Public Review Draft

2700 East Alejo Road Project

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Prepared by:

The Altum Group
44-600 Village Court, Suite 100
Palm Desert, CA 92260

January 2022

Table of Contents

List of Tables

List of Exhibits

Appendix

Acronyms

AB	Assembly Bill
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BAU	Business as Usual
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CA EPA	California Environmental Protection Agency
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFG	California Fish and Game
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO_2	Carbon Dioxide
COP	Citizens on Patrol
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
dB	Decibel
dBA	A-weighted decibels
DTSC	California Department of Toxic Substances Control
DVD	Desert Valley Disposal Inc.
DWR	Department of Water Resources
DWA	Desert Water Agency
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FTA	Federal Transit Administration
GHG	Greenhouse Gas

HMBEP	Hazardous Materials Business Emergency Plan
HSC	Health and Safety Code
HVAC	Heating and Ventilation
IND	Industrial
IS	Initial Study
ITE	Institute of Engineers
Lbs/day	Pounds per Day
Leq	Equivalent Continuous Sound Pressure Level
LST	Localized Significance Threshold
M-1P	Planned Research and Development Park Zone
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendant
$MMTCO_2e$	Million Metric Tons of CO_2 Emitted
MWD	Metropolitan Water District of Southern California
MWMA	Medical Waste Management Act
N_2O	Nitrous Oxides
NAASQ	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NMFS	National Marine Fisheries Service
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
NOx	Nitrogen Oxide
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
O_3	Ozone
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PM	Particulate Matter
PM_{10}	Particulate Matter Equal to or less than 10 Microns in Diameter
$PM_{2.5}$	Particulate Matter Equal to or less than 2.5 Microns in Diameter
PPM	Parts per Million
PPV	Peak Particle Velocities
PRC	California Public Resources Code
PSI	Pounds per square inch
PSUSD	Palm Springs Unified School District
R-1C	Single-Family Residential, 10,000 square feet
RCALUC	Riverside County Airport Land Use Commission
RCRA	Resource Conservation and Recovery Act
RCS/SCS	Regional Transportation/Sustainable Communities Strategy
RMS	Root Mean Square

RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Associations of Government
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SIP	State Implementation Plan
SO_2	Sulfur dioxide
SoCal Gas	Southern California Gas
SOI	Sphere-of-Influence
SOx	Sulfur Oxide
SP	Service Populations
Sq. ft	Square feet
SRA	Source Receptor Area
SSAB	Salton Sea Air Basin
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TTM	Tentative Tract Map
USACE	United States Army Corps of Engineers
USFWS	U.S. Fish and Wildlife
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
VdB	Vibration decibels
VLDR	Very Low Density Residential
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WMP	Water Management Plan
WQMP	Water Quality Management Plan

This page intentionally left blank.

Chapter 1 Introduction

Project Title:	2700 East Alejo Road Project
Case No.	5.1521 – Change of Zone and General Plan Amendment 38049 – Tentative Tract Map 7.1645 – Administrative Minor Modification
Assessor's Parcel No.	Assessor's Parcel Number (APNs): 507-380-019 and 507-380-020
Lead Agency Name and	City of Palm Springs
Address:	3200 E. Tahquitz Canyon Way Palm Springs, CA 92262
Project Location:	North side of E. Alejo Road and between N. Commercial Road and N. Juanita Drive
Project Sponsor's Name and Address:	AMG Ventures, LLC 2496 E Santa Ynez Way Palm Springs, CA 92264
General Plan Designation:	Existing: Industrial Proposed: Very Low Density Residential
Zoning:	Existing: Planned Research and Development Park Proposed: Single-Family Residential
Project Description	The proposed Project consists of the development of eight single-family residential lots within a 2.53-acre property.
Contact Person:	Noriko Kikuchi, Associate Planner City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262
Phone Number:	760-323-8245
Date Prepared:	January 2022

1.1 Authority

The City of Palm Springs is the lead agency for the proposed Project. The City Council is the governing body for the approval of the Project and adoption of the Mitigated Negative Declaration. Because the Project involves a change to the existing site, the City Council's consideration of the Project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Subsequent Initial Study (IS) and its appendices have been prepared in accordance with CEQA (Statute), the State's Guidelines for Implementation of CEQA (Guidelines) (as amended, 2018), and the City's CEQA Guidelines for preparation of an IS. This IS, when combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, serves as the environmental document for the proposed project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

1.2 Scope of Environmental Review

The IS evaluates the proposed Project's potential environmental impacts on the following topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

1.3 Impact Assessment Terminology

The Environmental Checklist identifies potential impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed project would not affect the environment.
- Less than Significant. A finding of less than significant is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than Significant with Mitigation Incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.
- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of Environmental Review*.

1.4 Organization of the Initial Study

The content and format of this IS meet the requirements of CEQA. This IS contains the following sections:

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed Project, identifies the lead agency, summarizes the purpose and scope of the IS, and identifies documents incorporated by reference.
- Chapter 2 Project Description. This chapter provides a project overview including a description of the regional location and Project vicinity, including Exhibits; and provides a description of the Project elements, e.g., dimensions of the Project, and identifies other agencies that may have permitting authority over the project.
- Chapter 3 Environmental Evaluation. This chapter provides a copy of the City's Environmental Checklist and responses to each question posed in the checklist. This chapter also provides a brief description of the sources used to evaluate the proposed Project, a brief description of the existing conditions for each topic and an analysis of potential environmental impacts. Mitigation measures are also identified where necessary.
- Chapter 4 List of Preparers. This chapter identifies City staff and consultants who were responsible for the preparation of the IS and implementation of the Project.

1.5 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a Mitigated Negative Declaration may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the Subsequent Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for this project. The City of Palm Springs General Plan document is incorporated by reference.

This document is also available for review at Palm Springs City Hall at 3200 E. Tahquitz Canyon Way, Palm Springs, CA 92262. The project specific reports are attached to the Subsequent Initial Study as appendices. The General Plan is located on the City's website at:
https://www.palmspringsca.gov/government/departments/planning/general-plan.

Chapter 2 Project Description

2.1 Project Location and Setting

Project Location

The proposed Project is located within two vacant and undeveloped parcels at 2700 East Alejo Road in the City of Palm Springs (City), Riverside County, California (Exhibit 1 – Regional Location Map, Exhibit 2 – Project Vicinity Map, and Exhibit 3 – Site Photos). The site encompasses Assessor's Parcel Numbers (APNs) 507-380-019 and 507-380-020. The approximately 2.53-acre Project site is located to the north side of E. Alejo Road between N. Commercial Road and N. Juanita Drive.

The Project site is located in the north-central portion of the City, approximately one mile west of the Palm Springs International Airport. Land to the immediate north is developed with a church and UPS store; land to the immediate east is developed with a medical office building; land to the immediate south is developed with industrial uses and single-family homes; and land immediately to the west are developed with single-family homes.

Project Description

The proposed Project includes an amendment to the City of Palm Springs General Plan to change the land use designation from 'Industrial' (IND) to 'Very Low Density Residential' (VLDR) and the zoning of the Project site from Planned Research and Development Park (M-1P) to Single-Family Residential 10,000 square feet (R-1C), respectively. Approval of the GPA, Change of Zone, and Tentative Tract Map would allow for the development of eight single-family residential lots within the Project site as shown in Exhibit 4 – Tentative Tract Map (TTM). According to the TTM, the minimum lot size consists of 13,246 square feet (sq. ft.) and the maximum lot size consists of 15,381 sq. ft.

Based on information provided by the Project Applicant, the Project is expected to be constructed in four phases: grading, building construction, paving (i.e., asphalt paving), and architectural coating. Construction equipment would be used for up to eight hours per day and include air compressors, cement and mortar mixers, generator sets, cranes, forklifts, pavers, rollers, rubber tired dozers, tractors/loaders/blackhoes, graders, paving equipment, and welders. For purposes of this analysis in this MND, construction is anticipated to begin early 2022 and take approximately 12 months to complete. The anticipated opening year for the proposed Project is 2023.

Environmental Setting and Surrounding Land Uses

The Project site is currently equipped with a curb and gutter on the east side along N. Commercial Road. Electric and natural gas service would be provided to the Project site by Southern California Edison and Southern California Gas Company, respectively. Water and sewer service would be provided to the Project site by Desert Water Agency, and waste management would be provided by Desert Valley Disposal.

Surrounding land uses include:

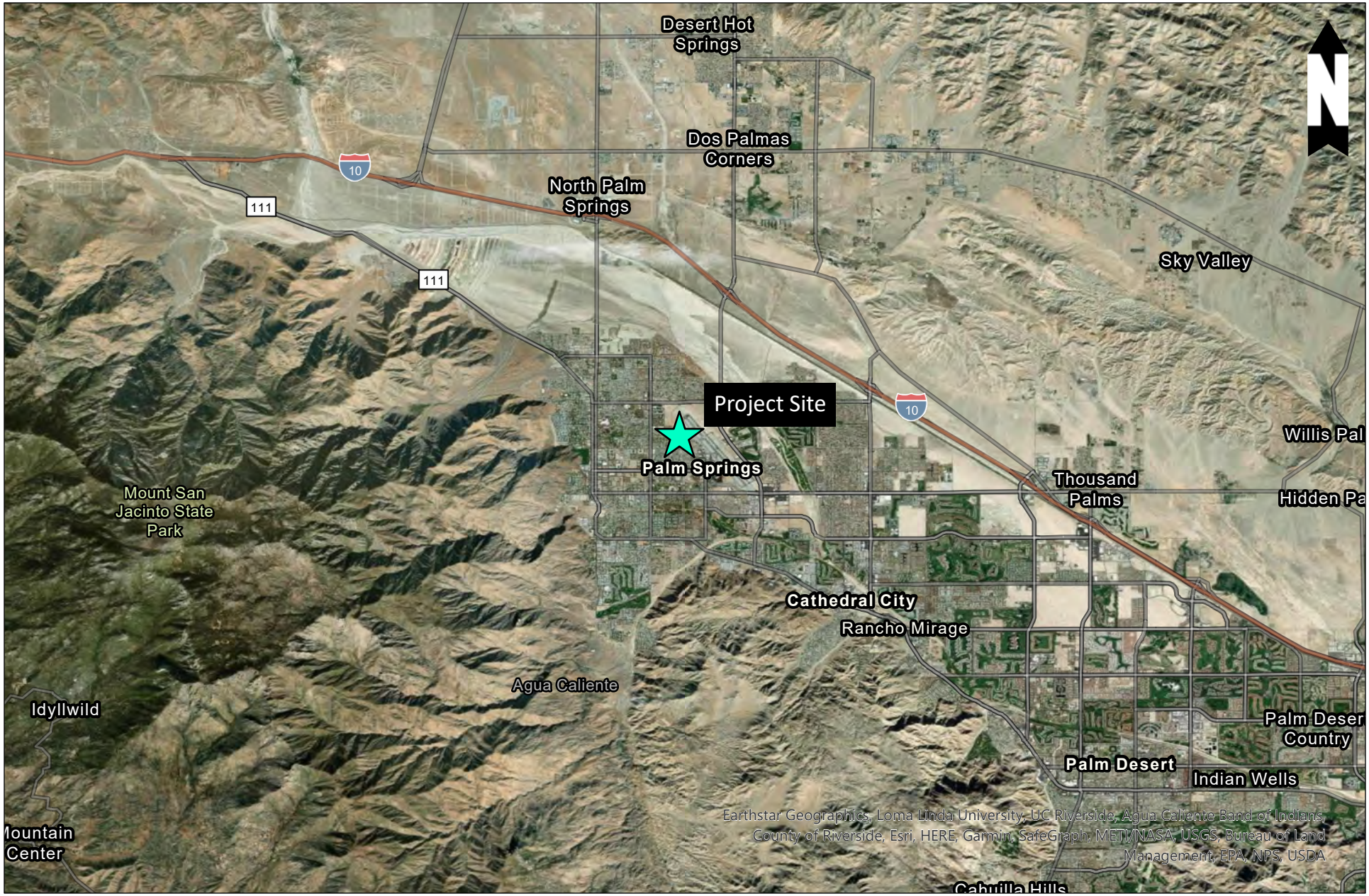
DIRECTION	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION
North	Industrial	Planned Research and Development Park
East	Industrial	Planned Development
South	Public/Quasi	Airport
West	Very Low Density Residential	Single-Family Residential 10,000 sq. ft.

