Project Title:	Dream Hotel	
City Project No.:	5.1132-PD 333 TTM 35236	
Assessor's Parcel No.:	508-034-011, -012, -013, & -014	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Way Palm Springs, California 92262	
Project Location:	Northwest corner of Amado Road and Avenida Caballeros, Palm Springs, CA 92262	
Project Sponsor's Name and Address:	City of Palm Springs	3200 E. Tahquitz Way Palm Springs, California 92262
General Plan Designation(s):	Residential High (HR)	
Zoning:	Resort Attraction (RA)	
Contact Person:	Edward Robertson	
Phone Number:	(760) 323-8245	
Date Prepared:	April 2017	

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CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Description of the Project

The proposed project will result in the construction of a 175-room hotel and 30 condominium units. The project site is located in the High Density Residential land use designation under the Section 14 Master Plan. This designation allows development to a density of up to 43 units per acre. The proposed project occurs on lands totaling approximately 10.47 acres.

The project consists of the following components:

- 5-story hotel, including:
 - 165 hotel rooms (totaling 150,772 square feet)
 - 10 hotel villas (totaling 11,040 square feet)
 - 80 seat hotel restaurant/bar (included in the hotel square footage)
 - 60 seat speakeasy (included in the hotel square footage)
 - 8,450 square foot greenhouse
 - Spa (included in the hotel square footage)
 - 50 seat Theatre (included in the hotel square footage)
- 30 2-story condominiums units (totaling 64,000 square feet)
- 232 parking spaces in a two-story parking structure
- 16 surface parking spaces for temporary parking (8 on Amado Road, 8 on Calle Alvarado)

It is important to note that the analysis provided below, and that considered in the 2007 and 2013 environmental reviews for the project site, include the hotel restaurant, bar, spa and theatre as ancillary uses to the hotel, and not as additional land uses. Sources of data used in this study, including but not limited to water demand and sanitary sewer generation, traffic, air quality, etc. consider these land uses as integral parts of a hotel project, and not as additional land uses.

Avenida Caballeros is currently built to its ultimate half width at the project site. Amado Road will be widened to its ultimate half width (40 feet) with development of the project. Curb, gutter and sidewalk currently occur on both streets. Curb, gutter and sidewalk will be reconstructed on Amado Road to build out standards. Calle Alvarado will be improved with development of the project site, including the construction of sidewalks.

The Farm

The Farm is an integral part of the project and utilizes the surface area of the underground parking. The Farm House is a venue amenity as well as a horticultural nursery. Raised beds will be utilized for organic crop production and year-round rotation with a permanent fruit espalier, and will serve as the backdrop for farm-to-table events for guests and the public. Spa services will also utilize the Farm's herbs and medicinals, and the potential for product development will be explored. Throughout the site, palms and fruit-bearing trees, including dates olives, citrus, figs, pomegranates, desert-adapted species and cultivars, will be planted.

Sensory Courts

Sensory courtyards of fragrance and fruit are proposed for special functions and general hotel and condominium use, including the "Lemon Court," "Orange Court," and "Olive Terraces" flanking the lobby-bar and restaurants. Other edible fruits will be incorporated throughout the grounds as espalier, villa and spa garden plantings, and in containers. They are all part of the "Farm" component of the hotel, in which organic fruit is grown on-site.

The Planned Development District application is required to consider modifications in the development code relating to setbacks for high-rise buildings and open space.

In addition to the Planned Development District application, a Tentative Tract Map (TTM 35236) has also been submitted to divide the existing parcels into 5 lots. A Development Agreement is also proposed. The project site is located within the boundaries of the Section 14 Master Plan.

Project History

On July 18, 2007, the Palm Springs City Council adopted Mitigated Negative Declaration (MND No. 200700845, "MND") for a proposed 200-room hotel and 145 condominiums on an approximately 10.47-acre parcel. The hotel included an 8,000 square foot ballroom, a 2,760 square foot restaurant, a 4,260 square foot bar, an 8,400 square foot spa, a 2,035 square foot gourmet market, and a 511-space parking structure (hereafter, the "2007 Project"). Primary access was from Amado Road. The MND studied the potential impacts of the 2007 Project on aesthetics, biological resources, hazards and hazardous materials, mineral resources, noise, population, public services, recreation, transportation and traffic, and utilities. The City Council determined that the 2007 Project would not have a significant effect on the environment after implementation of mitigation measures.

On April 11, 2013, the owner of the previously approved 2007 Project submitted an application to modify the 2007 Project. The modified Project proposed a 200-room hotel, 50 residential units, and a 398-space parking structure. On June 12, 2013, the Planning Commission reviewed and unanimously approved the proposed Planned Development District amendment for the construction of the proposed project. An Addendum to the 2007 Initial Study evaluated the modified project under CEQA and made a finding that the preparation of a subsequent MND was not necessary since the changed circumstances of the project would not result in any new significant environmental effects. The same mitigation measures that were proposed for the 2007 project were proposed for the 2013 project.

Like the 2013 project, the currently proposed project evaluated in this Subsequent IS/MND will result in the development of 25 fewer hotel rooms/villas, 20 fewer residential (condominium) units, and 166 fewer parking spaces.

Environmental Setting and Surrounding Land Uses

North: Vacant lands, condominiums.
South: Amado Road, Palm Springs Convention Center.
East: Avenida Caballeros, vacant land, condominiums.
West: Calle Alvarado, condominiums.

Other public agencies whose approval is required

None.

Environmental Factors Potentially Affected:

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

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

CALIFORNIA

PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY





Source: Google Earth, 2017

02.06.17



Dream Hotel – 5.1132 PD 333
Project Vicinity Map
Palm Springs, California

Exhibit

2



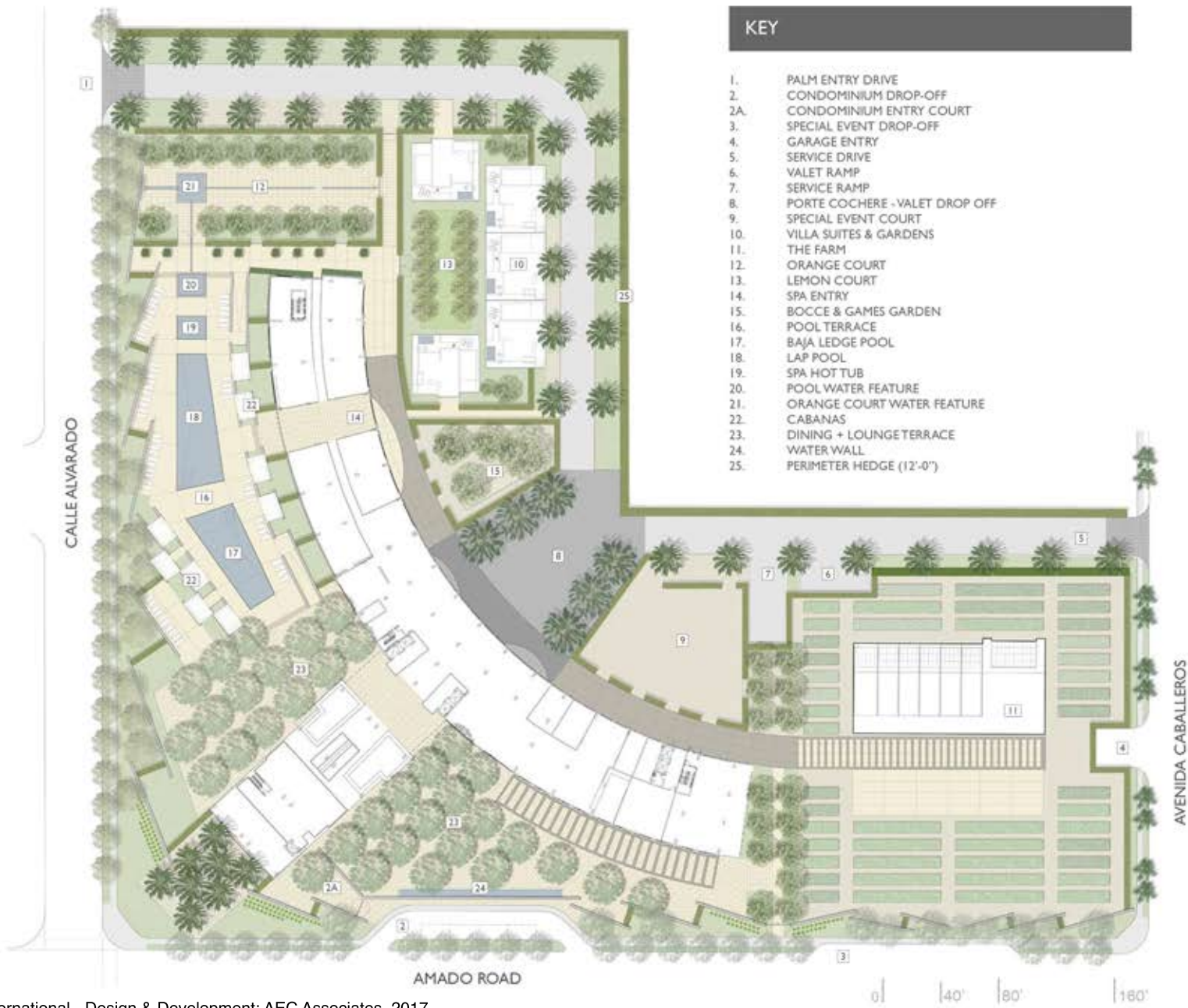
Source: Google Earth, 2017



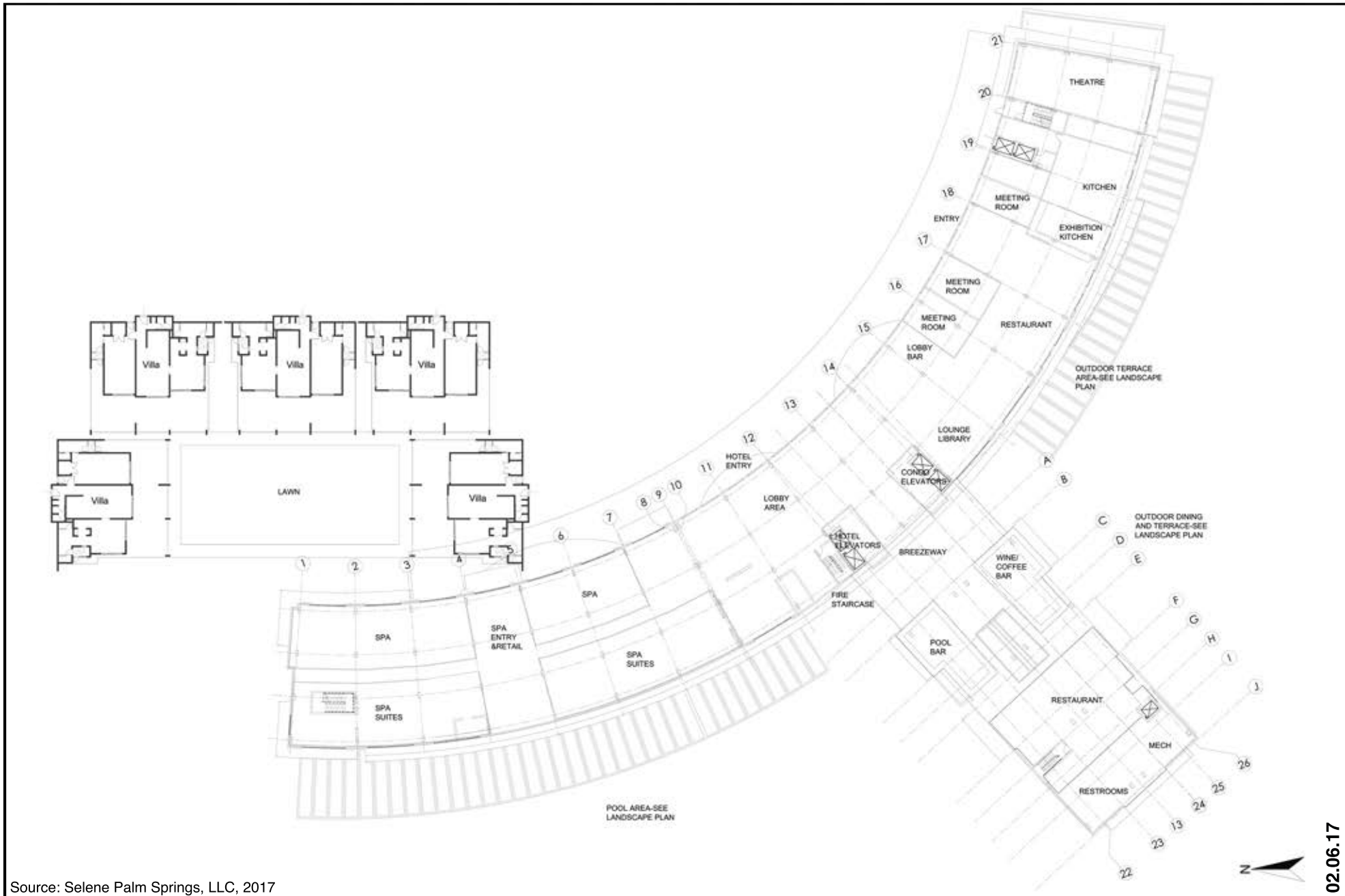
Dream Hotel – 5.1132 PD 333
Project Location Map
Palm Springs, California