Project Related Approvals

The discretionary approvals required by the City include:

- General Plan Amendment and Change of Zone No. 5.1521
- Tentative Tract Map No. 38049
- Administrative Minor Modification No. 7.1645
- Adoption of 2700 East Alejo Road Project IS/MND

Administrative approvals are required by the City related to the design and construction of stormwater drainage infrastructure, Desert Water Agency (DWA) for construction of water and sewer infrastructure and connected to the water and sewer distribution and conveyance systems, and Colorado River Basin Regional Water Quality Control Board for issuance of a National Pollutant Discharge Elimination System (NPDES) permit and approval of the Project's Water Quality Management Plan (WQMP).



1 IN=3 MI

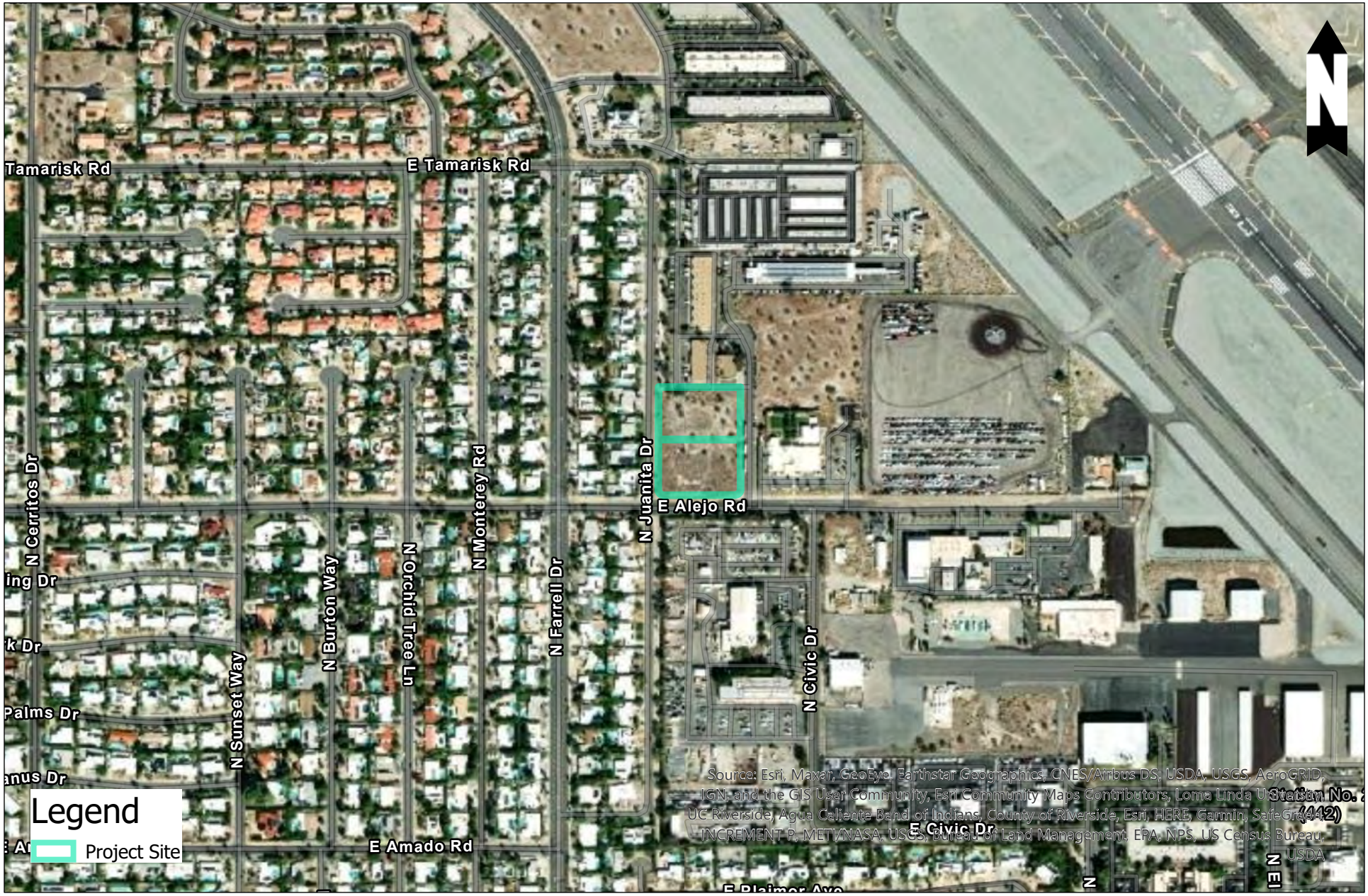
The Altum Group

Regional Location Map

2700 East Alejo Road

Exhibit

1



1 IN=0.1 MI

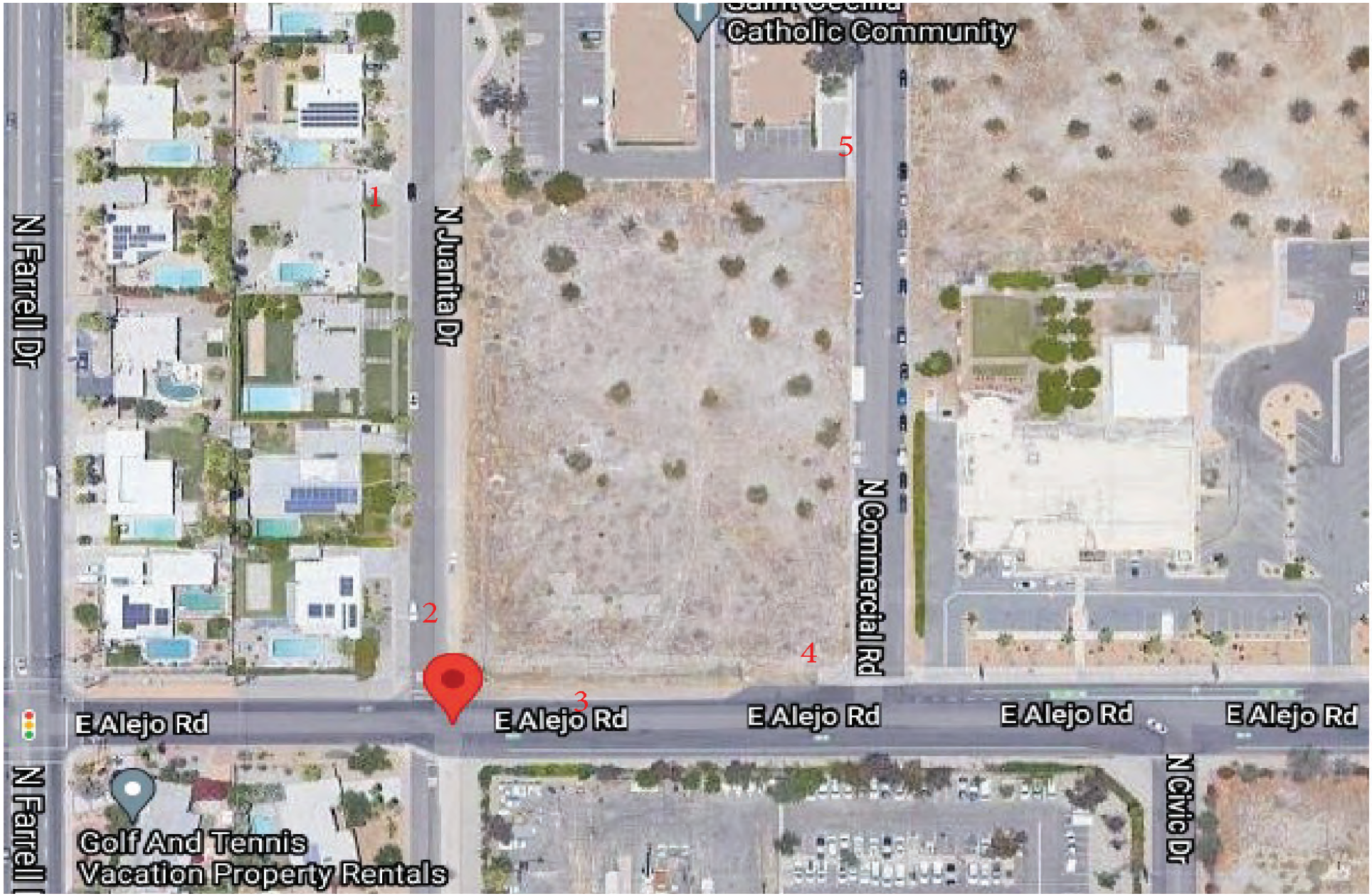
The Altum Group

Project Vicinity Map

2700 East Alejo Road

Exhibit

2



The Altum Group

Photo Location Map

2700 East Alejo Road Project

Exhibit

3

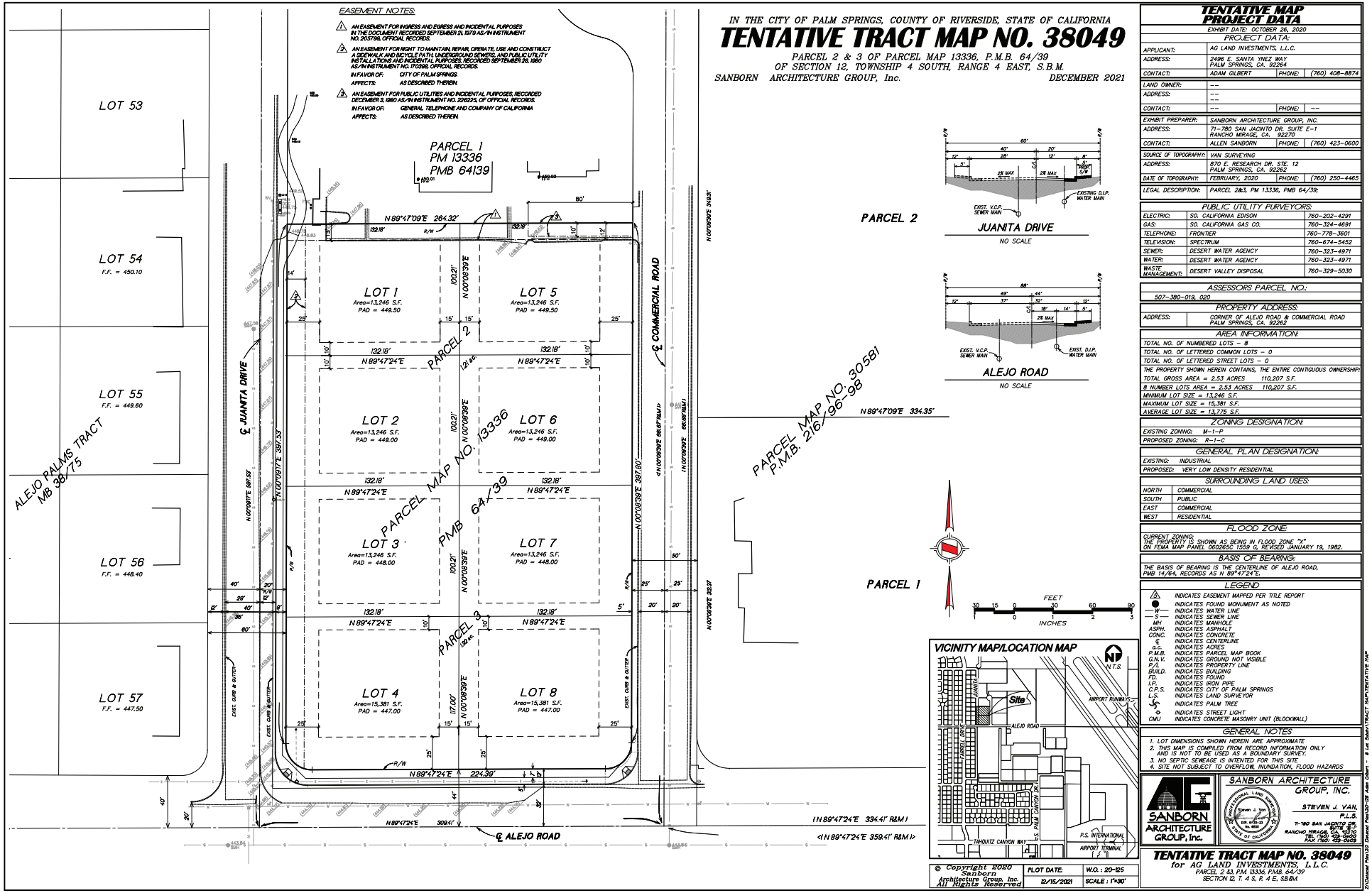

1


2


3


4


5


EASEMENT NOTES:
1 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 21, 1979 AS/IN INSTRUMENT NO. 203799, OFFICIAL RECORDS.
2 AN EASEMENT FOR RIGHT TO MAINTAIN, REPAIR, OPERATE, USE AND CONSTRUCT A SIDEWALK AND BICYCLE PATH, UNDERGROUND SEWERS, AND PUBLIC UTILITY INSTALLATIONS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1990 AS/IN INSTRUMENT NO. 1713398, OFFICIAL RECORDS.
IN FAVOR OF: CITY OF PALM SPRINGS.
AFFECTS: AS DESCRIBED THEREIN.
3 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 3, 1980 AS/IN INSTRUMENT NO. 226622-5, OF OFFICIAL RECORDS.
IN FAVOR OF: GENERAL TELEPHONE AND COMPANY OF CALIFORNIA
AFFECTS: AS DESCRIBED THEREIN.
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38049
PARCEL 2 & 3 OF PARCEL MAP 13336, P.M.B. 64/39
OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.
SANBORN ARCHITECTURE GROUP, Inc.
DECEMBER 2021
LOT 53
LOT 54
F.F. = 450.10
LOT 55
F.F. = 449.60
LOT 56
F.F. = 448.40
LOT 57
F.F. = 447.50
PARCEL 1
PM 13336
PMB 64139
N 89°47'09"E 264.32'
LOT 1
Area=13,246 S.F.
PAD = 449.50
LOT 5
Area=13,246 S.F.
PAD = 449.50
LOT 2
Area=13,246 S.F.
PAD = 449.00
LOT 6
Area=13,246 S.F.
PAD = 449.00
LOT 3
Area=13,246 S.F.
PAD = 448.00
LOT 7
Area=13,246 S.F.
PAD = 448.00
LOT 4
Area=15,381 S.F.
PAD = 447.00
LOT 8
Area=15,381 S.F.
PAD = 447.00
PARCEL 2
PARCEL 3
PARCEL MAP NO. 13336
PMB 64/39
ALEJO PALMS TRACT
MB 38/75
℄ JUANITA DRIVE
℄ COMMERCIAL ROAD
℄ ALEJO ROAD
N 89°47'24"E 224.39'
N 89°47'24"E 308.41'
(N 89°47'24"E 334.41' R&M)
(N 89°47'24"E 359.41' R&M)
PARCEL MAP NO. 30581
P.M.B. 216/96-98
N 89°47'09"E 334.35'
PARCEL 1
PARCEL 2
JUANITA DRIVE
NO SCALE
ALEJO ROAD
NO SCALE
EXIST. V.C.P. SEWER MAIN
EXISTING D.I.P. WATER MAIN
FEET
INCHES
VICINITY MAP/LOCATION MAP
N.T.S.
Site
ALEJO ROAD
AIRPORT RUNWAYS
TAHQUITZ CANYON WAY
P.S. INTERNATIONAL AIRPORT TERMINAL
© Copyright 2020 Sanborn Architecture Group, Inc. All Rights Reserved
PLOT DATE: 12/15/2021
W.O. : 20-125
SCALE : 1"=30'
TENTATIVE MAP PROJECT DATA
EXHIBIT DATE: OCTOBER 26, 2020
PROJECT DATA:
APPLICANT: AG LAND INVESTMENTS, L.L.C.
ADDRESS: 2496 E. SANTA YNEZ WAY PALM SPRINGS, CA. 92264
CONTACT: ADAM GILBERT PHONE: (760) 408-8874
LAND OWNER: ---
ADDRESS: ---
CONTACT: --- PHONE: ---
EXHIBIT PREPARER: SANBORN ARCHITECTURE GROUP, INC.
ADDRESS: 71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT: ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY: VAN SURVEYING
ADDRESS: 870 E. RESEARCH DR. STE. 12 PALM SPRINGS, CA. 92262
DATE OF TOPOGRAPHY: FEBRUARY, 2020 PHONE: (760) 250-4465
LEGAL DESCRIPTION: PARCEL 2&3, PM 13336, PMB 64/39;
PUBLIC UTILITY PURVEYORS:
ELECTRIC: SO. CALIFORNIA EDISON 760-202-4291
GAS: SO. CALIFORNIA GAS CO. 760-324-4691
TELEPHONE: FRONTIER 760-778-3601
TELEVISION: SPECTRUM 760-674-5452
SEWER: DESERT WATER AGENCY 760-323-4971
WATER: DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT: DESERT VALLEY DISPOSAL 760-329-5030
ASSESSORS PARCEL NO.:
507-380-019, 020
PROPERTY ADDRESS:
ADDRESS: CORNER OF ALEJO ROAD & COMMERCIAL ROAD PALM SPRINGS, CA. 92262
AREA INFORMATION:
TOTAL NO. OF NUMBERED LOTS = 8
TOTAL NO. OF LETTERED COMMON LOTS = 0
TOTAL NO. OF LETTERED STREET LOTS = 0
THE PROPERTY SHOWN HEREIN CONTAINS, THE ENTIRE CONTIGUOUS OWNERSHIP:
TOTAL GROSS AREA = 2.53 ACRES 110,207 S.F.
8 NUMBER LOTS AREA = 2.53 ACRES 110,207 S.F.
MINIMUM LOT SIZE = 13,246 S.F.
MAXIMUM LOT SIZE = 15,381 S.F.
AVERAGE LOT SIZE = 13,775 S.F.
ZONING DESIGNATION:
EXISTING ZONING: M-1-P
PROPOSED ZONING: R-1-C
GENERAL PLAN DESIGNATION:
EXISTING: INDUSTRIAL
PROPOSED: VERY LOW DENSITY RESIDENTIAL
SURROUNDING LAND USES:
NORTH COMMERCIAL
SOUTH PUBLIC
EAST COMMERCIAL
WEST RESIDENTIAL
FLOOD ZONE:
CURRENT ZONING:
THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06065C 1559 G, REVISED JANUARY 19, 1982.
BASIS OF BEARING:
THE BASIS OF BEARING IS THE CENTERLINE OF ALEJO ROAD, PMB 14/64, RECORDS AS N 89°47'24"E.
LEGEND
INDICATES EASEMENT MAPPED PER TITLE REPORT
INDICATES FOUND MONUMENT AS NOTED
INDICATES WATER LINE
INDICATES SEWER LINE
MH INDICATES MANHOLE
ASPH. INDICATES ASPHALT
CONC. INDICATES CONCRETE
℄ INDICATES CENTERLINE
a.c. INDICATES ACRES
P.M.B. INDICATES PARCEL MAP BOOK
G.N.V. INDICATES GROUND NOT VISIBLE
P/L INDICATES PROPERTY LINE
BUILD. INDICATES BUILDING
FD. INDICATES FOUND
I.P. INDICATES IRON PIPE
C.P.S. INDICATES CITY OF PALM SPRINGS
L.S. INDICATES LAND SURVEYOR
INDICATES PALM TREE
INDICATES STREET LIGHT
CMU INDICATES CONCRETE MASONRY UNIT (BLOCKWALL)
GENERAL NOTES
1. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE
2. THIS MAP IS COMPILED FROM RECORD INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
3. NO SEPTIC SEWAGE IS INTENTED FOR THIS SITE.
4. SITE NOT SUBJECT TO OVERFLOW, INUNDATION, FLOOD HAZARDS
SANBORN ARCHITECTURE GROUP, INC.
STEVEN J. VAN, P.L.S.
71-780 SAN JACINTO DR. SUITE E-1
RANCHO MIRAGE, CA. 92270
TEL. (760) 423-0600
FAX (760) 125-0405
TENTATIVE TRACT MAP NO. 38049
for AG LAND INVESTMENTS, L.L.C.
PARCEL 2 &3, P.M. 13336, P.M.B. 64/39
SECTION 12, T. 4 S, R. 4 E, S.B.M.

Chapter 3 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☒ Tribal Cultural Resources	☐ Utilities and Service Systems
☒ Mandatory Findings of Significance		

DETERMINATION:

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 describe 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.

_____ _____

Signature Date

3.1 Aesthetics

3.1.1 Sources

- City of Palm Springs, *General Plan, Circulation Element,* 2007

3.1.2 Environmental Setting

The Project site is located in the western region of the Coachella Valley within the City of Palm Springs, at the north side of E. Alejo Road, west of N. Commercial Road and east N. Juanita Drive. Palm Springs. The Project site is surrounded by the San Bernardino (north and northwest), Little San Bernardino (northeast), San Jacinto (west and southwest), and Santa Rosa (southeast) Mountain Ranges. The San Jacinto, San Bernardino and Santa Rosa Mountains Ranges rise over the valley floor at elevations consisting of 11,489 feet (3,502 meters), 8,716 feet (2,657 meters), 10,834 feet (3,302 meters), respectively. Additionally, the foothills of the San Jacinto Mountains extend along the westerly and southerly portion of the City, approximately two miles west of the Project site. From the Project site, the San Jacinto and Santa Rosa Mountains provide a picturesque visual backdrop primarily to the southwest and south.

3.1.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. **Less than Significant Impact.** There are no designated scenic vistas or scenic resources on or near the Project site. The closest scenic resources are the scenic views of the San Jacinto Mountains (located approximately 3.5 miles from the Project site) that occur to the west, south, and southwest; views of the San Bernardino Mountains (located approximately 9.0 miles) that occur to the north and northwest; and, views of the Little San Bernardino Mountains (located approximately 11.0 miles) that occur at great distance to the northeast. Surrounding the Project site, views of the lower elevations of the aforementioned are partially blocked due to existing development and distance from the

mountains; however, views of the middle and upper elevations of these mountains are kept visibly intact.

The Project site is not located within a designated view corridor as identified in the City of Palm Springs General Plan Figure 9-4. The Project site is located in a developed urban area of the City and surrounded by commercial and residential developments. Development allowable under the proposed Project would be similar in nature to the existing residential development to the west, and would therefore not impede views of, or otherwise substantively affect scenic vistas. Prior to development of the Project site, the City will review and approve the proposed architectural plans to ensure the proposed development meets the City's development standards for the Very Low Density Residential land use designation and Single-Family Residential zone.

Based on the preceding, the Project would not have a substantial adverse effect on a scenic vista and impacts would be less than significant. No mitigation is required.

b. **No Impact.** According to the City's General Plan, the majority of the City's roadways provide views to the San Jacinto and San Bernardino Mountains; however, no surrounding roadways are designated by the state as scenic highways. Furthermore, according to the California Scenic Highway Program, SR-111, which is located approximately 1 mile north of the Project site, is classified as Eligible Scenic Highway – Not Officially Designated. Due to the distance between SR-111 and the Project site, the Project site is not visible to vehicles driving along SR-111. In addition, there are no historic buildings nor any unique geologic or topographic features such as rock outcrops, bodies of water, ridges or canyons found on or within the Project site. Therefore, due to topography and intervening development, proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impacts would occur and no mitigation is required.

c. **Less than Significant Impact.** As mentioned previously, the Project site is located in an urbanized area. Implementation of the Project would result in the visual conversion of the site from vacant, undeveloped land to eight single-family homes. The Project would be compatible with the size, scale, and aesthetic features of other existing single-family homes located to the west of the Project site. Furthermore, the Project would be required to comply with the applicable development standards and design guidelines in the City of Palm Springs Zoning Code Sections 92.01.01 through 92.01.04, which regulates the visual quality of new development and ensures that new development does not detract from any scenic attributes/qualities in the surrounding area. Because the Project is located in an urbanized area and because the Project would not conflict with applicable zoning and other regulations governing scenic quality, impacts would be less than significant and no mitigation is required.

d. **Less than Significant Impact.** Under existing conditions, the Project site contains no sources of artificial lighting. The Project would introduce new sources of lighting, including streetlights and security lighting. Subject to City review and approval, all Project lighting would be required to conform to regulations, guidelines, and standards established under the City's Zoning Code Section 93.21.00, *Outdoor Lighting Standards*, which ensures adequate lighting for public safety while also minimizing light pollution and glare and public nuisances. Mandatory compliance with the City's Zoning Code would ensure that the Project would not introduce any permanent design features that would adversely affect day or nighttime views in the area. Impacts would be less than significant and no mitigation is required.

3.1.4 Mitigation

No mitigation is required.

3.1.5 Level of Significance after Mitigation

Not applicable.

3.2 Agriculture and Forestry Resources

3.2.1 Sources

- City of Palm Springs*, Sustainability Plan,* May 2016
- City of Palm Springs, *General Plan, Recreation, Open Space and Conservation Element,* 2007
- City of Palm Springs, *General Plan, Recreation, Land Use Element,* 2007

3.2.2 Environmental Setting

Historically, agriculture was once a significant part of the Coachella Valley's economy. However, changes in the local economy over time have shifted, nearly eliminating all significant agricultural production within the Coachella Valley. According to the City of Palm Springs Sustainability Plan (May 2016), though the City of Palm Springs neither grows, processes, nor distributes food, the City's policies can foster an environment that supports these activities. Moreover, according to the General Plan, Palm Springs lacks oil, gas, geothermal energy, and agricultural resources, and the forests of the Santa Rosa and San Jacinto Mountains are protected from logging. Based on the General Plan, the Project site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and/or properties with Williamson Act Contracts. Furthermore, there is no presence of forestland nor timberland.

3.2.3 Impacts

	Potentially Significant Impact	**Less than Significant with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
AGRICULTURAL AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. **No Impact.** According to Map My County, the entire Project site is designated as Urban and Built-Up Land. There are no portions of the site that contain Prime Farmlands, Unique Farmlands, or Farmland of Statewide Importance ("Farmland"); therefore, no impact would occur and no mitigation is required.

b. **No Impact.** The Project site's existing and proposed zoning designation is not zoned for agricultural use. As shown on Map My County, the Project site is not a part of an agricultural preserve and is therefore not located within a Williamson Act contract area. The Project would not conflict with existing agricultural zoning or with a Williamson Act contract or land within a Riverside County Agricultural Preserve; therefore, no impact would occur, and no mitigation is required.

c. **No Impact.** The Project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. According to the City of Palm Springs Zoning Map, there are no lands located within the City of Palm Springs that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. No impact would occur and no mitigation is required.

d. **No Impact.** The Project site does not contain a forest and is not designated as forest land; therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation is required.

e. **No Impact.** "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines as "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance" ("Farmland"). As disclosed above under Section 3.2.3(a), the Project would not result in the conversion of Farmland to non-agricultural use.

As discussed under Section 3.2.3(c) and (d), the Project would not convert forest land to non-forest use. No impact would occur and no mitigation is required.

3.2.4 Mitigation

No mitigation measure is required.

3.2.5 Level of Significance after Mitigation

Not applicable.

3.3 Air Quality

3.3.1 Sources

- The SCAQMD CEQA Handbook
- 2700 East Alejo Road Residential Project Air Quality & Greenhouse Gas Technical Memorandum, Ganddini Group, Inc., May 19, 2021. (Appendix A)
- City of Palm Springs*, General Plan, Land Use Element,* 2007.

3.3.2 Environmental Setting

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards contain established levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards include "criteria pollutants" based on the documented effects on human health. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

CARB divides the state into air basins that share similar meteorological and topographical features. The Project site is located in the City of Palm Springs within the Coachella Valley. The Coachella Valley, including the City of Palm Springs and the Project site, is located within the Salton Sea Air Basin (SSAB), which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 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 Project site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio.

As shown in Table 1, Salton Sea Air Basin Attainment Status, below, the SSAB has been designated by the EPA as a federal non-attainment area for ozone and fine particulate matter (PM10). Currently, the Basin is in attainment with the national ambient air quality standards for carbon monoxide (CO), sulfur dioxide (SO2), nitrogen dioxide (NO2), and fine particulate matter (PM2.5). The Basin has been designated by the California Air Resources Board (CARB) as a non-attainment area for Ozone and PM10.

Table 1 Salton Sea Air Basin Attainment Status

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment
Carbon monoxide	Attainment	Unclassified/Attainment
Nitrogen dioxide	Attainment	Unclassified/Attainment
Sulfur dioxide	Attainment	Unclassified/Attainment
PM10	Nonattainment	Nonattainment
PM2.5	Attainment	Unclassified/Attainment

Pollutant	State Status	National Status

Source (Federal and State Status): California Air Resources Board
& https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations (2018 & 2019).

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the SSAB with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. A regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 2, *SCAQMD Air Quality Significance Thresholds for Coachella Valley*, below.

Table 2 SCAQMD Air Quality Significance Thresholds for Coachella Valley[1,2]

Mass Daily Thresholds		
Pollutant	Construction (lbs/day)	Operation (lbs/day)
NOx	100	100
VOC	75	75
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3
Toxic Air Contaminants, Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO2e for industrial projects	
Ambient Air Quality Standards		
Pollutant	SCAQMD Standards	
NO2 -1-hour average	0.18 ppm (338 µg/m^3)	
PM10 -24-hour average Construction Operations	 10.4 µg/m^3 2.5 ug/m^3	
PM2.5 -24-hour average Construction Operations	 10.4 µg/m^3 2.5 µg/m^3	
SO2 1-hour average 24-hour average	 0.25 ppm 0.04 ppm	
CO 1-hour average 8-hour average	 20 ppm (23,000 µg/m^3) 9 ppm (10,000 µg/m^3)	
Lead 30-day average Rolling 3-month average Quarterly average	 1.5 µg/m^3 0.15 µg/m^3 1.5 µg/m^3	

Notes:

Mass Daily Thresholds

[1] Source: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf

[2] Construction thresholds apply to both the South Coast Air Basin and Coachella Valley. For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds

Regulatory Setting

City of Palm Springs

Local jurisdictions, such as the City of Palm Springs, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. The City of Palm Springs Air Quality Element of the General Plan contains the following air quality goals and policies that are applicable to the Project:

GOAL AQ 1 Improve regional air quality to protect the health of the community.

Policies

AQ 1.1 Work to attain ozone, nitrogen dioxide, carbon monoxide, lead, particulate matter, and sulfate standards as enforced by SCAQMD.

AQ 1.2 Identify and implement regional mechanisms that reduce air emissions and improve regional air quality as outlined in the Coachella Valley Association of Governments' Memorandum of Understanding and SCAQMD's Air Quality Management Plan.

AQ 1.3 Continue to incorporate, where appropriate, provisions of the SCAQMD Air Quality Management Plan into the City's Zoning Ordinance.

AQ 1.4 Incorporate the provisions of the SCAQMD Air Quality Management Plan into project review procedures.

AQ 1.5 Support measures for improving air quality in the South Coast and Salton Sea Air Basins, while opposing measures that may result in transferring air pollution via "credits" to the Inland Empire.

AQ 1.6 Support measures that improve air quality in the Los Angeles air basin, while opposing measures that transfer air pollution via "credits" to the Inland Empire.

AQ 1.7 Participate in meetings between the Coachella Valley Association of Governments (CVAG) and SCAQMD to discuss and implement regional actions to reduce local air emissions. A comprehensive range of options should be considered including, but not limited to, the following:

- Supplement existing public transit opportunities with additional routes and/or frequency to facilitate intercity travel.
- Provide local subsidies or other incentives to encourage the use of public transit.
- Implement a subregional transportation-demand management program.
- Restrict the development of uses that degrade the air quality.
- Work with the SCAQMD to focus on the reduction of trip length and total vehicle miles traveled rather than the jobs/housing balance ratio, which can still result in significant trip lengths.

AQ 1.8 Support and implement the provisions of the Coachella Valley Dust Control Ordinance, Handbook, and Memorandum of Understanding.

GOAL AQ 2 **Control suspended particulate matter emissions from human activity or from erosion of soil by wind.**

Policies

AQ 2.1 Require those projects meeting specialized criteria as identified in the Zoning Ordinance to submit a Fugitive Dust Control Plan prior to the issuance of grading or building permits.

AQ 2.2 Encourage the use of landscaping, vegetation, and other natural materials to trap particulate matter or control other pollutants. Establish windbreaks immediately downwind of large open spaces. Tree species used for windbreaks should be drought tolerant.