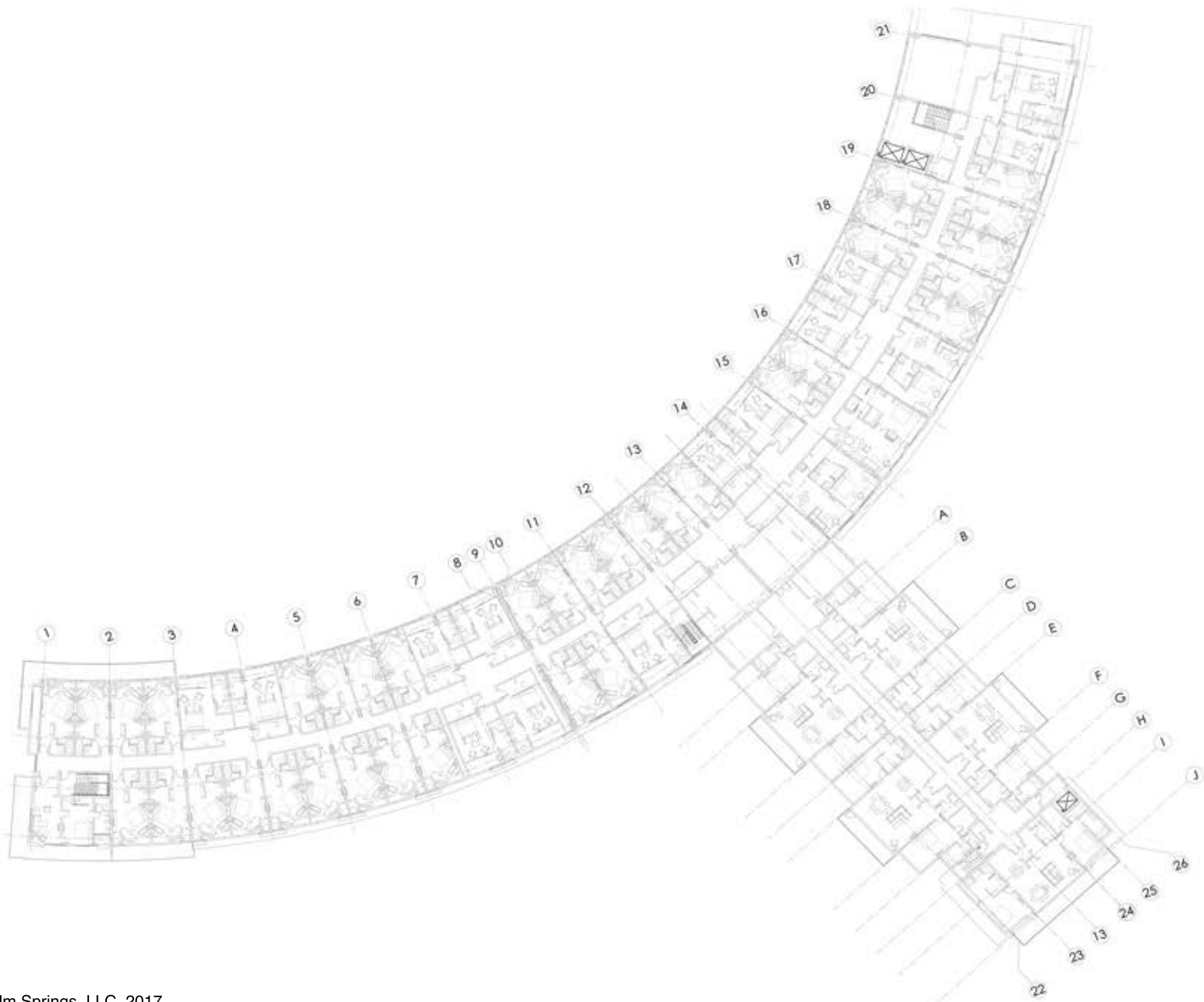
Exhibit

3



Source: Selene International - Design & Development; AEC Associates, 2017





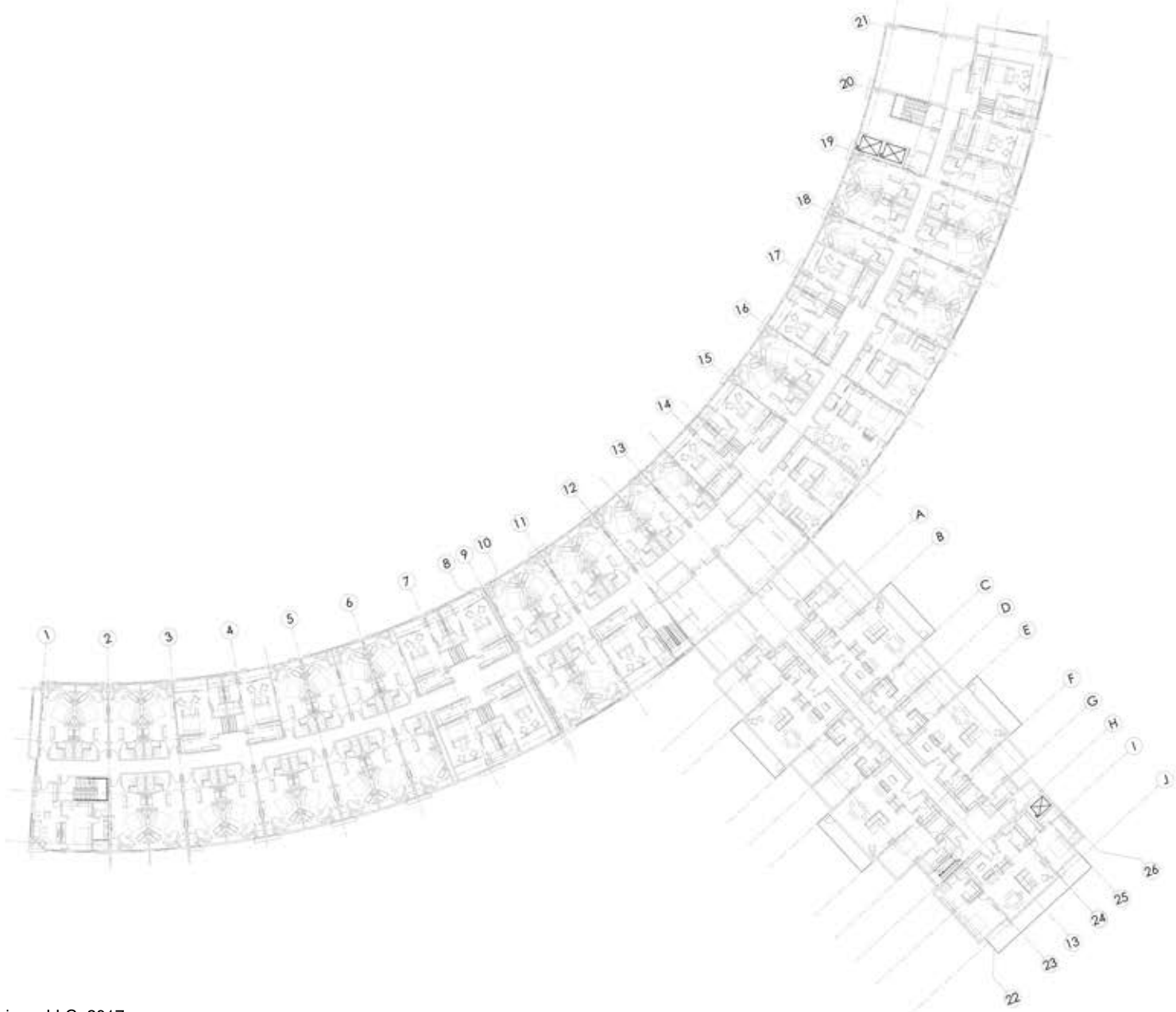
Source: Selene Palm Springs, LLC, 2017

02.06.17



**Dream Hotel – 5.1132 PD 333
Second Floor Plan
Palm Springs, California**

Exhibit
6



Source: Selene Palm Springs, LLC, 2017



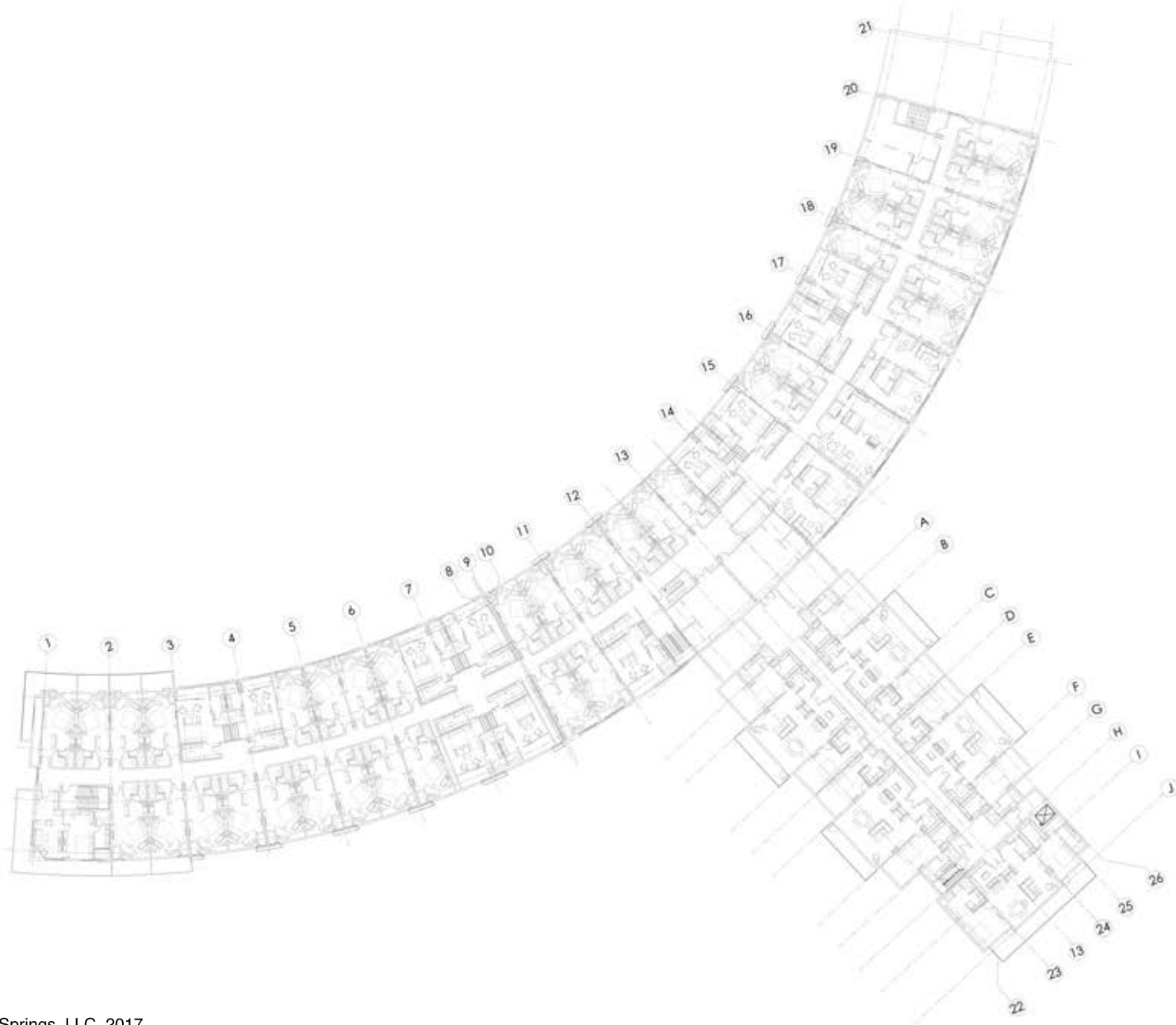
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Dream Hotel – 5.1132 PD 333
Third Floor Plan
Palm Springs, California