AQ 2.3 Reduce the transport of blowsand adjacent to paved roadways and residential areas through the use of chemically stabilizing soil surfaces or snow fence windbreaks. Chemical stabilizing measures should only be used in areas where they will not impact endangered habitats or species.

AQ 2.4 Continue to remove blowsand from City streets and relocate it downwind on a regular and post event basis as part of routine street-cleaning programs.

AQ 2.5 Prohibit the use of off-road vehicles in blowsand areas.

AQ 2.6 Prohibit the transport of earth/soil through the City when wind gusts exceed 25 miles per hour per the City's PM10 Ordinance.

AQ 2.7 Require the planting of vegetative ground covers as soon as possible on construction sites.

AQ 2.8 Consider adding provisions to the City's Municipal Code to phase out the use of gas-powered lawn mowers and replace them with electric mowers and to prohibit the use of leaf blowers.

AQ 2.9 Phase mass grading in a way that minimizes, to the greatest extent possible, the exposure of large expanses of graded areas to wind that causes blowing sand.

AQ 2.10 Encourage that landscape plans submitted with new development take into consideration drought tolerance and pollen generation through the selection of appropriate plantings.

GOAL AQ 3 **Protect people and land uses that are sensitive to air contaminants from sources of air pollution to the greatest extent possible.**

Policies

AQ 3.1 Discourage the development of land uses and the application of land use practices that contribute significantly to the degradation of air quality.

AQ 3.2 Carefully consider the placement of sensitive land uses (schools, residences, daycare, medical uses, etc.) in proximity to sources of air contaminants that pose significant health risks.

GOAL AQ 4 **Reduce vehicular emissions.**

Policies

AQ 4.1 Encourage the use of mass transit, carpooling, and other transportation options, including alternative-fuel vehicles and bicycles, to reduce vehicular trips.

AQ 4.2 Coordinate with regional service providers to improve regional transportation services.

AQ 4.3 Establish a shuttle service linking the airport, attractions, convention center, major resort activities, and the Downtown area.

AQ 4.4 Encourage walking or bicycling for short-distance trips through the creation of pedestrian-friendly sidewalks and street crossings and efficient and safe bikeways.

AQ 4.5 Integrate land use and transportation planning to the greatest extent possible.

AQ 4.6 Encourage the development of mixed-use and multi-use projects.

AQ 4.7 Study, and implement if feasible, the development of a combined shuttle program from the airport to major hotels in Palm Springs.

AQ 4.8 Consider the development of "cell phone" parking lots at the airport. These lots would provide short-term parking (less than 30 minutes) that allows passengers to call their rides when they are ready to be picked up. This approach can minimize the drive through traffic (and subsequently vehicular emissions) generated by circling the airport loop until passengers are available for pickup.

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. **Less than Significant Impact.** The SCAQMD has established the AQMP to achieve State and Federal air quality standards. On June 30, 2016, the SCAQMD released its Draft *2016 AQMP*. The Plan was approved by the California Environmental Protection Agency (CA EPA) on June 15, 2017. Therefore, the applicable air quality plan for the Project is the SCAQMD *2016 AQMP*. The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A project should be considered to be consistent with the *AQMP* if it furthers one or more policies and does not obstruct

other policies. The pollutant reducing mechanisms in the *AQMP* are based, in part, on urban growth projections estimated by the SCAG. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

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 emission reductions specified in the *AQMP*.

2. Whether the project will exceed the assumptions in the *AQMP* in 2016 or increments based on the year of project buildout and phase.

Below, Criterion 1 and Criterion 2 are discussed.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis completed for the Project, short-term Project-related construction activities would not exceed applicable regional thresholds of significance established by the SCAQMD (see Table 3 below). The Project will be required to comply with SCAQMD Rules 403 and 403.1 in regards to the reduction of fugitive dust emissions. Furthermore, the Project would not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD (see Table 6 below). As such, Project construction-source emissions would not conflict with the SCAQMD *AQMP*. Project construction source emissions would not cause or substantially contribute to violation of the CAAQS or NAAQS.

Based on the air quality modeling analysis completed for the Project, long-term Project operations would not exceed applicable regional thresholds of significance established by the SCAQMD and would not result in a significant cumulative impact (see Table 5 below). Project operational-source emissions would not result in or cause a significant localized air quality impact. Additionally, Project-related trips would not cause or result in CO concentrations exceeding applicable state and/or federal standards. Therefore, the Project would not exceed air pollutant concentration standards and is found to be consistent with the AQMP for Criterion 1.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the *AQMP* assumptions is determined by performing an analysis of the Project with the assumptions in the *AQMP*. The emphasis of this criterion is to ensure that the analyses conducted for the Project are based on the same forecasts as the *AQMP*. The *2016-2040 Regional Transportation/Sustainable Communities Strategy* prepared by the SCAG (SCAG 2016) includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the City of Palm Springs Land Use Plan defines the assumptions that are represented in the *AQMP*.

Regional population, housing, and employment projections developed by SCAG, are based in part on the City's General Plan land use designations. These projections form the foundation for the emissions inventory of the *AQMP*. These demographic trends are incorporated into the *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* compiled by SCAG, to determine priority transportation projects and determine vehicle miles traveled within the SCAG region.

The Project is currently designated IND (Industrial), however, the Applicant is proposing to re-designate the parcel to VLDR (Very Low Density Residential). The Very Low Density Residential land use designation accommodates a range of 2.1-4.0 dwelling units per gross acre. The Project includes a General Plan Amendment from Industrial to Very Low Density Residential.

The SCAQMD does not require strict consistency with all aspects of the *AQMP* in order to make a finding of no conflict with the *AQMP*. Rather, a project is considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The Project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CalGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce Project air pollutant emissions. Project compliance with regulatory/operational programs is consistent with and supports overarching *AQMP* air pollution reduction strategies. Project support of these strategies promotes timely attainment of *AQMP* air quality standards and would bring the Project into conformance with the *AQMP*. As such, the Project is not anticipated to exceed the *AQMP* assumptions for the Project site and is found to be consistent with the *AQMP* for the second criterion.
Based on the above, the Project will not result in an inconsistency with the SCAQMD *AQMP*. Therefore, a less-than-significant impact will occur in relation to implementation of the *AQMP*. No mitigation is required.

b. **Less than Significant Impact.** The Project consists of the development of eight single-family homes. Construction of the eight single-family homes is anticipated to begin early 2022 and to be completed by early 2023.

The nearest sensitive receptors to the Project site that may be impacted by the development of the Project are the existing single-family residential dwelling units located approximately 50 feet (15 meters) to the west (across Juanita Drive) and 70 feet (21 meters) to the southwest (across the intersection of East Alejo Road and Juanita Drive) of the Project site. CalEEMod (Version 2016.3.2) software was utilized to analyze short-term construction and long-term operational related impacts of the Project. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG emissions impacts from land use projects throughout California and is recommended by the SCAQMD.

Construction-Related Impacts

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rules 403 and 403.1 establish these procedures. Compliance with these rules is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites. In addition, any operator applying for a grading permit, or a building permit for an activity with a disturbed surface area of more than 5,000 square feet, shall not initiate any earth-moving operations unless a Fugitive Dust Control Plan has been prepared pursuant to the provisions of the Coachella Valley Fugitive Dust Control Handbook and approved by the City. It is anticipated that the Project will obtain and prepare the required Fugitive Dust Control Plan.

Regional Impacts

The phases of construction activities that were analyzed for the Project include grading, building construction, paving, and the application of architectural coatings. The construction-related criteria pollutant emissions for each phase are shown below in Table 3, *Construction-Related Regional Pollutant Emissions*. Table 3 also shows the combined emissions from building construction, paving and architectural coating phases of construction as it is possible that these phases could occur simultaneously. Table 3 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from construction of the Project. No mitigation is required.

Table 3 Construction-Related Regional Pollutant Emissions

Activity		Pollutant Emissions (pounds/day)					
		ROG	NOx	CO	SO_2	PM10	PM2.5
Site Preparation	On-Site[1]	0.19	1.90	2.26	0.00	0.13	0.10
	Off-Site[2]	0.01	0.01	0.09	0.00	0.03	0.01
	Subtotal	0.20	1.90	2.35	0.00	0.15	0.11
Grading	On-Site[1]	2.29	24.74	15.86	0.03	3.72	2.38
	Off-Site[2]	0.07	0.59	0.50	0.00	0.17	0.05
	Subtotal	2.36	25.33	16.36	0.03	3.89	2.43
Building Construction	On-Site[1]	1.90	17.43	16.58	0.03	0.96	0.90
	Off-Site[2]	0.37	2.17	2.73	0.01	0.82	0.22
	Subtotal	2.27	19.60	19.30	0.04	1.78	1.13
Paving	On-Site[1]	1.05	8.79	12.19	0.02	0.44	0.40
	Off-Site[2]	0.07	0.04	0.49	0.00	0.17	0.05
	Subtotal	1.12	8.83	12.68	0.02	0.60	0.45
Architectural Coating	On-Site[1]	49.30	1.30	1.81	0.00	0.07	0.07
	Off-Site[2]	0.06	0.03	0.41	0.00	0.14	0.04
	Subtotal	49.36	1.33	2.22	0.00	0.21	0.11
Total for overlapping phases[3]		52.75	29.76	34.20	0.06	2.59	1.68
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

Notes:

Source: CalEEMod Version 2016.3.2

[1]On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

[2] Off-site emissions from equipment operated on public roads.

[3] Construction, painting and paving phases may overlap.

Operations-Related Impacts

The greatest cumulative operational impact on the air quality to the Basin would be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development. In accordance with SCAQMD methodology, projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact.

Regional Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts. The operations related criteria air quality impacts created by the Project have been analyzed through use of the CalEEMod model and based on the proposed eight single-family residential homes. The CalEEMod model analyzes operational emissions from area sources, energy usage, and mobile sources. The operating emissions were based on the year 2023, which is the anticipated opening year for the Project.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the Project. The proposed Project is exempt from preparing either a Traffic Impact Analysis or Vehicle Miles Traveled Screening Analysis per Traffic Impact Analysis Guidelines due to the Project generating less than 100 peak hour vehicle trips and less than 110 daily vehicle trips, respectively; therefore, the vehicle trips associated with the Project have been analyzed by inputting the trip generation rates for single-family residential uses provided in the Institute of Engineers (ITE) Trip Generation Manual 10th Edition (September 2017) into the CalEEMod Model. The ITE trip generation rates for single-family residential uses are 9.44 trips per dwelling unit per day on weekdays, 9.54 trips per dwelling unit per day on Saturday, and 8.55 trips per dwelling unit per day on Sunday. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis.

Area Sources

Area sources include emissions from hearths, consumer products, landscape equipment and architectural coatings. No changes were made to the default area source parameters.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The Project would result in a long-term increase in air quality emissions due to Project-generated vehicle trips and ongoing operation of the Project. The worst-case summer or winter ROG, NOx, CO, SO2, PM10, and PM2.5 daily emissions created from the Project's long-term operations have been calculated and are summarized below in Table 4, *Regional Operational Pollutant Emissions*:

Table 4 Regional Operational Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources[1]	0.47	0.13	0.71	0.00	0.01	0.01
Energy Usage[2]	0.01	0.06	0.03	0.00	0.01	0.01
Mobile Sources[3]	0.12	0.68	1.12	0.01	0.37	0.10
Total Emissions	0.59	0.87	1.86	0.01	0.39	0.12
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
Source: CalEEMod Version 2016.3.2; the higher of either summer or winter emissions.
(1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
(2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
(3) Mobile sources consist of emissions from vehicles and road dust.

The data provided in Table 4 above shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less-than-significant regional air quality impact would occur from operation of the Project.

Cumulative Impacts

Cumulative projects include local development as well as general growth within the Project site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature. The Project area is out of attainment for ozone and particulate matter (PM10). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell would be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality would be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology in *White Paper on Potential Control Strategies to Address Cumulative Impacts From Air Pollution* (August 2003), projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, the Project would result in a less-than-significant cumulative impact and no mitigation is required.

c. Less than Significant Impact.
Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.
The emission thresholds were calculated based on the Coachella Valley, source receptor area (SRA) 30 and a disturbance value of two acres per day (see Table 5). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors are the existing single-family residential dwelling units located approximately 50 feet (~15 meters) to the west (across Juanita Drive) and 70 feet (~21 meters) to the southwest (across the intersection of Alejo Road and Juanita Drive) of the Project site; therefore, the SCAQMD Look-up Tables for 25 meters was used. As shown in Table 6, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, there will be a less-than-significant impact and no mitigation is required.

Table 5 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Grading	Rubber Tired Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Crawler Tractors[1]	2	0.5	1
Total for phase		-	-	2

Notes:

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.

(1) Tractor/loader/backhoe is a suitable surrogate for a crawler tractor per SCAQMD staff.

Table 6 Local Construction Emissions at the Nearest Receptors

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	16.98	9.22	3.30	2.00
Building Construction	14.60	14.35	0.70	0.67
Paving	9.33	11.70	0.49	0.45
Architectural Coating	1.41	1.81	0.08	0.08
SCAQMD Thresholds[1]	191	1,299	7	5
Exceeds Threshold?	No	No	No	No

Notes:

Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres at a distance of 25 meters in SRA 30 Coachella Valley.

(1) The nearest sensitive receptors to the project include the existing single-family residential dwelling units located approximately 50 feet (~15 meters) to the west (across Juanita Drive) and 70 feet (~21 meters) to the southeast (across the intersection of Alejo Road and Juanita Drive) of the Project site; therefore, the 25 meter threshold was used.

Note: The project will disturb up to a maximum of 2 acres a day during grading (see Table 3).

Operations-Related Local Impacts

Project-related air emissions may have the potential to exceed the State and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the SSAB. The Project has been analyzed for the potential local CO emissions impacts from project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing the future without and with project CO levels to the state and federal CO standards of 20 parts per million (ppm) over one hour or 9 ppm over eight hours.

The Project is exempt from preparing either a Traffic Impact Analysis or Vehicle Miles Traveled Screening Analysis per Traffic Impact Analysis Guidelines because the Project would generate less than 100 peak hour trips and proposes less than 11 single-family housing units; therefore, no CO "hot spot"

modeling was performed, and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the Project.

Local Air Quality Impacts from Onsite Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The nearest sensitive receptors to Project site that may be impacted by the Project are the existing single-family residential dwelling units located approximately 50 feet(15 meters) to the west (across Juanita Drive) and 70 feet (21 meters) to the southwest (across the intersection of Alejo Road and Juanita Drive) of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources (such as power stations, petroleum refineries, factories etc.), or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as warehouse/transfer facilities. The Project does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term (operational) localized significance threshold analysis is needed. Impacts associated with operation activities potentially exposing sensitive receptors to substantial pollutant concentrations would be less than significant.

Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant. No mitigation is required.

d. **Less than Significant Impact.** The SCAQMD CEQA Handbook states that an odor impact would occur if the Project creates an odor nuisance pursuant to SCAQMD Rule 402, which states: “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. If the Project results in a violation of Rule 402 with regards to odor impacts, then the Project would create a significant odor impact.”

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Project. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the transitory nature of construction odors, a less-than-significant odor impact would occur and no mitigation would be required.

Operational-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the Project would include odor emissions from vehicle emissions. The Project consists of residential uses and would not attract a significant amount of heavy-duty truck traffic. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the Project.

Based on the foregoing, a less-than-significant odor impact would occur from operation of the Project and no mitigation would be required.

3.3.4 Mitigation

No mitigation is required.

3.3.5 Level of Significance after Mitigation

Not applicable.

3.4 Biological Resources

3.4.1 Sources

- City of Palm Springs*, General Plan, Recreation, Open Space & Conservation Element,* 2007.
- The Coachella Valley Multiple Species Habitat Conservation Plan. Accessed August 20, 2020, <http://www.cvmshcp.org/ >.
- City of Palm Springs Municipal Code. Accessed August 20, 2020, <http://www.qcode.us/codes/palmsprings/>.

3.4.2 Environmental Setting

The City offers unique natural habitats to a range of plants and wildlife due to its climate and natural topography. The City recognizes the value of the wildlands and wildlife and has carefully planned to protect, preserve, and enhance the regions valuable biological resources. The City is located within the Coachella Valley Multiple Species Conservation Plan (CVMSHP). This is a regional plan that is implemented throughout the Coachella Valley in an effort comply with federal and State endangered species laws.

A field study of the Project site was conducted on June 25, 2021 by one of Altum's Environmental Planners and during the site visit field observations of the existing conditions were documented using photographs. As shown in Exhibit 3, *Site Photos*, the Project site is currently undeveloped and consists of mostly sparse vegetation. No wildlife, waterways, or mature trees were noted on site. There are existing roads that border the Project site which include E. Alejo Road to the south, N. Juanita Drive to the west, and N. Commercial Road to the east. The parcels immediately surrounding the Project site, are all urbanized/developed (with no vacant parcels) and consist of both residential and commercials uses. There is no habitat or other natural areas of any type surrounding the Project site.

Regulatory Setting

Federal

Endangered Species Act

The Federal Endangered Species Act (ESA) of 1973, as amended, provides for listing of endangered and threatened species of plants and animals and designation of critical habitat for listed animal species. The ESA also prohibits all persons subject to U.S. jurisdiction from "taking" endangered species, which includes any harm or harassment. Section 7 of the ESA requires that federal agencies, prior to project approval, consult the United States Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service (NMFS) to ensure adequate protection of listed species that may be affected by the project.

Migratory Bird Treaty Act

Nesting birds are protected under the federal Migratory Bird Treaty (MBTA) of 1918. The MBTA provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. The MBTA prohibits take of nearly all native birds. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered take under federal law. The USFWS, in coordination with California Department of Fish and Wildlife (CDFW) administers the MBTA. CDFW's authoritative nexus to MBTA is provided in the California Fish and Game Code (CFGC) Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

3.4.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

a. **Less than Significant Impact with Mitigation Incorporated.** According the City's General Plan, the Project site is located within the Coachella Valley Multiply Species Habitat Conservation Plan (CVMSHCP), which aims to conserve over 240,000 acres of open space and protect 27 plant and animal species. As previously mentioned above, a site visit was conducted by one of Altum's Environmental Planners on June 25, 2021. During the site visit it was observed that the Project site is vacant undeveloped land. As seen in Exhibit 3, *Site Photos,* the Project site consists of sparse ruderal vegetation, scattered refuse, and above ground utility lines at the perimeter of the Project site. There were no natural drainages of any type observed on site that would support any protected species. There was no evidence of any sensitive vegetation species on the Project site. Additionally, no evidence of sensitive wildlife species was noted during the site visit, and no evidence of natural stream channels was observed within the Project site. Furthermore, the surrounding area is developed with commercial and residential uses. Per the City's General Plan Recreation, Open Space and Conservation Element, of the 22 conservation areas covered in the Plan, three (3) Conservation Areas (Snow Creek, Windy Point, Highway 111, Whitewater Floodplain, and Santa Rosa and San Jacinto Mountains), are within the City. Figure 5-2, *Biological Sensitivity & Conservation Areas,* identifies areas of biological sensitivity, however, the Project site is not identified as one of those areas. Furthermore, it is not anticipated that there would be any impacts to special-status plants or wildlife species. Nonetheless, any Project-related impacts to special status plants or wildlife species would be covered under the CVMSHCP through required payment of the MSHCP Local Development Mitigation Fee as shown under **Mitigation Measure BIO-2**.

Although there are no natural burrows or man-made structures suitable for the burrowing owl, which is classified as a Species of Concern in California, there is a remote potential for the burrowing owl to migrate onto the site during Project construction due to the fact that the burrowing owl is a nomadic species. The burrowing owl is not covered under the CVMSCHP and protocol compliant preconstruction surveys are required to assure that the species does not locate on the site prior to development. The preconstruction surveys required for compliance with the Migratory Bird Treaty Act, described below under **Mitigation Measure BIO-1**, will address this requirement and reduce potential impacts to the burrowing owl to less-than-significant levels.

b. **No Impact.** As previously mentioned, the Project site is an urban area that has been highly disturbed and developed. During a field visit to the Project site, it was noted that there were no natural drainages present of any type within the vacant parcels. A review of topography map showed no "blue line streams" located on the Project site. Furthermore, as seen in Exhibit 3, *Site Photos,* there is no evidence

that the Project contained any riparian habitat or sensitive natural communities that would be protected by the California Department of Fish and Wildlife (CDFW). Therefore, the Project would have no impact and no mitigation is required.

c. **No Impact.** The Project site is an urban area that has been highly disturbed and developed. According to the field visit to the Project site and as seen in Exhibit 3, *Site Photos*, the Project site does not contain any federal or State-protected wetland waters, including marshes, vernal pools, coastal, etc. Therefore, the Project would have no impact and no mitigation is required.

d. **Less than Significant Impact with Mitigation Incorporated.** The surrounding areas of the Project site are nearly entirely developed with residential and commercial uses with the exception of a parcel located to the north east that contains small amounts of vegetation. The adjacent parcels on all sides are developed and included existing roads, so there is no adjacent habitat that would have the potential to accommodate any terrestrial wildlife movement. The site had no evidence of wildlife or water during the site visit on those vacant parcels or within the surrounding area. Additionally, according to the General Plan, the northwestern Palm Springs, located in the San Gorgonio Pass, is regarded as the only connection for wildlife migrating between the Peninsular and Transverse rages. Stubbe and Cottonwood Canyons and the Whitewater River also connect areas north of I-10 and the Planning Area to portions of the Planning Area south of I-10. Also, several east-west wildlife corridors exist in the Santa Rosa and San Jacinto Mountains and in the canyons and washes, which are not located within the Project site.