Exhibit

7



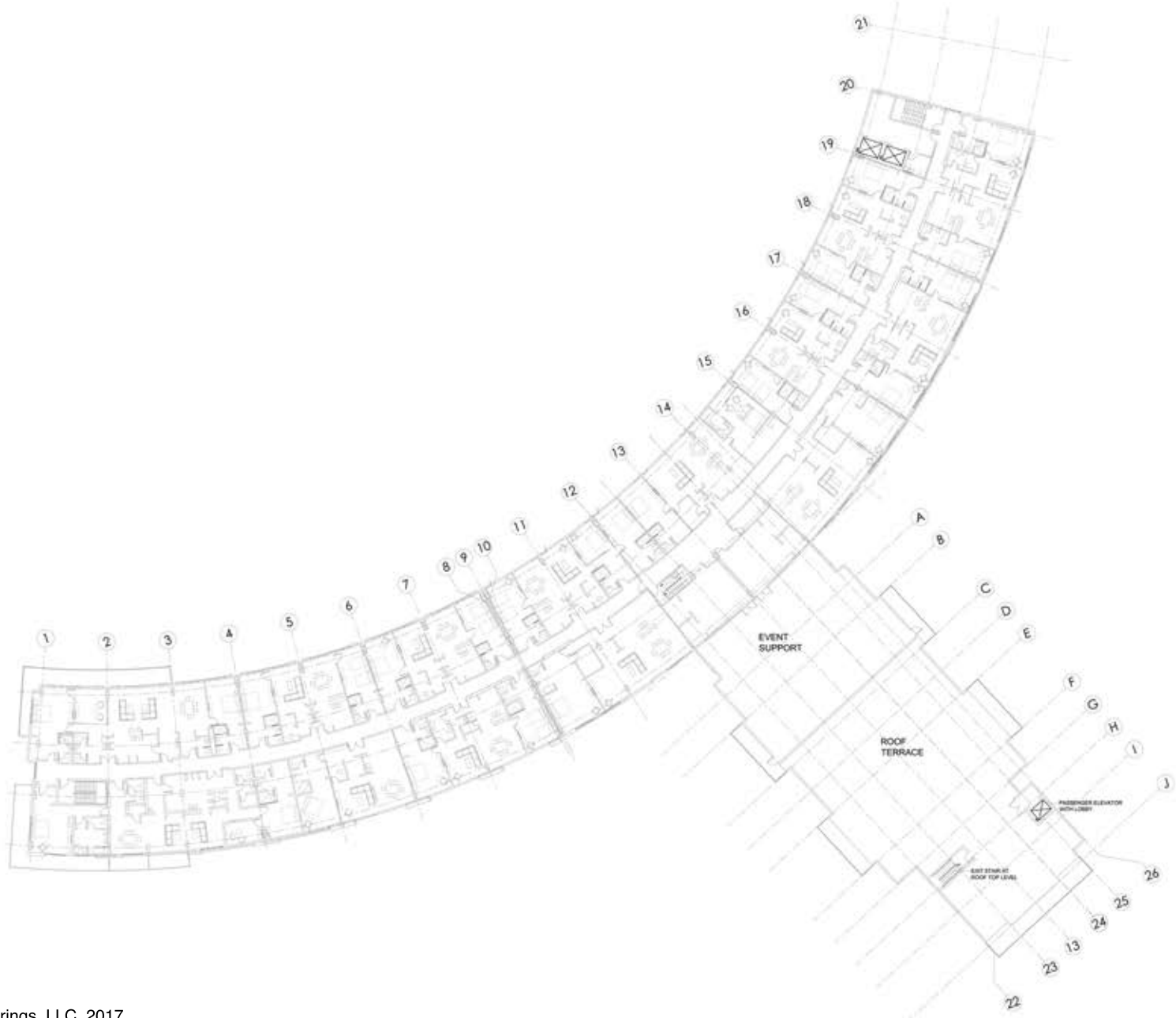
Source: Selene Palm Springs, LLC, 2017



**Dream Hotel – 5.1132 PD 333
Fourth Floor Plan
Palm Springs, California**

Exhibit

8



Source: Selene Palm Springs, LLC, 2017

02.08.17



**Dream Hotel – 5.1132 PD 333
Fifth Floor Plan
Palm Springs, California**

Exhibit

9

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

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

Planner's Signature

Date



4.19.17

Edward Robertson, Principal Planner

PURPOSE OF THIS INITIAL STUDY

The purpose of this Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) is to identify the potential environmental impacts associated with the modifications to the proposed project and to describe measures that will avoid or mitigate impacts to a less than significant level. The IS/MND includes information to substantiate the conclusion made regarding the potential of the proposed project to result in less than significant impacts with mitigation incorporated. It 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.

JUSTIFICATION FOR SUBSEQUENT MND

The City of Palm Springs was the lead agency responsible for preparing the 2007 IS/MND and 2013 Addendum, and is the public agency that has the primary responsibility for approving the currently proposed project modifications. Therefore, the City is the appropriate lead agency to evaluate the potential environmental effects of the currently proposed project modifications. A Subsequent IS/MND is the appropriate document for the proposed project modifications.

CEQA Guidelines require the completion of either a Subsequent Mitigated Negative Declaration or Addendum to a Mitigated Negative Declaration when changes outside the scope of the original project are proposed and were not covered in the original Mitigated Negative Declaration (State CEQA Guidelines 15162, 15164).

This Subsequent IS/MND has been prepared in accordance with the requirements of CEQA and its guidelines for implementation. The 2007 IS/MND and 2013 Addendum that were prepared to evaluate the proposed project's potential to result in significant impacts to the environment support this Subsequent IS/MND. These documents are available at the Planning Department, at City Hall, for review.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Source: Project materials; Dream Hotel Visual Simulations, VisionScope; Google Earth aerials.

Setting

The San Jacinto Mountains provide a dramatic visual backdrop to the south and west throughout the city. From the project site and properties in the project vicinity, scenic views are primarily to the west and south, looking toward the San Jacinto Mountains. Surrounding existing development consists of one and two-story condominiums to the east, west, and north, and the Palm Springs Convention Center to the south.

Discussion of Impacts

a) Less Than Significant Impact. In 2013, the City made a finding that the previously approved (2007) Mitigated Negative Declaration No. 200700845 sufficiently addressed the potential environmental impacts of the 2013 project modifications.

Like the 2013 project, the currently proposed project will result in a 5-story hotel and residential units. To analyze the potential visual impacts of the currently proposed project on scenic vistas, a series of visual simulations was prepared. The simulations are based on photographs taken at several locations surrounding the subject property, and the super-imposition of the corresponding portion of the proposed project. A photo location key map and the “before” and “after” photos/simulations are provided in Exhibits 10 through 15.

View 1

View 1 is taken from the easterly entry of the Deauville at Calle Alvarado, looking east. Currently the foreground views from this location include an existing parking lot, mature trees, and vacant land on the subject property, with condominiums beyond. The Indio Hills and Little San Bernardino foothills may be vaguely visible in the far distance (10+ miles) from upper floors at the Deauville, but are largely obscured by intervening urban development and vegetation. No significant vistas are visible at this viewpoint; therefore, the proposed project will not adversely impact scenic vistas from View 1. The project will add a 5-story hotel to foreground views, but views from most condominium units near View 1 will be obscured by existing mature trees along the Deauville perimeter. Impacts will be less than significant.

Views 2 and 3

Views 2 and 3 are taken from a west-facing vantage point from the condominium project immediately adjacent to the subject property. From View 2, views include a perimeter wall in the foreground, urban development in the middle ground, and scenic vistas of the San Jacinto Mountains in the distance; the mountain foothills are less than one mile to the west. The proposed hotel and condominiums will occur immediately west of View 2 and will range in height from two to five stories. From this location, views of the lower and middle elevations of the San Jacinto Mountains will be eliminated for ground level units and partially blocked second level units. The upper elevations of the mountains will generally remain visible. The Palm Springs General Plan designates the project area as HDR (High Density Residential) as stipulated by the Section 14 Specific Plan. This designation allows multiple-family developments and resort hotels to have a height of up to 30 feet. In the event that a three-story building would be constructed, views of the lower and middle elevations of the San Jacinto Mountains from View 2 would be blocked. Furthermore, the Zoning Ordinance allows heights of up to 100 feet, as does Section 14, which designates this area for urban development. Urban environments are subject to view blockages and changes in the surrounding vistas. Therefore, impacts to scenic vistas resulting from the proposed development will be similar to those that would occur if a development with a height of 30 feet were constructed.

View 3 is taken from the condominiums' courtyard facing west. Current views include condominiums in the foreground and high elevations of the San Jacinto Mountains behind the condominiums. Construction and development of the proposed project would result in some loss of mountain visibility. However, the highest elevations of the San Jacinto Mountains would still be visible. Impacts to scenic vistas would be less than significant.

Views 4 and 5

Views 4 and 5 are taken from the second-story terrace of the condominiums immediately east of the subject property. Views from View 4 include the existing perimeter block wall, vegetation, and parking lot in the foreground and middle ground, and the San Jacinto Mountains in the background. The project proposes two-story condominiums and a five-story hotel where the parking lot currently exists. Views of the San Jacinto Mountains to the southwest will be blocked by the hotel; however, views of the Santa Rosa Mountains to the south will remain visible.

View 5 is taken from a similar perspective. Currently, views from this vantage point include the existing parking lot, vegetation, and partial views of the San Jacinto Mountains. Mature trees in the parking lot obstruct views of the mountains to some extent. The proposed project would replace the existing trees with a cohesive landscaping plan and result in two-story condominiums and a five-story hotel in the middle ground. Views of the San Jacinto Mountains will be partial obscured but the top of the mountains will be preserved, and the Santa Rosa Mountains to the south will be more visible than under existing conditions. Impacts to scenic vistas will be less than significant.

- b) No Impact.** Onsite conditions are largely unchanged since the 2013 project was evaluated, and impacts associated with the currently proposed project will be the same. The southerly portion of the subject property currently consists of a paved parking lot with trees and perimeter landscaping. The northerly portion is vacant land with sparse vegetation. There are no significant trees, rock outcroppings, historic buildings, State scenic highways, or other significant aesthetics resources on the project site. No impact will occur.
- c) Less Than Significant Impact.** The subject property is in the urban core of Palm Springs and designated for urban land uses. It is surrounded by development, including roads, infrastructure, and buildings, including the Palm Springs Convention Center to the immediate south. It is

partially developed with parking lot facilities. The proposed project will result in a change to the visual character of the site compared to existing conditions; however, the proposed uses are consistent with existing residential and resort development in the vicinity and land use designations that facilitate future urban development. Therefore, the development of the proposed project will have a less than significant impact on the visual character of the area.