However, nesting birds have the potential to occur given the sparse vegetation found on site. The Project's future construction could adversely affect nesting birds if construction was to occur while they are present or adjacent to the Project site, through direct mortality or abandonment of nest. If this was to occur it would be a violation of the MBTA and CFGC 3503, and a potentially significant impact. However, implementation of Mitigation Measure BIO-1 will require a preconstruction nesting bird survey to mitigate any potential impacts to protect migratory nesting birds. The preconstruction survey shall be conducted by a biologist 14 prior to any ground disturbing activities and/or removal of any vegetation. In the event that a raptor nest is observed personnel will be notified and no ground disturbing activities will occur until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged the nest. Therefore, through implementation of Mitigation Measure BIO-1, impacts would be reduced to less than significant.

e. **No Impact.** The City has not adopted any ordinances regarding tree preservation. As seen in Exhibit 3, *Site Photos*, the Project site mainly consists of small and medium size shrubs. No trees are located on the Project site under existing conditions. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and would have no impact. No mitigation is required.

f. **Less than Significant Impact.** The Project site is located in an area that is almost entirely developed and is located in the City of Palm Springs, which is within the boundaries of CVMSHCP and would be subject to payment of the Development Mitigation fee per Chapter 8.95 MSHCP Mitigation Fee of the City's Municipal Code. The fee would mitigate potential impacts to covered species within the CVMSHCP. Although the site is located within the CVMSHCP boundary, as mentioned in Section 3.4.3 (a), it is not anticipated that there would be any impacts to special-status plants or wildlife species nor is the Project site located within a biological sensitive or any conservation areas. The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation

Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts would be less than significant, and no mitigation is required.

3.4.4 Mitigation

BIO-1 A pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel be notified of the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the direction of the qualified biologist.

BIO-2 The applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.

3.4.5 Level of Significance after Mitigation

With implementation of Mitigation Measures BIO-1 and BIO-2, impacts on Biological Resources would be less than significant.

3.5 Cultural Resources

3.5.1 Sources

- City of Palm Springs*, General Plan General Plan, Recreation, Open Space & Conservation Element,* 2007.
- CRM TECH, *Historical/Archaeological Resources Survey Report Tentative Parcel Map No. 38049*, September 21, 2021. (Appendix B)

3.5.2 Environmental Setting

Between April and September 2021, CRM TECH performed a cultural resources study on the Project site, which consisted of a records search, historical background research, and an intensive-level field survey. The records search for the site was provided by the Eastern Information Center (EIC) at University of California, Riverside (UCR). According to the EIC, the Project site had not been surveyed for cultural resources prior to this study, and no historical or archaeological resources had been identified on or adjacent to the property. Historical sources indicate that the Project site evidently remained undeveloped open desert land until the U.S. Army Air Corps constructed a group of barracks buildings along the north side of Alejo Road in support of the World War II-era Palm Springs Army Airfield. Aerial photographs show the two buildings on the Project site during 1950 closely match the concrete foundations noted on the site today.

During the field visit conducted on August 4, 2021, CRM TECH observed two concrete foundation remains – one on the northern portion of the site and one on the southern portion of the site. No other potential

historical resources were identified during the field survey. The entire Project site has been disturbed in the past. Scattered household refuse and construction debris of modern origin were also observed over much of the property, none of which were of any historical or archaeological interest.

3.5.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

a. **Less than Significant Impact with Mitigation Incorporated.** According to the records search provided by EIC, the Project site had not been surveyed for cultural resources prior to this study, and no historical resources had been identified on or adjacent to the property. According to historical aerial photographs and the field survey conducted by CRM TECH on August 4, 2021, Site CRM TECH 3733-1H was observed, which consists of two concrete foundation remains – one on the northern portion of the site and one on the southern portion of the site. Historical background research indicates that the pads are foundations left by demolished barrack buildings that were once part of the World War II-era Palm Springs Army Airfield, which operated from what is now the Palm Springs International Airport between 1939 and 1946. As such, Site CRM TECH 3733-1H is directly associated with this colorful and well-known episode in the history of Palm Springs. Through that connection, the site is also associated with a pattern of events of far-reaching influence in mid-20th century American history, namely the American war efforts and military buildup in the 1941-1945 era.

However, with the removal of the buildings and other facilities on site and in the surrounding area, and with the redevelopment of the nearby properties since the 1950s, the foundations at Site CRM TECH 3733-1H now survive out of context and no longer retain sufficient historic integrity to relate to the period of potential significance, particularly in the aspects of setting, design, workmanship, feeling, and association. While the features are certainly of some level of local historical interest, their recordation into the California Historical Resources Inventory largely exhausted the data potential of the site.

The 2018 historic context statement commissioned by the City of Palm Springs outlines the following requirements for a property related to the theme of "War Effort in Palm Springs (1939-1945)" to be considered eligible for historical designation:

- date from the period of significance; and
- have a direct association with the war effort during World War II; and
- display most of the character-defining features of the property type or style; and
- retain the essential aspects of historic integrity (Historic Resources Group 2018:163)

Without any character-defining features of their property type or the essential aspects of historic integrity, the foundations at Site CRM TECH 3733-1H do not meet these requirements. Based on these considerations, the current study concludes that Site CRM TECH 3733-1H does not appear eligible for listing in the California Register of Historical Resources, and thus does not meet CEQA's definition of a "historical resource."

Notwithstanding, during earth disturbing activities of the Project, it is possible that subsurface cultural resources could be discovered. Through implementation of **Mitigation Measure CUL-1**, if buried cultural materials are discovered during the earth-moving operations, all work in that area will be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and if necessary develop a treatment plan in consultation with the City of Palm Springs and the Agua Caliente Band of Cahuilla Indians. Therefore, with the incorporation of **Mitigation Measure CUL-1**, impacts relating to significant historical resources would be reduced to less than significant.

b. **Less than Significant Impact with Mitigation Incorporated.** According to the records search provided by EIC, the Project site had not been surveyed for cultural resources prior to this study, and no archaeological resources had been identified on or adjacent to the property. During the field survey conducted by CRM TECH on August 4, 2021, Site CRM TECH 3733-1H was observed and recorded as an archaeological site, which consists of two concrete foundation remains – one on the northern portion of the site and one on the southern portion of the site. As mentioned in Section 3.5.3(a), the pads are foundations left by demolished barrack buildings that were once part of the World War II-era Palm Springs Army Airfield. However, with the removal of the buildings and other facilities on the site and in the surrounding area and with the redevelopment of nearby properties since the 1950s, the foundations at Site CRM TECH 3733-1H are not considered a significant archaeological resource pursuant to Section 15064.5.

Notwithstanding, during earth disturbing activities of the Project, it is possible that subsurface cultural resources could be discovered. Through implementation of **Mitigation Measure CUL-1**, if buried cultural materials are discovered during the earth-moving operations, all work in that area will be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and if necessary develop a treatment plan in consultation with the City of Palm Springs and the Agua Caliente Band of Cahuilla Indians. Therefore, with the incorporation of **Mitigation Measure CUL-1**, impacts relating to significant archaeological resources would be reduced to less than significant.

c. **Less than Significant Impact with Mitigation Incorporated.** The Project site was extensively disturbed in the past, particularly by past construction activities that are now represented by two concrete foundation remains on the property. A short but continuous stretch of disintegrating asphalt pavement extends east-west along the southern edge of the property. The vegetation observed within the Project boundaries include cacti, creosote bushes, and dried brittlebush. There is no evidence that the Project site is located within an area that would be likely of containing human remains. However, there is always the possibility that human remains could be uncovered during ground disturbing activities. In the unexpected event that human remains are found during construction activities, those remains would require proper treatment in accordance with all applicable laws. Through implementation of **Mitigation Measure CUL-2**, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resource Code (PRC) Section 5097.98, states that the County Coroner must be notified within 24 hours of the

discovery of human remains. If the remains discovered are determined by the coroner to the Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the Project site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-2, impacts relating to the potential disturbance of human remains would be reduced to less than significant.

3.5.4 Mitigation

CUL-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Palm Springs and the appropriate Native American tribes.

CUL-2 In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains.

3.5.5 Level of Significance after Mitigation

With implementation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be less than significant.

3.6 Energy

3.6.1 Sources

- California Energy Commission, *2019 Building Energy Efficient Standards for Residential and Nonresidential Buildings*, December 2018 https://www.energy.ca.gov/sites/default/files/2021-06/CEC-400-2018-020-CMF_0.pdf
- City of Palm Springs, *Palm Springs Climate Action Plan*, May 2013 https://www.palmspringsca.gov/home/showpublisheddocument/71620/637146749779330000#:~:text=To%20achieve%20the%20AB%2032,7.9%25%2C%20or%2034%2C513%20tonnes.

3.6.2 Environmental Setting

Electricity

Southern California Edison (SCE) provides electricity to the City of Palm Springs, including the Project site. SCE utilizes a combination of coal, natural gas, wind, hydroelectric, and geothermal power sources, most of which are located outside the Valley. There are high-voltage transmission lines of up to 500 kilovolts crossing the Valley on an east-west trending utility corridor generally located north of Interstate-10. The Project is currently served by SCE.

Natural Gas

Natural gas for the Project site is provided by the Southern California Gas Company (SoCalGas). Natural gas supplies are transported from Texas to the Coachella Valley through three east-west trending transmission lines, which cross the Valley near and parallel to Interstate-10 and continue west to Los Angeles. The pipelines include one 30-inch line and two 24-inch lines, with pressures of 2,000 pounds per square inch (psi).

3.6.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a. Less than Significant Impact.

Energy Use During Construction

The Project's construction process would consume electricity and fuel. Project-related construction activities would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources. The amount of energy and fuel use anticipated by the Project's construction activities are typical for the type of scale of construction proposed by the Project and there are no aspects of the Project's proposed construction process that are unusual or energy-intensive. Furthermore, construction equipment would be required to conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. Based on the foregoing, the Project's construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Impacts during Project construction would be less than significant and no mitigation is required.

Energy Use During Operation

Residential operations associated with the Project would result in the consumption of natural gas and electricity. The Project provides eight single-family residences, which are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other single-family homes of similar scale. Furthermore, the Project would be required to comply with Title 24 standards, which would ensure that the Project's energy demand would not be considered inefficient, wasteful, or otherwise unnecessary. Impacts during Project operation would be less than significant and no mitigation is required.

b. No Impact. The Project's proposed eight single-family homes would be required to comply with the City's building codes (Sections 8.04.010 and 8.04.065 of the City's Municipal Code), Zoning Ordinance (Chapter 92.00 of the City's Municipal Code), and other standards, including the City's Climate Action Plan provisions. Therefore, the Project would have no impact on plans for energy efficiency and no mitigation is required.

3.7 Geology and Soils

3.7.1 Sources

- City of Palm Springs*, General Plan, Safety Element, 2007.*
- County of Riverside, *General Plan, Cultural and Paleontological Resources, 2015*.
- Riverside County Planning Department, *Map My County*, 2021.
- United States Department of Agriculture Natural Resources Conservation Service, *Web Soil Survey*, 2021.

3.7.2 Environmental Setting

The elevation of the Project site is approximately 440 feet above mean sea level (AMSL) in the Coachella Valley region, within the Colorado Desert. The average annual rainfall within the Coachella Valley region is less than 4 inches per year with average temperatures above 100 degrees Fahrenheit during the summer months. Additionally, the Project site is located in the portion of the Salton Trough physiographic province of the Coachella Valley. The Salton Trough is a geologic structural depression resulting from large scale reginal faulting. This trough is bounded by the San Andreas Fault and the Chocolate Mountains to east of the Salton Sea, and by the Peninsular Range and San Jacinto Fault Zone to the southwest. Tectonic activity that formed the trough continues at a high rate as evidence by deformed young sedimentary deposits and high levels of seismicity.

Subsurface Soils

A Web Soil Survey of the Project site was conducted on June 4, 2021, which determined that the Project site consists of soils solely containing Myoma sand. Furthermore, the near surface soils are non-expansive in nature.