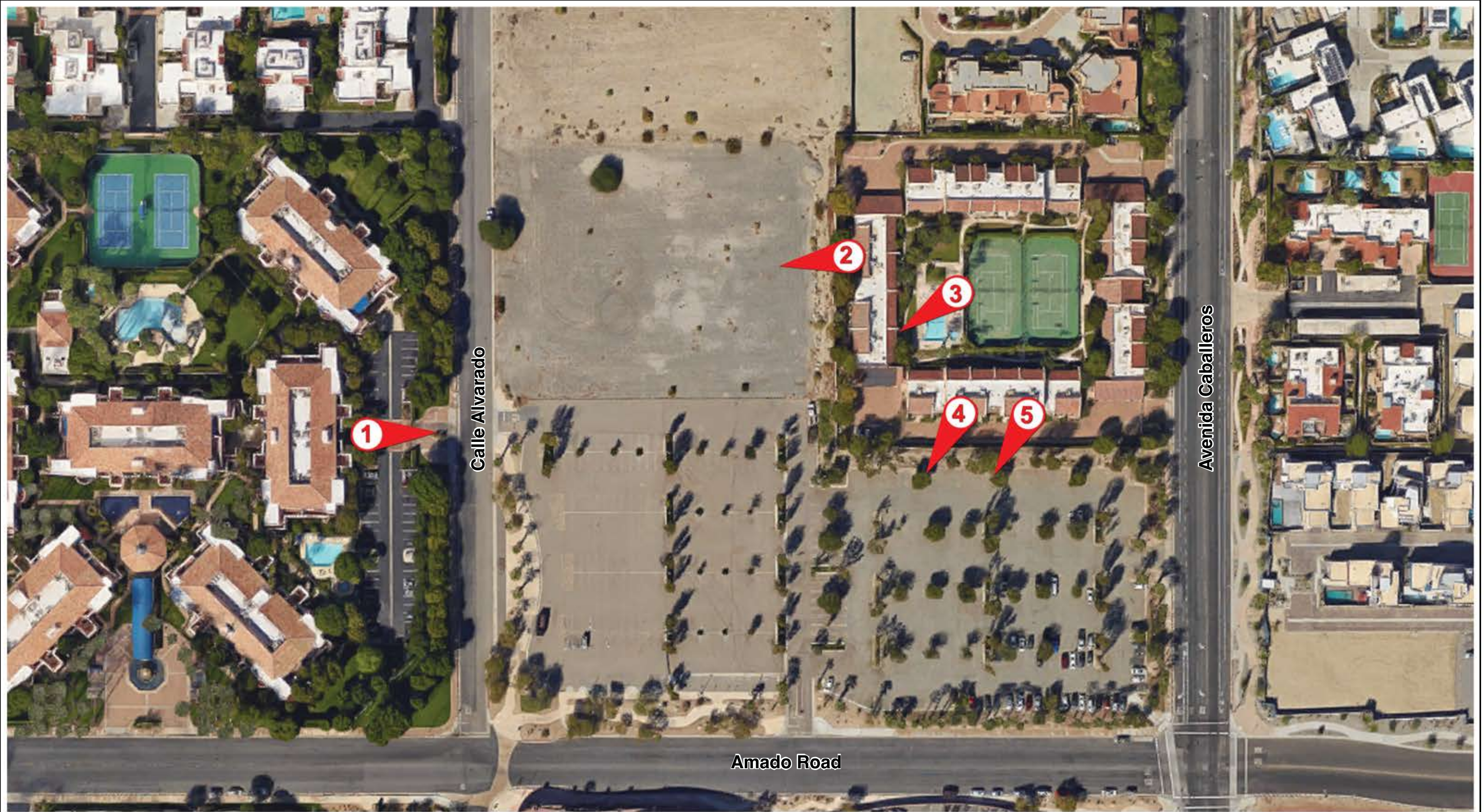
- d) Less Than Significant Impact.** Impacts associated with lighting and glare are expected to be similar to that anticipated by the 2013 project, but somewhat less given the currently proposed reduction in the number of hotel rooms, residential units, and parking spaces. Currently, the subject property is partially developed as a parking lot for the Convention Center. As the Convention Center currently operates into the evening hours, light is generated by vehicles accessing the site. The proposed project will result in condominium units, hotel facilities, and a parking structure that will generate light from building interiors, outdoor landscaping and security lighting, and onsite vehicles. Parking facilities will be either below ground or inside the parking structure. These facilities will reduce the amount of light emitted from traffic onsite, insofar as the walls will shield car headlights, and limit light impacts on surrounding properties. In addition, all lighting on the project site will be subject to the requirements and standards of the City's Municipal Code, which are designed to limit potential impacts on adjoining properties. As a result, impacts associated with light and glare will be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.



Source: VisionScape Imagery, 2017



Dream Hotel – 5.1132 PD 333
Visual Simulations Key Map
Palm Springs, California



Exhibit

10



Existing View



Proposed View

Source: VisionScape Imagery, 2017





Existing View



Proposed View

Source: VisionScape Imagery, 2017

Dream Hotel – 5.1132 PD 333
Visual Simulation View 2
Palm Springs, California



03.29.17

Exhibit

12



Existing View



Proposed View

Source: VisionScape Imagery, 2017

Dream Hotel – 5.1132 PD 333
Visual Simulation View 3
Palm Springs, California



Exhibit

13

03.30.17



Existing View



Proposed View

Source: VisionScape Imagery, 2017

03.30.17

Dream Hotel – 5.1132 PD 333
Visual Simulation View 4
Palm Springs, California



Existing View



Proposed View

Source: VisionScape Imagery, 2017

**Dream Hotel – 5.1132 PD 333
Visual Simulation View 5
Palm Springs, California**

II. AGRICULTURAL RESOURCES

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

Source: City of Palm Springs General Plan, 2007; California Department of Conservation; Farmland Mapping & Monitoring Program, 2001.

There are no substantial changes in the proposed project, or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts, or substantial increases in the severity of previously identified significant effects related to agriculture or forest resources. As stated below, the proposed development would have no impact on agriculture resources, which was the conclusion made in the 2013 Addendum. In the 2013 Addendum, forest resources were not analyzed since they were not included in Appendix G of the CEQA Guidelines at the time. The subject property is located in an urban area. Consequently, impacts related to forest resources would not result in a new potentially significant environmental effect that was not identified in the 2013 Addendum.

Discussion of Impacts

a-b) No Impact. There are no agricultural lands within the City of Palm Springs. For this reason there will be no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) nor will it conflict with the Williamson Act contract. The proposed project would not result in the conversion of farmland to non-agricultural uses. Therefore, the proposed project will not result in impact to agricultural resources. No impact will occur.

c-e) No Impact. The project site located in an urban area and is not classified as forestland or timberland. There will be no loss of forest land or conversion of forest land to non-forest use. Given that the project area is located in an urban environment, the proposed project will not include the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

Mitigation Measures

None required

Mitigation Monitoring and Report

None required

III. AIR QUALITY

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

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

Source: City of Palm Springs General Plan, 2007; 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; "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017; CalEEMod 2016.3.1.

There are no substantial changes to the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to air quality. As explained below, the proposed project would result in less than significant impacts to the region's air quality, which is consistent with the conclusions made in the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant air quality impacts that were not analyzed in the 2013 Addendum or a substantial increase in the severity of any previously identified air quality effects.

An Air Quality and Greenhouse Gas Impact Study was prepared for the currently proposed project in March 2017. Appendix A includes the full report and CalEEMod output tables. Its findings were used to analyze potential project-related air quality impacts, as summarized below.

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 PM₁₀ 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 (O₃) and PM₁₀.

Discussion of Impacts

- a) **Less Than Significant Impact.** According to SCAQMD, there are two key indicators of consistency with the applicable air quality plan: 1) whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emissions reductions specified in the air quality plan; and 2) whether the project will exceed the assumptions in the air quality plan based on the year of project buildout. The final consistency criterion refers to violations of the CAAQS. Construction emissions would be temporary and would not have a long-term on the region's ability to meet State and federal air quality standards. As shown under discussion c, maximum daily emissions of air pollutants from construction activities would not exceed regional or localized significance threshold values. In addition, the proposed project would comply with State and local strategies designed to control air pollution, such as Rule 403 for (Fugitive Dust), Rule 1113 (Architectural Coatings), and Rule 1186 (PM10 Emissions from Paved and Unpaved Roads). By adhering to SCAMD rules and regulations pertaining to fugitive dust control within the Coachella Valley, project construction activities would be consistent with the goals and objectives of the applicable air quality plan to improve air quality in the SSAB. Also, shown under discussion d, operational emissions (worker trips and building envelope utility demand) would not exceed the SCAQMD significance thresholds, and would not interfere with attainment or maintenance of ambient air quality standards.

The second consistency criterion requires that the proposed project not exceed the assumptions in the applicable air quality plan. The most applicable air quality plans for the proposed project are the Palm Springs 2007 General Plan and the SCAQMD's 2016 AQMP, which is based on the SCAG 2016-2040 RTP/SCS. Projects that are consistent with the SCAG's 2016-2040 RTP/SCS employment projections and population forecasts are considered consistent with the AQMP growth projections since these forecasts were used by SCAG's modeling section to forecast travel demand and air quality for planning activities such as the RTP/SCS, the 2016 AQMP, and the Regional Housing Needs Assessment.

The land uses proposed by the project are consistent with existing General Plan and Section 14 Specific Plan designations and growth projections and, therefore, growth associated with the project was considered as part of SCAG's 2016-2040 RTP/SCS. The proposed project is also consistent with the section 14 Specific Plan, as it will add employment to a densely populated residential neighborhood and the project site is in proximity to accessible public transit options for future employees. The proposed project would also comply with the City's Transportation System Management/Transportation Demand Management ordinance to reduce vehicle trips. The proposed project is consistent with growth assumptions included in the SCAG's 2016-2040 RTP/SCS, and it would comply. Therefore, the proposed project would result in a less than significant impact related to conflicting with or obstructing implementation of the applicable air quality management plan.

- b) Less Than Significant Impact.** Construction of the proposed project has the potential to create air quality impacts through the use of heavy-duty construction equipment and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from site clearing, and excavation and grading activities. NOx emissions would primarily result from the use of construction equipment and truck trips. The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, specific types of operation, and dust from the prevailing weather conditions.

It is mandatory for all construction projects in the SSAB to comply with SCAQMD Rule 403 for Fugitive Dust and Rule 403.1 specific to the Coachella Valley. Rule 403 requirements include measures to prevent the generation of visible dust plumes. Measures include, but are not limited to, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system or other control measures to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Application of water to unpaved and disturbed areas as well as open storage piles for dust suppression would reduce fugitive PM10 and PM2.5 emissions associated with construction activities by approximately 61 percent.

Construction of the proposed project is expected to begin in September 2017 and last for approximately 17 months. Construction activities on the project site would include clearing excavation and grading to accommodate the subterranean parking structure, and construction of the parking structure and overlying hotel, condominiums, and amenities. The proposed project is expected to be complete and ready for guest accommodations by the end of 2018.

The California Emissions Estimator Model (CalEEMod) software was utilized to estimate maximum daily and total annual emissions of air pollutants during each phase of construction. This is a different model from that used to estimate emissions in the 2007 IS/MND and 2013 Addendum, but is an approved method for analyzing air quality impacts by the South Coast Air Quality Management District (SCAQMD) and California Air Resources Board (CARB).

Maximum daily emissions for each activity were estimated based on heavy-duty equipment use (on-site) and vehicular travel to and from the project site (assumptions used in the model are shown in the Air Quality model run, available for review from the Planning Department). It was estimated that demolition and removal of the existing parking structure would result in approximately 54,450 cubic feet of debris to be hauled off-site and disposed. During the excavation and grading phase, all material would be displaced on-site and no off-site hauling would occur. Architectural coating would occur as building structures are completed, following installation of the subterranean parking structure. Emissions modeling assumed overlap between the building construction and architectural coating phases. Detailed input and output data for the emissions modeling can be found in Appendix A. Table 1 shows the projected construction-related emissions in comparison to the SCAQMD daily thresholds.

**Table 1
Dream Hotel
Maximum Daily Construction-Related Emissions Summary
(pounds per day)**

Construction Emissions ¹	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
2017	24.10	50.69	4.40	0.05	5.51	3.58
2018	31.65	46.36	43.13	0.07	5.25	3.33
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, mitigated, 2017-2018.

Source: CalEEMod model, version 2016.3.1 output tables generated 03.01.17.

Operational impacts of the proposed project would generate regional mobile source emissions from hotel patrons and employee vehicle trips as well as stationary sources emissions from the use of consumer products reapplication of architectural coating during building maintenance, and utility demand. The CalEEMod software relies upon trip generation factors from the Institute of Transportation Engineers (ITE) to produce mobile source emissions estimates for each land use type. Please see the Air Quality Report, for a full description of the assumptions used for the analysis. As shown in Table 2, the proposed project would not result in daily operational emissions that exceed any applicable SCAQMD thresholds. Impacts would be less than significant.

**Table 2
Dream Hotel
Operation-Related Emissions Summary
(pounds per day)**

	CO	NO _x	ROG	SO ₂	PM ₁₀	PM _{2.5}
Operational Emissions ¹	31.93	23.65	9.65	0.10	5.07	1.77
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions, unmitigated, 2018.

Source: CalEEMod model, version 2013.2.2 output tables generated 01.13.16.

- c) **Less Than Significant Impact.** The subject area is located in the Coachella Valley portion of the Salton Sea Air Basin, which is classified as a “non-attainment” area for PM₁₀ and ozone. The 2003 Coachella Valley PM₁₀ State Implementation Plan was adopted in order to achieve attainment. This Plan established strict standards for dust management for development proposals. The proposed project will contribute to an incremental increase in regional PM₁₀ and ozone emissions. Even so, due to its limited size and scope, the overall cumulative impacts are not expected to exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NO_x and CO). The project will not conflict with any attainment plans and will result in less than significant impacts.

- d) **Less Than Significant Impact.** As shown in Table 1, above, the proposed project will not exceed SCAQMD thresholds during construction. This represents a decreased level of impacts compared to the 2007 and 2013 projects, which were determined to require mitigation measures to reduce impacts to less than significant levels.

Nonetheless, the City requires that all projects prepare PM₁₀ management plans prior to the issuance of grading permits. These plans are required to be consistent with the SCAQMD PM₁₀ Management Plan, and implement best management practices, including site watering, soil

stabilization for inactive areas, and other measures to reduce PM10 emissions during grading. The project proponent will be required to submit, and the City Engineer will review and approve, PM10 Management Plans for the grading of the site. The following mitigation measures were set forth in the 2007 IS/MND and 2013 Addendum to reduce PM10 emissions at the site. The same measures are provided below for the currently proposed project to assure that PM10 emissions remain at less than significant levels.

Minimization Measures

MM III-1. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more).

MM III-2. Enclose, cover, water twice daily or apply non-toxic soils binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5% or greater silt content.

MM III-3. Water active sites at least twice daily.

MM III-4. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

MM III-5. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).

MM III-6. Replace ground cover in disturbed areas as quickly as possible.

e) Less Than Significant Impact. The nearest sensitive receptors are multi-family residential units in the Palomino development immediately east of the subject property. During construction, localized exposure of sensitive receptors to pollutant concentrations would range from weeks to months depending on the construction phase and proximity of emissions sources. Construction equipment will not be constantly in close proximity to any one sensitive receptor throughout the duration of construction activities. Maximum localized emissions were quantified for each construction activity. The results of emissions modeling from on-site construction sources were based on SCAQMD guidance regarding the equipment fleet. The LSTs selected for comparison values are for a 2-acre site in SRA 30 and a sensitive receptor within 25 meters. Maximum on-site emissions during project construction would not exceed the applicable LST values. The proposed project will not include a new source of operational emissions, such as diesel sources like truck stops or gas stations, and there is no potential for residents of adjacent developments to be exposed to levels of air pollutants that would cause public health hazards, because parking areas will be located a minimum of 200 feet from sensitive receptors. The proposed project would result in a less than significant impacts related to localized construction emissions.

- f) **Less Than Significant Impact.** Like the 2013 project, the currently proposed project is not expected to generate objectionable odors at project build out. Project construction 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. The residential and hotel uses may generate occasional cooking odors that are detectable, but they are not expected to be unduly unpleasant or substantial. The parking structure will generate odors associated with vehicle exhaust, but it will be required by Building Code standards to be properly vented, either mechanically or naturally, and will not result in concentrated odors at the site. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; Tribal Habitat Conservation Plan, 2010.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in new significant impacts or substantial increase in the severity of previously identified impacts related to biological resources. As explained below, the proposed project would have no impacts to biological resources, which is consistent with the findings of the 2013 Addendum. The proposed project would not result in any new potentially significant biological impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant biological resources impacts.

Setting

The proposed development occurs within the boundaries of the Section 14 Master Plan. Undisturbed parcels in this area of the City typically consist of Sonoran creosote bush scrub. The project site, however, consists of an existing parking lot, with only ornamental vegetation present in landscaping planters, and vacant lands which have cleared and graded and contain very little native vegetation.

Discussion of Impact

a-d) No Impact. The 2013 addendum found that the project site is located in a developed, urban area and that no project-related biological impacts would occur. Conditions are the same for the currently proposed project. Two-thirds of the site are developed and covered in asphalt. Approximately one third of the site is undeveloped. However, the majority of the undeveloped lands are significantly disturbed, having been cleared and graded. This area is not identified as having potential habitat for any sensitive species. No impacts are expected to sensitive resources. There is no riparian habitat or other sensitive natural community on the site. No wetlands occur on the property. The site surrounded by roadways and urban development, which creates no potential for the site's use a wildlife migratory corridor or nursery site. The proposed project will not interfere with any City policies regarding the preservation of plants or animals. No impact will occur.

e-f) No Impact. The proposed project will not conflict with local policies or ordinances pertaining to the preservation of biological resources. The subject property is within the boundaries of the Tribal Habitat Conservation Plan (THCP) of the Agua Caliente Band of Cahuilla Indians. The THCP indicates that Section 14, in which the subject property is located, does not contain viable habitat for any candidate, sensitive, or special status species. However, the proposed project will be required to pay the Valley Floor Planning Area (VFPA) Fee, consistent with THCP requirements. No impact will occur.

Mitigation Measures

None required

Monitoring

None required

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

Source: City of Palm Springs General Plan, 2007.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts of substantial increase in the severity or previously identified significant impacts related to impacts to cultural resources. As explained below, the proposed project would have less than significant impacts to the City's cultural resources with the implementation of Mitigation Measure V-1. This is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant cultural resources effects that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant cultural resources impacts.

Setting

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

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

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

Discussion of Impacts

- a) **No Impact.** The subject property is located in a developed, urban area and on the same parcel as the 2007 and 2013 projects which was previously developed and disturbed. No historic structures occur on any portion of the site. No impacts to historic resources are expected.
- b) **Less Than Significant Impact with Mitigation Incorporated.** As was the case when the 2007 and 2013 projects were evaluated, the project site occurs within the historic boundaries of the Agua Caliente Band of Cahuilla Indians reservation and the boundaries of the Section 14 Master Plan. The IS/MND and Addendum prepared for those projects identified the potential for buried resources to occur throughout the area, including the project site. This was identified as a potentially significant impact, which required mitigation. Mitigation Measure V-1 will reduce potential impacts to archaeological resources to less than significant levels.
- c) **No Impact.** The city and project site are located outside the shoreline of ancient Lake Cahuilla. The site is underlain by alluvium, which is post-Pleistocene, and not suitable for paleontological resources. Development of the project site will have no impact paleontological resources.
- d) **Less than Significant Impact.** No known burial grounds or cemetery occurs within the project site. The portion of the site, which is currently occupied by the parking lot, has been previously excavated for its construction, and no remains were identified at the time.

In the event human remains are discovered during construction of the proposed project, the project contractor would be subject to State law regarding the discovery and disturbance of human remains, which require the project contractor immediately notify law enforcement, and allow the coroner to determine the nature of the remains (historic or pre-historic, human or not). The coroner is also responsible for the proper removal and potential re-burial of the remains, and consultation with Tribal officials, if the remains are determined to be Native American. As a result of these State requirements, impacts to human remains are expected to be less than significant.

Mitigation Measures

MM V-1. As there is always a possibility of buried cultural resources in a project area, a Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. The Agua Caliente Band of Cahuilla Indian Cultural Office shall be contacted for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning Services. Following consultation, the Director shall have the authority to halt destructive construction and shall notify a qualified archaeologist to investigate the find. If necessary, the qualified archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval. Human remains discovered shall be handled consistent with state law provisions.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VI. GEOLOGY AND SOILS

Would the project:

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

Source: Palm Springs General Plan, 2007. "Preliminary Geotechnical Investigation for Due Diligence Purposes Proposed Westin Hotel and Residences," prepared by Leighton Consulting, Inc., November 2006.

There are no substantial changes in the project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to geology and soils. As explained below, the proposed project would have a less than significant impact or no impact to geology and soils, which is consistent with the 2013 Addendum. For this reason, the proposed project would not result in any new potentially significant geology impacts that were not identified in the 2013 Addendum or substantial increase in the severity of any previously identified significant geology and soils impacts.

Setting

The proposed project site is partially developed. The site is underlain by windblown (Aeolian) sand deposits as well as alluvial soil eroded from the nearby mountains and deposited in the site vicinity. The San Andreas Fault zone is the major fault in the Coachella Valley. Breaks associated with the Fault cover a generally northwest-southeast trending zone approximately 10 miles wide, north and east of the project site. The onsite geologic conditions are unchanged. For this reason, the conclusions in the IS/MND and Addendum that the previously proposed projects would have no impact on geology and soils also apply to the currently proposed project.

Discussion of Impacts

a)

- I. **No Impact.** The San Andreas Fault System is located approximately five miles northeast of the project site, and the San Jacinto Fault System is approximately five miles south of the site. However, there are no Alquist-Priolo hazards zones on the project site. Fault rupture is not expected to occur on the project site.

- II. **Less Than Significant Impact.** During a significant seismic event on either the San Andreas or the San Jacinto faults, the subject site, as well as the rest of the city, will experience significant ground acceleration. All structures are required to be constructed to Uniform Building Code (CBC) requirements for Seismic Zone 4 by the City. These standards are designed to ensure that impacts associated with earthquakes are reduced to less than significant levels. The proposed project will be required to conform to these standards. Therefore, the impacts associated with seismic ground motion are expected to be less than significant.

- III. **No Impact.** Liquefaction is caused by the loss of soil cohesion due to exposure to shallow groundwater in a seismic event. Liquefied soils cannot support structures, and may cause failure of these structures. According to the project-specific geotechnical report, ground water is estimated to be more than 225 feet underground. The potential for liquefaction on the site is negligible. No impacts associated with liquefaction are expected as a result of project implementation.

- IV. **No Impact.** The project site is flat and is surrounded by lands which are equally flat. There is no potential for landslide hazards on the project site.

- b) Less Than Significant Impact.** The project area will be subject to both water and wind soil erosion during grading and construction. The analysis and mitigation measures included in the Air Quality section will reduce the impacts associated with erosion from wind to less than significant levels.

The City implements the requirements of the National Pollution Discharge Elimination System (NPDES) for all projects of more than one acre. NPDES requirements include the implementation of best management practices (BMP's) to assure that during construction, sediment displaced by rainstorms is not transported off the site. Through the preparation of a Storm Water Pollution Prevention Plan (SWPPP), the project proponent will implement these best management practices to meet the City's NPDES standards. These standards will assure that impacts associated with water erosion are reduced to less than significant levels.

In addition, the subject site is located in an area categorized as having a high susceptibility to wind erosion and will be required to prepare a fugitive 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 erosion during construction will be less than significant.

- c) No Impact.** As explained in VI.a.iii, above, the potential for liquefaction to occur on the subject site is negligible. The subject property is flat and sufficiently distant from the San Jacinto Mountain foothills that it is not susceptible to landslide. Although ground settlement has been documented in the eastern valley, it has not occurred on the subject property. No impact will occur.
- d) No impact.** According to the project specific geology report, soils located on the proposed project are not expansive. No impact is expected.
- e) No Impact.** Like the previously proposed 2007 and 2013 projects, the proposed project will be required to connect to the City's sanitary sewer system. No septic tanks will occur on the site. There will be no impact to area soils associated with septic tanks.

Mitigation Measures

None required

Mitigation Monitoring and Reporting

None required

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Palm Springs General Plan, 2007; "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017; CalEEMod 2016.3.1.

Greenhouse gas emissions were not analyzed in the 2013 Addendum. However, project-generated greenhouse gas emissions would be considered to have a less than significant impact, as explained below. The findings are based on the project-specific air quality and greenhouse gas impact study prepared in March 2017.

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.

a, b) Less Than Significant Impact. There are currently no officially adopted City or SCAQMD thresholds of significance pertaining to greenhouse gas emissions generated by construction or operation of project of this nature. The proposed hotel and condominiums would generate greenhouse emissions during construction from heavy-duty equipment use and vehicle trips and during operations from vehicular traffic and utilities demand. CalEEMod was used to estimate annual greenhouse gas emissions for the proposed project. Table 3 presents the estimates of greenhouse gas emissions that would be released into the atmosphere on an annual basis by the proposed project. The estimates represent a conservative estimate, as it is likely that patrons will utilize local transportation programs which will reduce project-generated GHG emissions.

**Table 3
Projected GHG Emissions Summary
(Metric Tons)**

Phase	CO ₂ e
Construction (1.5 year)	771.95
Operational 2018 (Annually)	3,724.02

Source: annual mitigated construction and operation, CalEEMod Version 2013.2.2.

Construction of the proposed project would generate approximately 771.95 MTCO₂e of GHG emissions or 26 MTCO₂e annually over a 30-year period. The total annual operating emissions would be approximately 3,724.02 MTCO₂e per year. The determination of significance is not based on the annual GHG emissions that would be generated by the proposed project, but instead on the consistency of the proposed project with city wide and regional GHG emissions reduction goals. The proposed project would be designed in accordance with the 2016 Title 24 Energy Efficiency Standards for all its buildings, which represent an approximate improvement of 30 percent beyond the 2008 Standards that were used in assumptions for the City's 2013 CAP GHG analysis. The 2013 CAP determined that a reduction in GHG emissions of approximately 1 percent by 2020 would achieve consistency with the provisions of AB32, and a reduction of approximately 8 percent by 2020 would achieve consistency with Kyoto Protocol. Adhering to the 2016 Standards would result in a 5 percent reduction in GHG emissions from the proposed project relative to the 2013 Title 24 Standards, which are considerably more stringent than the 2008 with the 2016 Standards is consistent with the City's objectives to reduce GHG emissions to meet regional and statewide emissions reduction targets. Therefore, the proposed project would result in a less than significant impact related to GHG emissions.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan, 2007; "Phase One Environmental Site Assessment for Property Located at Northeast Corner of Calle Alvarado and Amado Road," prepared by MSA Consulting, September 2006.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified significant impacts related to hazards and hazardous materials. As explained below, none of the proposed project's construction activities or operating services would result significant impacts associated with hazards or hazardous materials. Consequently, the proposed project would result in any new potentially significant hazardous impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant hazardous impacts.

Setting

The proposed project site is partially developed. Prior to the construction of the parking lot, the site was vacant. No chemical or hazardous waste disposal has been documented on the site. There are no known underground tanks or buried materials on the project site.

Discussion of Impacts

a-b) Less Than Significant Impact. The proposed project will include the development of a 175-room hotel and 30 condominiums on approximately 10.47 acres of land. Compared to the 2013 project, this represents a decrease of 25 hotel rooms/villas and 20 residential units. Similar types of cleaners and chemicals are expected to be used onsite; however, the quantities used by the currently proposed project can be expected to be proportionately reduced.

The hotel and residential units are expected to use and store small quantities of typical household cleaners and chemicals, as well as those used for community swimming pool operations. The City contracts with Palm Springs Disposal Services for the disposal of household hazardous waste. These programs include an ABOP (Acid, Batteries, Oil, Paint) facility, located on Alejo Road, approximately 1.5 miles from the project site. In addition, regional household hazardous waste programs are held throughout the year in the Coachella Valley. These programs are offered to ensure that household hazardous waste is disposed of properly, and that potential impacts associated with disposal of these materials are less than significant.

The proposed hotel will store and utilize cleansers and chemicals used in housekeeping and commercial cleaning activities and swimming pool operations. Although quantities are expected to be larger than for the condominium portion of the project, the hotel will be required to store these materials consistent with City and County requirements. In addition, the Fire Department will inspect the hotel for compliance with its standards. Impacts will be less than significant.

The parking structures on the project site will have the potential to collect small amounts of oils and chemicals from leaking vehicles. The structures will be required, however, to meet City standards for such facilities, including the proper cleaning of impermeable surfaces, and the disposal of storm water within the structure. Any disposal facility will be required to separate the oils and chemicals which may accumulate on the concrete surfaces so that they are not allowed to enter surface or ground waters. These standards and requirements will assure that the impacts associated with hazardous materials in the parking structures are reduced to less than significant levels.

c) No Impact. There are no schools located or planned within ¼ mile of the project site. The nearest school, Catherine Finchy Elementary, is located approximately 0.5 miles north of the project site. No impact will occur.

- d) No Impact.** A Phase I Environmental Site Assessment (ESA) was prepared for the 2007 project. The ESA included research on State and federal databases, which determined that the project site is not listed as having been contaminated, or having underground storage tanks. No impacts associated with past hazardous materials contaminations are expected on the project site.
- e, f) No Impact.** The Palm Springs International Airport is located 1.5 miles east of the project site. The project site is not located within the boundaries of the airport's land use plan. There are no private airstrips in Palm Springs. The project will not result in a safety hazard for people living or working in the project area.
- g) No Impact.** As was the case when the previous projects were proposed, the proposed project will be accessed by existing City streets, including Avenida Caballeros and Amado Road. The project does not propose alteration of this existing street system, and will have no adverse impact on emergency response or evacuation plans. Circulation within the site will be reviewed by the Fire Department to ensure that the internal driveways are adequate for emergency vehicles. Since the proposed project does not propose changes to the existing circulation system there will be no impacts associated with the implementation of or physically interfere with an adopted emergency response resulting from project build out.
- h) No Impact.** The subject property is in an urban area, and there are no wildlands in the vicinity. The slopes of the San Jacinto Mountains occur approximately 1.5 miles west of the project site, with intervening urban development occurring between them and the project site. Development of the proposed project will not expose people to injury or death from wildland fires. There will be no impact associated with wildland fires at the project site.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

IX. HYDROLOGY AND WATER QUALITY

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

Source: Palm Springs General Plan 2007; Desert Water Agency 2015 Urban Water Management Plan; Flood Insurance Rate Map #06065C1588G, Federal Emergency Management Agency, August 28, 2008; "City of Palm Springs Local Hazard Mitigation Plan," August 2012; project materials.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts related to hydrology or water quality. As explained below, the proposed project would have less than significant impacts on hydrology and water quality, which is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new potentially significant hydrologic resources or water quality impacts that were not identified in the 2013 Addendum or a substantial increase in the severity of any previously identified significant hydrologic resources or water quality.

Setting

The project site will be served by Desert Water Agency (DWA), which supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. Groundwater has historically been the principal source of domestic water in the City. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. Sanitary sewer services to the site will be provided at the City's treatment plant. The project site is located in FEMA Zone C, designating that the site is outside the 100-year flood boundary, and therefore not subject to flooding. The site and surrounding area are generally flat, with storm flows traveling through the site from north to south as sheet flows. The existing parking lot conveys storm flows to the south, into Amado Road.

Discussion of Impacts

- a) Less Than Significant Impact.** Like the previously proposed projects, the currently proposed project will be required to connect to DWA water facilities and City sanitary sewer facilities. Both agencies are regulated by State and federal agency standards, which assure compliance with water quality and waste discharge requirements, respectively.

During construction, storm flows through and around the site will be susceptible to pollution from construction activities, including siltation. The City will require compliance with NPDES regulations for all project construction and operational activities, including the preparation of a SWPPP, which must include best management practices to assure that storm water leaving the site is not polluted, and does not impact water quality. Overall impacts associated with water quality are expected to be less than significant.

- b) Less Than Significant Impact.** According to DWA's 2015 Urban Management Plan, the baseline is 344 gpcd for water consumption with actual water use of 271 gpcd. Currently DWA produces 36,983,801 gpd. The proposed project will amount to 175 hotel residents and 30 condominium residents based on the population analysis (see Section XIII Population and Housing), which will increase water demand by 70,520 gpd. This is a less than 1 percent increase in demand.

The Desert Water Agency (DWA), the water provider for the proposed project, uses surface water (streams in the San Jacinto Mountains), groundwater, State Water Project water, and recycled water to provide domestic water service to its customers. The reliability of DWA's water supply is excellent, since the Agency relies on groundwater sources and has imported and stored water within the Whitewater River Subbasin to meet expected demands. Historically, drought conditions in southern California have not impacted DWA's ability to meet its service demand. For future growth, DWA has also implemented water replenishment programs, for both the Whitewater River and Mission Creek Subbasins, which optimize and protect the groundwater and provide sound management of water supplies as well as put in place various water

conservation initiatives. DWA is anticipating increasing its production of recycled water, from 4,600 acre feet per year in 2015 to 7,000 acre feet per year in 2040. DWA also recharges its groundwater basin at recharge basins located in the northern end of the City. The City also requires the implementation of water conservation measures in all new developments.

The DWA Urban Water Management Plan demonstrates that during normal water years, and single dry years, the Agency will have a cumulative water surplus from existing water sources through 2040. During multiple dry year conditions, the amount of groundwater storage will be reduced by less than 1%, depending on the amount of non-consumptive return during these time periods.

In addition, DWA has several rebate programs in place to incentivize installation of water saving fixtures and features. Xeriscape is highly encouraged in the desert area in order to further conserve water. DWA's Hospitality Conservation Program is aimed at helping local hotels reduce their water use. A 5-stage plan is in place in the event of water supply shortage. Even so, short-term droughts have historically had negligible effects on water supply in DWA's service area.

The project site is designated for high-density residential development, including resort hotel development. The proposed development is consistent with this designation. DWA's Urban Management Plan, which details the availability of water for its service area through the year 2040. Since the Plan is based on General Plan land uses, and does not exceed the maximum density allowed for hotels in this designation, the proposed project has been included in the DWA's assumptions for water use. DWA has sufficient supplies, or plans for additional supplies, to provide domestic water to its service area through that period. Project impacts to water resources will be less than significant.

c-d) Less Than Significant Impact. The current project proposes the same stormwater management improvements and similar building footprints as the 2007 and 2013 projects. Therefore, impacts to stormwater management are expected to be similar to those previously analyzed.

The City requires that new development projects retain the increased storm water runoff resulting from site development onsite and discharge storm flows at a rate equal to or less than the pre-development conditions. The project site is currently partially developed with a parking lot that drains to Amado Road. The northern 1/3 of the site is vacant and has been previously graded. A Preliminary Drainage Study was prepared for the proposed project. The drainage study concluded that the site is generally flat with a 1.7% gradient to the south and west. The site currently accepts flows from the property to the north.

The study analyzed storm flows from the property resulting from the 100-year, 1-hour storm, and determined that runoff from the project site at build out will result in a need to retain 27,010 cubic feet of water onsite. The study further determined that underground retention facilities planned for the proposed project, consisting of 96-inch corrugated metal pipe, 540 feet in length, will have sufficient capacity to retain the flows generated by the build out condition. The construction of this onsite storm water system will assure that impacts associated with downstream properties are reduced to less than significant levels. In addition, the proposed development will be required to comply with city standards associated with minimizing pollution of the surface waters.

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

- e) Less Than Significant Impact.** The project proposes a water management system, including subsurface retention facilities described in IX.c,d, above, that will retain the incremental increase in storm water resulting from the project. The proposed project will not contribute runoff that will impact off-site drainage facilities.
- f) No Impact.** As described in IX.a, the proposed project will be required to comply with City standards for water quality, and no other water quality issues are expected to result from implementation of the proposed project.
- g-h) No Impact.** The project site is located in Flood Zone C, indicating an area which is not subject to 100-year storm inundation. No impacts associated with flood zones are expected.
- i - j) No Impact.** The project site is not in the vicinity of a levee or dam. The City is not located in the vicinity of a body of water, which could be subject to either seiche or tsunami. The project site is flat and surrounded by urban development, and therefore, not subject to mud flows. No impacts will occur.

Mitigation Measures

None required

Monitoring and Reporting

None required

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Source: City of Palm Springs General Plan, 2007; Section 14 Specific Plan, July 2014.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or environmental impacts or substantial increase in the severity or previously identified significant impacts related to the City's designated land uses. For this reason, the proposed project would not result in any new potentially significant land use impacts that were not identified in the 2013 Addendum, or a substantial increase in the severity of any previously identified significant land use impact.

Setting

The subject property is located within the Section 14 Specific Plan boundaries. The Specific Plan promotes an active destination resort, living, and entertainment area. Furthermore, the proposed site is designates the area as High Density Residential (HR), the focus of which is a variety of residential developments as well as additional resort hotels. The subject site is zoned as the as High Density Residential (HR) and Resort Attraction (RA), which allows for multiple-family development and hotel uses with an approved conditional use permit.

Discussion of Impacts

- a) No Impact.** As was the case when the 2007 and 2013 projects were evaluated, the subject site includes a parking lot for the Palm Springs Convention Center and vacant land to the north. It is adjacent to a self-contained multi-family residential development to the immediate east. Construction and development of the proposed project would not physically divide an established community.
- b) Less Than Significant Impact.** The Section 14 Specific Plan allows for the development of multiple-family residential and resort hotels with an approved conditional use permit. In addition, the project proposes a Planned Development District (PDD). Planned Development Districts have the ability to adjust height standards, as well as allowed ancillary uses. The approval the PDD will not result in the increase density. The proposed restaurant and greenhouse will need to receive final approval as ancillary uses. Impacts to land use plans will be less than significant.
- c) No Impact.** Like the previously proposed projects, the project proponent will be required to comply with the requirements of the Tribal Habitat Conservation Plan (THCP) of the Agua Caliente Band of Cahuilla Indians. No impacts will occur.

Mitigation Measures

None Required

Monitoring and Reporting

None Required

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

Source: Palm Springs General Plan, 2007 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.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant environmental impacts of substantial increase in the severity or previously identified significant impact related to mineral resources. As explained below, the proposed project would have no impacts to mineral sources, which is consistent with the 2013 Addendum. Therefore, the proposed project would not result in any new impacts to mineral resources.

Discussion of Impacts

a-b) No Impact. The project site is located in Mineral Zone MRZ 3, which indicates areas in which the significance of mineral deposits cannot be determined from available data. The subject property is in the urban core of Palm Springs, surrounded by development, and designated for urban land uses. The property is partially developed as a parking lot and is not known to contain mineral resources. No impacts will occur.

Mitigation Measures

None Required

Monitoring and Reporting

None Required

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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

Source: City of Palm Springs General Plan, 2007; Palm Springs Municipal Code; "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to noise. As described below, the noise levels generated by the proposed project during operations would be less than significant. With the implementation of mitigation measures, impacts associated with construction noise will also be less than significant.

Setting

The City of Palm Springs Noise Ordinance requires that the community noise equivalent level (CNEL) does not exceed 65 dB at the exterior living areas (rear yards) or 45 dB at the habitable interior living area for residential land uses, in order to reduce noise in the community and to prohibit unnecessary noises from all sources subject to its police power.

Existing noise levels in the area of the project site currently range from 65 dBA CNEL to 70 dBA CNEL at a distance of 50 feet from the centerline of the streets. These noise levels are primarily caused by automobile traffic on surrounding streets. In addition to its General Plan standards for noise, the City also implements Municipal Code Section 11.74.034 Maximum Permissible Sound Levels to address daily noise activities.

Discussion of Impacts

- a) **Less Than Significant Impact.** The currently proposed project will result in a less intense development plan than the 2013 project, resulting in 25 fewer hotel rooms/villas and 20 fewer residential units/condominiums. Therefore, it is anticipated that project-related noise impacts will be less than those anticipated for the 2013 project.

Construction of the proposed project will require demolition of the existing parking lot, grading, excavation for the proposed parking structure, and construction of buildings and other improvements. Construction noise sources will include vehicular traffic accessing the site and heavy machinery (please also see subsection d) below); however, construction noise will end once construction is complete, and will be required to comply with the time restrictions provided in the Municipal Code and with Section 11.74.042, which includes an exception for construction noise. Long-term noise sources will include vehicles accessing the site, grounds maintenance equipment, and heating, ventilation, and air conditions (HVAC) units. Noise generated by residents, guests, visitors, and employees is expected to be consistent with noise levels at a typical resort/residential development and is not expected to exceed City noise standards.

Hotel and condominium units are proposed along Amado Road, Calle Alvarado, and Avenida Caballeros. According to the General Plan (Figure 8-5), future noise levels ranging between 60 and 65 CNEL will encroach onto the subject property in portions of the site where development is proposed. According to the General Plan (Figure 8-2), noise levels up to 65 CNEL are considered normally acceptable noise levels for multi-family residential units and hotels/motels. Therefore, proposed land uses are expected to be compatible with future traffic noise levels onsite.

The proposed parking structure will expose persons to noise levels generated by traffic on both Avenida Caballeros and Amado Road. However, the structure is not considered a sensitive receptor and, as a parking facility, is not required to achieve noise levels of 65 dBA. Impacts associated with it will be less than significant.

City noise residential standards require that acoustical studies be performed prior to construction at residential building locations where the existing exterior Ldn (day-night level) exceeds 65 dB. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn noise levels to 45 dB in any habitable interior living area.

Finally, the City will require the preparation of noise impact analysis relating to the building plans submitted for construction for both the hotel and condominium portions of the proposed project. This analysis is required to show that building construction will result in interior noise impacts not exceeding 45 dBA CNEL. This City requirement will reduce potential impacts associated with on-site noise on sensitive receptors.

Although no mitigation is required for the proposed project, the following measure which was included in the 2007 and 2013 project analyses, is included here as a noise minimization measure to assure that noise impacts remain at less than significant levels.

Minimization Measures

- MM XI-1.** All hotel rooms fronting on Amado Road shall be constructed, at a minimum, with single-glazed windows.

- b) **Less Than Significant Impact.** During construction, temporary and periodic ground-borne vibration and noise may occur, particularly as the existing parking lot is demolished and heavy equipment grades the site (please also see subsection d) below). Noise and vibrations would be short-term and will end once construction is complete. Construction will be required to occur during the times permitted in the Municipal Code. No long-term impacts associated are expected from the development of the proposed project.
- c) **Less Than Significant Impact with Mitigation.** The subject property is in an urban setting, and proposed land uses are consistent with surrounding development. The principal sources of permanent noise generated by the proposed project will include vehicle traffic, mechanical equipment (heating, ventilation, and air conditioning units), and loading/unloading operations at the hotel. The project does not propose through streets and will not facilitate high-speed travel; vehicles accessing the site will travel at low speeds through the parking garage, and vehicle noise will be less than significant. Hotel deliveries and loading/unloading activities are proposed in an area that is approximately 50 feet from the west end of the residential condominiums immediately north of the project site. These noises will be temporary and periodic in nature. The proposed development will have a 6-foot tall wall along the perimeter of the project site to reduce noise impacts which will reduce noise levels by 6 to 12 dBA. Even so, commercial loading and unloading activities could create noise impacts to adjacent residences especially during the nighttime hours. In order to reduce this impact to less than significant levels the following mitigation measure will be required.

Mitigation Measure

MM XI-2 Deliveries and loading and unloading activities at the hotel loading dock shall be limited to the hours of 7 a.m. through 7 p.m.

- d) **Less Than Significant Impact with Mitigation Incorporated.** The construction of the proposed project will result in temporary elevated noise levels, particularly during the demolition of the existing parking lot and grading of the site. Typically the peak noise level for most construction equipment that would be utilized on the subject site ranges from 70 to 95 dBA at a distance of 50 feet. Existing residential units south and west of the subject property can be expected to experience noise levels in this range for short periods. The City's Municipal Code regulates construction noise to occur daytime hours, which helps to lower the potential impacts. The City Municipal Code limits the time periods that construction activities may occur from 7:00 a.m. through 8:00 p.m. as specified by Palm Springs Noise Ordinance (11.74.041). Construction site regulations (Chapter 8.04.220) stipulate that construction activities shall not be permitted between the hours of 5:00 p.m. and 8:00 a.m. In the event that heavy equipment be stored or maintained adjacent to the residences, however, the noise levels could potentially be sustained, which would result in a potentially significant impact, which requires mitigation.

Mitigation Measures

MM XI-3 Construction activities on-site shall occur only between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on Saturdays, as specified by the Palm Springs Municipal Code.

MM XI-4 All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

MM XI-5 Stockpiling and vehicle staging areas shall be located as far as 50 feet from the surrounding residential development.

MM XI-6 Parking, refueling, and servicing operations for all heavy equipment shall be located at the southeast corner of the site.

MM XI-7 All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with covers.

MM XI-8 Stationary equipment shall be placed such that emitted noise is directed away from noise-sensitive receptors.

e-f) No Impact. The Palm Springs International Airport is located 1.5 miles east of the proposed project, and does not conduct flight operations over the proposed project. There are no private airstrips within Palm Springs city limits. No impact will occur.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Palm Springs General Plan 2007; California Department of Finance Demographic Research Unit, <http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/view.php>; project materials.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to population and housing. As described below, the current project would have less than significant impacts on population and housing, and is consistent with the impacts analyzed in the 2013 Addendum.

Setting

The City of Palm Springs has seen a population growth from 46,437 to 46,654 permanent residents from 2006 to 2016. This represents a 0.5 percent increase in 10 years. Currently, the City has an average of 1.92 persons per household (2015 American Community Survey).

Discussion of Impacts

a) Less Than Significant Impact. The proposed project will result in a less intense development plan and will attract fewer residents and visitors than the 2013 project. The development of 30 condominiums has the potential to increase the City's population by approximately 58 people. This constitutes approximately 1 percent of the City population, and therefore, impacts will be less than significant. The hotel will house temporary visitors/guests and will have no direct impact on population growth, but will generate a need for employees and contribute indirectly to area growth. The employee demand generated by the project will be filled by both existing residents and future residents projected by SCAG to increase population to 56,100 in 2035. The project will connect to existing utilities and be accessed by existing roads; no extensions will be required. Impacts will be less than significant.

b-c) No Impact. The project site is composed of a vacant lot and an existing parking lot. No structures or housing will be eliminated as a result of the project, and no persons will be displaced.

Mitigation Measures

None required.

Monitoring and Reporting

None required.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XIV. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to public services a less than significant impact will occur as a result of the proposed project.

Setting

Fire Protection. The Palm Springs Fire Department will provides fire protection services to the subject site. The Department currently operates five fire stations located throughout the city. The station closest to the project site is station #441 located at 277 North Indian Canyon Drive, approximately 0.4 miles from the project site.

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

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

Parks. The City has seven parks located on approximately 140 acres. These include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, Baristo Park, Demuth Park, and Palm Springs Dog Park. There are several golf courses in the City which are open to the public, including the Mesquite Country Club and the Palm Springs Golf Course. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by City Ordinance 1632. This ordinance also stipulates that future developments must dedicate land or pay in-lieu fees.

Discussion of Impacts

- a) Less Than Significant Impact.** The currently proposed project will generate additional need for fire protection from the City Fire Department that is similar to that anticipated with the 2013 project, but is not expected to require additional services beyond those currently available. Project plans will be reviewed by the Fire Department to assure they meet applicable fire standards. Emergency personnel will be able to access the site using the existing roadway network. Impacts will be less than significant.
- b) Less Than Significant Impact.** Like the 2013 project, the proposed development will generate additional need for police protection, but is not expected to require services beyond those currently available. The Police Department will be provided site plans for review prior to the approval of the project in order to assure that defensible space is provided within the project boundaries. Impacts will be less than significant.
- c) Less Than Significant Impact.** The condominium portion of the proposed project will generate additional students; however, given the limited number of units proposed, the project is not expected to result in the need for additional schools or facilities. The project proponent will be required to pay the mandated school fees in place at the time that building permits are issued. The payment of these fees is designed to offset the additional students generated by the proposed project. This fee will assure that the impacts to schools are reduced to less than significant levels.
- d) Less Than Significant Impact.** Palm Springs' Ordinance 1632 requires new developments to dedicate land for recreational purposes or pay in-lieu fees to ensure that adequate park space is provided for future residents. The project proponent will be required to pay the park fees in place at the time that building permits are issued. This fee will assure that the impacts to City parks are reduced to less than significant levels.
- e) Less Than Significant Impact.** The proposed project is not expected to cause significant environmental impacts to the service levels of any other public service providers. The project will generate property, sales, and transient occupancy tax, which will offset the cost of providing these services. No new public roads or transportation facilities will be required. Impacts will be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

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

Source: City of Palm Springs General Plan, 2007.

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to recreation resources. As described below, the currently proposed project will have less than significant impacts on recreation, consistent with the previously analyzed project.

Setting

A variety of recreational opportunities are offer within the City of Palm Springs. Approximately 140 acres of developed parkland are provided, including 7 public parks and public and private golf courses. The Murray, Andreas, and Palm Canyon recreation areas, which are operated by the Agua Caliente Band of Cahuilla, are also located within city limits.

Discussion of Impacts

a-b) Less Than Significant Impact. The condominium component of the proposed project will include a pool area and sensory courts for hotel guests, which will provide on-site recreational opportunities for its estimated 58 residents. The hotel will include a games garden, pool, and hot tub for hotel guests. Permanent residents and hotel visitors may use public parks and recreational facilities in the project area; however, increased usage of these facilities is not expected to cause substantial deterioration of existing facilities or the need for new or expanded facilities. The project will participate in the City’s parkland fee program to offset impacts to parks. Impacts are expected to be less than significant.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

SUBSEQUENT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

XVI. TRANSPORTATION/TRAFFIC

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

Source: Palm Springs General Plan, 2007; Trip Generation 8th Generation, Institute of Transportation Engineers; "Westin Hotel and Residences Traffic Impact Study," prepared by Endo Engineering, December 2006.

Compared to the 2013 project, the currently proposed site plan involves several changes to site access and parking. They and the manner in which they will impact traffic and transportation are described below.

Discussion of Impacts

a) Less Than Significant Impact. A traffic impact analysis was prepared for the 2007 project, and the 2013 Addendum determined that the conclusions and mitigation measures set forth in the 2007 IS/MND applied to the 2013 project. The analysis considered the potential impacts associated with 200 hotel rooms and 200 condominiums, and therefore considered a more intense land use plan than the currently proposed project. It is important to note that the hotel designation used in traffic analyses, published by the Institute of Traffic Engineers, includes not only the hotel rooms, but the ancillary uses in a hotel, including spa, bar and restaurant uses, as well as meeting space for special events.

The current project proposes 25 fewer hotel rooms and 20 fewer condominiums than the 2013 project. Based on the traffic analysis trip generation forecast, this reduction in land uses will result

in a reduction in overall trips of 178 average daily trips for the hotel portion of the project, and 116 average daily trips for the residential component of the project, for a total reduction of 294 daily trips.

The 2007 traffic study found that area intersections, both signalized and unsignalized, operated at Level of Service C (LOS C) or better during both the mid-day and evening peak hours. The study also found that the 2007 project would generate approximately 2,580 average daily trips at build out, 193 of which would be at the mid-day peak hour, and 224 of which would be at the evening peak hour. The study found that, although the 2007 project would impact surrounding intersections to varying degrees, none of the intersections would operate at a deficient level of service, with implementation of the proposed project and surrounding proposed projects. Surrounding intersections would operate at level of service C or better at project build out (2019) for both signalized and unsignalized intersections. The reduction in trips resulting from the currently proposed project represent a reduction of 11.4% below that studied, and will therefore result in lower impacts to intersections.

The traffic study also analyzed the 2007 project's long-term potential impacts to the area's circulation system. All signalized intersections were expected to operate at level of service C or better in year 2030.

The traffic study also analyzed volumes at area unsignalized intersections, to determine whether warrants were met for signalization by the year 2030. The analysis found that the intersections of Calle Encilia and Amado Road; Calle el Segundo and Amado Road; and Avenida Caballeros and Amado Road would require signalization to maintain level of service D in the long-term. The 2007 project would contribute to this need for signalization. This represented a potentially significant impact which required mitigation.

It is anticipated that, although traffic volumes generated by the currently proposed project will be less than those projected for the 2007 project, the current project will impact area roads in a similar manner and the same mitigation measure will be necessary to reduce impacts to less than significant levels.

Mitigation Measures

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

MM XV-1 The project proponent shall contribute his/her fair share to the signalization of Calle Encilia and Amado Road; Calle el Segundo and Amado Road; and Avenida Caballeros and Amado Road.

- b) No Impact.** Neither of the roads adjacent to or in the immediate vicinity of the subject property are designated in the Riverside County Congestion Management Program. No impact will occur.
- c) No Impact.** Like the 2013 project, the currently proposed development will have no impact on air traffic patterns.
- d) No Impact.** The 2007 traffic study analyzed access to the hotel, particularly as it related to the stacking of vehicles on Amado Road, and found there was a potential for project-related congestion to occur. Under the currently proposed project, however, hotel access would be provided by an internal road connecting Avenida Alvarado and Avenida Caballeros, and

parking garage access would be provided on Avenida Caballeros. No stacking of vehicles accessing the hotel is anticipated. Vehicles accessing the site will be consistent with those currently using area roadways. The project will not result in increased traffic hazards or incompatible uses.

- e) **No Impact.** The Fire Department will review the project plans, including turning radii necessary to maneuver the largest of the City's trucks through the site. The Fire Department will assure the project provides safe and efficient emergency access to the site. No impacts will occur.

- f) **Less Than Significant Impact.** The proposed project will result in the elimination of approximately 400 surface parking spaces for the Palm Springs Convention Center immediately south of the subject property. The new development proposes approximately 232 parking spaces in a subterranean parking garage in the southeasterly portion of the site, as well as 16 temporary parking spaces for hotel visitors along Amado Road and Calle Alvarado. The City has developed an alternative parking lot located immediately east of the convention center. It is plausible that hotel guests will attend events at the Convention Center and that the parking requirements for the hotel and Convention Center will be reduced by the complementary or shared use of their parking facilities. The project will be required to provide the required number of parking spaces in accordance with City regulations. Overall impacts associated with parking requirements are expected to be less than significant.

- g) **No Impact.** SunLine Transit operates bus routes on Tahquitz Canyon Drive, which has a stop at approximately 0.3 miles south of the subject property at the intersection of East Tahquitz Canyon Drive and Avenida Caballeros. 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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: City of Palm Springs General Plan, 2007; Agua Caliente Indian Reservation Land Status Map, April 2017.

In the 2013 Addendum, tribal resources were not analyzed since they were not included in Appendix G of the CEQA Guidelines at the time. The subject property is located in an area traditionally occupied by the Cahuilla people. The mitigation measures established in Cultural Resources will be applied to ensure the protection of potential tribal resources. Consequently, impacts related to tribal resources would not result in a new potentially significant environmental effect that was not identified in the 2013 Addendum.

Discussion of Impacts

- a) **No Impact.** The project site is not eligible nor is it listed in the California Register of Historical Resources or in a local register of historical resources. It is partially developed as a parking lot, and no historic resources are known to occur onsite. No impact 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. Much of the project site has been disturbed by development of a parking lot, 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 Measures

See Section V, Cultural Resources.

Mitigation Monitoring and Reporting

None required.

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

Source: Palm Springs General Plan, 2007; "Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov).

There are no substantial changes in the proposed project or new information of substantial importance since the 2013 Addendum that would result in any new significant impacts or substantial increase in the severity or previously identified impacts related to utilities and service systems. As described below, the currently proposed project would have less than significant impacts to utilities and service systems, and is consistent with previous analyses.

Setting

The City of Palm Springs operates a wastewater treatment plant (WWTP) located at 4375 Mesquite Way. The plant has a capacity of approximately 10.9 mgd and demands typically range from 7 to 8 mgd. Water service is provided by the Desert Water Agency (DWA). DWA obtains most its water supply from groundwater. The City is underlain by two subbasins of the Coachella Valley Ground Water Basin: the Mission Creek subbasin and the Garnet Hill and Palm Springs subareas of the Whitewater Subbasin.

Palm Springs Disposal Service provides solid waste service to the city. Solid waste generated in the City is sent to the Edom Hill transfer station located in the City of Cathedral City. The facility is permitted to receive 2,600 tons per day. Solid waste from the transfer is disposed of at one of three landfills: Lamb

Canyon (remaining capacity 25,967,000 cubic yards); Badlands Landfill (remaining capacity 15,036,809 cubic yards); El Sobrante Landfill (remaining capacity 184,930,000 cubic yards).

Drainage from the surrounding mountains drains to the valley floor and is directed by sheet flow, channels, and other improvements, including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and Whitewater River Stormwater Channel. The project site is located in Flood Zone C, which designates areas that are not subject to the 100-year flood.

Discussion of Impacts

a,b, e) Less Than Significant Impact.

Wastewater Treatment

The currently proposed project will result in 25 fewer hotel rooms/villas and 20 fewer residential units than the 2013 project, and therefore, project-related impacts to wastewater treatment will be less than estimated in the Addendum. Project-related impacts to wastewater treatment requirements, services, and facilities will be less than significant. The project will tie into existing sanitary sewer lines and wastewater will be transported to the City's Wastewater Treatment Plant (WTP). At the moment, the wastewater treatment plant has a capacity of 10.9 mgd and is processing approximately 6 mgd. The proposed project will increase demand by approximately 11,685 gpd, or 0.1% of current capacity, representing a less than significant impact. The WTP has sufficient capacity to accommodate the proposed project. The WTP implements all applicable requirements of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. The proposed project will be required to pay connection fees to hook into the existing line impacts are expected to be less than significant.

Domestic Water

According to DWA's 2015 Urban Management Plan, the baseline is 344 gpcd for water consumption with actual water use of 271 gpcd. Currently DWA produces 36,983,801 gpd. The proposed project will amount to 175 hotel residents and 30 condominium residents based on the population analysis (see Section XIII Population and Housing), which will increase water demand by 70,520 gpd. This is a less than 1 percent increase in demand. The currently proposed project will result in a less intense development plan than proposed in 2013 and will result in a corresponding reduction in water consumption. The proposed project will tie into existing domestic water lines in Amado Road or Calle Alvarado. No new wells or additional water infrastructure or entitlements will be required. 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.

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.

- c) No Impact.** The proposed project proposes to retain on-site storm water in an underground retention area. The City Engineer will require the preparation of a final hydrology study, when final plans for the project are submitted, to assure that the site's storm water retention system meets all City standards. No impact is expected.
- d) Less Than Significant Impact.** The proposed project is consistent with the land use designation in which it occurred, and on which DWA based its water management plan documentation. The proposed project will not significantly increase demand for water beyond that analyzed in the WMP. The project proponent will be required to connect to existing DWA water infrastructure available adjacent to the site. Water service requirements may include, but are not limited to, upgrades, modifications, replacement, and abandonment of existing DWA facilities. These improvements may require construction within and adjacent to public rights-of-way and existing and/or proposed easements. Construction will occur in accordance with DWA and City requirements. Impacts are expected to be less than significant.
- f-g) Less than Significant Impact.** Palm Springs Disposal Service provides solid waste disposal services for the project site, with waste hauled to facilities including the Badlands Landfill and the Lambs Canyon Landfill, both of which have adequate capacity to accommodate the proposed project. In addition, on-site recycling and solid waste source reduction programs will be implemented at project build-out in accordance with local and state requirements, including AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991). Impacts are expected to be less than significant. The proposed project is not going to significantly impact the area since there is not going to be extensive need to extend disposal services.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting

None required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Less Than Significant Impact With Mitigation.

Biological Resources

The proposed project does not have the potential to significantly 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. Much of the site has been disturbed by the development of a parking lot, and vacant portions of the site were previously graded and contain little native vegetation. The site is in an urban setting and surrounded by development, and therefore, does not function as a wildlife migratory corridor or nursery site. No impacts will occur.

Cultural Resources

No historic or paleontological resources occur on the site. However, given that the subject property occurs in an area traditionally used by the Cahuilla, there is a potential for archaeological resources to be unearthed during project development. Mitigation provided in this Initial Study reduces potential impacts to less than significant levels

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 PM₁₀; 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 project could result in potentially significant noise and traffic impacts; however, mitigation measures are provided that will reduce impacts to less than significant levels. Other project-related environmental effects on human beings will be less than significant.

REFERENCES

- "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003
- Agua Caliente Indian Reservation Land Status Map, April 2017
- City of Palm Springs General Plan, 2007
- "City of Palm Springs Local Hazard Mitigation Plan," August 2012
- CalEEMod 2016.3.1
- Desert Water Agency 2015 Urban Water Management Plan
- Dream Hotel Visual Simulations, prepared by VisionScape, March 2017
- Final 2012 Air Quality Management Plan," prepared by South Coast Air Quality Management District, December 2012
- Flood Insurance Rate Map #06065C1588G, Federal Emergency Management Agency, August 28, 2008
- "Facility/Site Summary Details for Edom Hill Transfer Station (33-AA-0296), www.calrecycle.ca.gov)
- "Final Localized Significance Threshold Methodology," prepared by the South Coast Air Quality Management District, Revised, July 2008
- Google Earth aeriels
- "Mineral Land Classification Map, Aggregate Resources Only, Palm Springs Production-Consumption Region," California Division of Mines and Geology, 1987
- "Palm Springs Dream Hotel: Air Quality and Greenhouse Gas Impact Study" prepared by Terry A. Hayes Associated Inc., March 2017
- Palm Springs Municipal Code
- "Preliminary Geotechnical Investigation for Due Diligence Purposes Proposed Westin Hotel and Residences," prepared by Leighton Consulting, Inc., November 2006
- "Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document," adopted by Riverside County Airport Land Use Commission, October 14, 2004
- Section 14 Specific Plan, July 2014
- Tribal Habitat Conservation Plan, 2010
- "Westin Hotel and Residences Traffic Impact Study," prepared by Endo Engineering, December 2006

Appendix A
Available at City Hall



PALM SPRINGS DREAM HOTEL

**AIR QUALITY AND GREENHOUSE GAS
IMPACT STUDY**

Prepared for

SELENE INTERNATIONAL

Prepared by

TERRY A. HAYES ASSOCIATES INC.

March 2017
taha 2016-109 