3.7.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a-i. **Less than Significant Impact.** According to Map My County, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault zone to the Project site is the Riverside County fault, which is located approximately 1.71 miles west of the Project site.

Impacts associated with the rupture of a known fault would be minimized due to compliance with existing building regulations. Design and construction of the new homes would comply with all seismic safety development requirements, including the Title 24 standards of the current California Building Code. Therefore, implementation of the proposed Project would result in a less-than-significant impact associated with rupture of a known earthquake fault and no mitigation is required.

a-ii. **Less than Significant Impact.** The Project site is considered likely to be subject to moderate to strong ground motion from earthquakes in the region. These ground motions are dependent primarily on the earthquake magnitude and distance to the rupture zone. As discussed in Section 2.6.3(a-i) above, the Project site is located approximately 1.71 miles west of the Riverside County fault. Impacts associated with strong seismic ground shaking would be minimized due to compliance with existing building regulations. Design and construction of the new homes would comply with all seismic-safety development requirements, including the Title 24 standards of the current California Building Code. Therefore, implementation of the proposed Project would result in a less-than-significant impact associated with strong seismic ground shaking.

a-iii. **Less than Significant Impact.** According to Map My County, the Project site is located in a moderate susceptibility zone for liquefaction and according to Figure 6-1, *Seismic Hazards*, of the City's General Plan, the Project site is located in a low susceptibility zone for liquefaction due to the approximate depth of groundwater being greater than 50 feet. Therefore, Project impacts relating to seismic-

related ground failure, including liquefaction would be less than significant and no mitigation is required.

a-iv. **No Impact.** The Project is located on an area of the City that has been developed and is relatively flat and not located immediately adjacent to any sloped hillsides. In addition, according to the Figure 6-2, *Land Susceptibility,* of the City's General Plan, the Project site is not located within an area that is considered to be of high susceptibility for landslides, moderate susceptibility landslides, or in hillside and mountainous areas. Therefore, the development of the Project would result in no impact relating to landslide hazards and no mitigation is required.

b. **Less than Significant Impact.** The Project would be required to comply with the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must comply with the requirements of the State Water Resources Board Construction General Permit. The SWPPP would be submitted to and approved by the City prior to construction. The SWPPP would identify best management practices (BMPs) to reduce soil erosion during construction (see Section 2.10, Hydrology and Water Quality). Therefore, impacts related to substantial soil erosion or the loss of topsoil would be less than significant and no mitigation is required.

c. **Less than Significant Impact.** As previously discussed in Section 2.6.3 (a)(i through iv) the Project is not located within an active or potentially active fault zone, or in an area at risk of landslide or liquefaction; therefore, the Project site has unlikely potential for liquefaction or landslides. Additionally, the near surface soils of the Project site consist of fine sands. Furthermore, design and construction of the Project would comply with all seismic safety development requirements, including the Title 24 standards of the current California Building Code. Therefore, the Project would result in less-than-significant impacts associated with landslide, lateral spreading, subsidence, liquefaction, or collapse, and no mitigation is required.

d. **Less than Significant Impact.** As mentioned above, the Project site consists of Myoma sands. Due to the low clay content in underlying soils, these near surface soils are non-expansive. The Project site is not located in an area known for expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)), and the potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Therefore, Project impacts would be less than significant, and no mitigation is required.

e. **No Impact.** The Project would not involve the use of septic tanks or any other alternative wastewater disposal systems. The Project would be served through the Desert Water Agency (DWA). Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems, and no mitigation is required.

f. **No Impact.** According to Map My County, the Project site is located in a low potential zone regarding paleontological sensitivity. Per the City's Recreation, Open Space, and Conservation Element of the General Plan, the Project site is not located in area likely containing prehistoric resources. Accordingly, the Project's construction activities would have no reasonable potential to unearth significant paleontological resources and would therefore have no potential to destroy a unique paleontological resource or site or unique geologic feature either directly or indirectly. No impact would occur, and no mitigation is required.

3.7.4 Mitigation

No mitigation is required.

3.7.5 Level of Significance after Mitigation

Not applicable.

3.8 Greenhouse Gas Emissions

3.8.1 Sources

- *2700 East Alejo Road Residential Project Air Quality & Greenhouse Gas Technical Memorandum*, Ganddini Group, Inc., May 19, 2021. (Appendix A)
- City of Palm Springs, *Palm Springs Climate Action Plan*, May 2013 https://www.palmspringsca.gov/home/showpublisheddocument/71620/637146749779330000#:~:text=To%20achieve%20the%20AB%2032,7.9%25%2C%20or%2034%2C513%20tonnes.

3.8.2 Environmental Setting

The Project is within the Salton Sea portion of the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for GHG emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Threshold Development

On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the proposed Project.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption pursuant to the CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.

- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
    - All land use types: 3,000 MTCO2e per year
    - Based on land use type: residential: 3,500 MTCO2e per year; commercial: 1,400 MTCO2e per year; or mixed use: 3,000 MTCO2e per year.
    - Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO2e per year.
- Tier 4 has the following options:
    - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
    - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
    - Option 3 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans.
    - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to a CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact report, which includes analyzing feasible alternatives and imposing feasible mitigation measures. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 MMTCO2eq/year). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to BACT for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.

SCAQMD Working Group

Since neither the CARB nor the Office of Planning and Research (OPR) has developed GHG emissions threshold, the SCAQMD formed a Working Group to develop significance thresholds related to GHG emissions. At the September 28, 2010 Working Group meeting, the SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that provides a quantitative annual thresholds of 3,000 MTCO2e for all land uses.

Regulatory Setting

Climate Action Plan

The City adopted the City of Palm Springs Climate Action Plan (CAP) in May 2013. The City's CAP acts as a framework for the development and implementation of policies and programs to reduce the City's emissions. This plan sets forth goals to reduce emissions to achieve the targets of AB 32. The Climate Action Plan states that the community will have to implement emissions reductions of 4,263 tons to achieve the AB 32 target by 2020. This reduction equates to just one percent of the forecasted 2020 level. Further, in order to fulfill the Kyoto Protocol target of seven percent below 1990 levels, the City will have to reduce projected emissions by a total of 324,513 tons or a 7.9 percent emissions reduction. These CAP targets are based on a predicted population growth rate of 18% between 2010 and 2020.

The City's CAP has identified 78 measures to be implemented over the course of an eight year period, beginning in 2013, in order to achieve the CAP's emission reduction goals. The measures represent 75,984 tons of annual CO2e savings, which is larger than that needed for the City to be incompliance with both AB 32 levels and the Kyoto Protocol.

Methodology

The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The following provides the methodology used to calculate the project-related GHG emissions and the project impacts.

The CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from operation/implementation of the proposed Project. The Project's emissions were compared to the tier 3 SCAQMD draft screening threshold of 3,000 metric tons
CO2e per year for all land uses. Each source of GHG emissions is described in greater detail below.

Area Sources

Area sources include emissions from hearths, consumer products, landscape equipment and architectural coatings. No changes were made to the default area source parameters.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from operation/implementation of the proposed project. The vehicle trips associated with the proposed project have been analyzed based on the ITE trip generation rates for single-family residential uses. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis.

Waste

Waste includes the GHG emissions generated from the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. No changes were made to the default waste parameters.

Water

Water includes the water used for the interior of the building as well as for landscaping, and is based on the GHG emissions associated with the energy used to transport and filter the water. No changes were made to the default water usage parameters.

Construction
The construction-related GHG emissions were also included in the analysis and were based on a 30-year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction-related GHG emissions were calculated by CalEEMod.

Thresholds of Significance

The Project utilizes the SCAQMD draft local agency tier 3 threshold of 3,000 MTCO2e per year for all land use types as a screening threshold.

3.8.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a. **Less than Significant Impact.** The Project allows for the development of eight single-family residential dwelling units. The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. The CalEEMod Version 2016.3.2 was utilized by Ganddini Group, Inc., to calculate the GHG emissions from the Project. As shown in Table 7, the Project would result in approximately 137.09 MTCO2e per year and would not exceed the SCAQMD screening threshold of 3,000 MTCO2e per year. Therefore, Project GHG emissions impacts would be less than significant, and no mitigation is required.

Table 7 Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	CO_2e
Area Sources[1]	0.00	5.68	5.68	0.00	0.00	5.80
Energy Usage[2]	0.00	35.28	35.28	0.00	0.00	35.44
Mobile Sources[3]	0.00	78.66	78.66	0.00	0.00	78.76
Solid Waste[4]	1.91	0.00	1.91	0.11	0.00	4.74
Water[5]	0.17	3.33	3.49	0.02	0.00	4.05
Construction[6]	0.00	8.27	8.27	0.00	0.00	8.31
Total Emissions	2.08	131.21	133.29	0.14	0.00	137.09
					SCAQMD Draft Screening Threshold	**3,000.00**
					Exceeds Threshold?	No

Notes:

Source: CalEEMod Version 2016.3.2 for Opening Year 2023.

[1] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.

[2] Energy usage consist of GHG emissions from electricity and natural gas usage.

[3] Mobile sources consist of GHG emissions from vehicles.

[4] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.

[5] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

[6]Construction GHG emissions CO2e based on a 30 year amortization rate.

b. Less than Significant Impact. The Project would not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The applicable plan for the Project is the City of Palm Springs CAP; however, as the CAP only provides emissions targets up to the year 2020 and the Project will not be operational until 2023, the Project has also been compared to the applicable measures of the CARB Scoping Plan.

Consistency with City of Palm Springs CAP

The City's CAP was adopted to guide the City in decisions that lead to the largest and most cost-effective emissions reductions. This plan sets forth goals to reduce emissions to achieve the targets of AB 32. In order to achieve these targets, the CAP presents a number of GHG emissions-reducing programs and policies that are to be implemented by the City. As specified in the CAP, these measures are to be implemented over a course of eight years beginning in 2013. The Project would be expected to comply with all applicable emissions-reducing measures identified within the CAP. Project compliance with the CAP measures is detailed in Table 8.

Table 8 City of Palm Springs CAP Applicable Measures Project Comparison

Sector	CAP Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
Sphere - "Where We Live"		
Solid Waste	Solid Waste Diversion: Increase solid waste diversion rate by 5% to 80.1% by 2015 potentially through awareness programs, recognition and other financial instruments.	Consistent. The Project will be required to comply with AB 341, which includes recycling programs that reduces waste to landfills by a minimum 75% by 2020.

Sector	CAP Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
Solid Waste	Solid Waste Diversion: Increase solid waste diversion rate by an additional 10% to 90.1% by 2020 potentially through awareness programs, recognition and other financial instruments.	Consistent. The Project will be required to comply with AB 341, which includes recycling programs that reduces waste to landfills by a minimum of 75% by 2020.
Water	Gray-Water Ready Ordinance: Require all new residential development to be constructed for easy implementation of gray water systems that redirect water from wash basins, showers, and tubs.	Consistent. The Project is a residential project and will be required to be constructed for easy implementation of gray water systems that redirect water from wash basins, showers, and tubs.
Sphere- " How We Build"		
Residential Buildings	Green Building Program: Promote the voluntary Green Building Program to prepare for enhanced Title 24 requirements and green building standards.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that will become mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The Project will be subject to these mandatory standards.
Residential Buildings	Shade Trees: Promote properly sited and selected shade trees in 100% of new construction to reduce heat island and provide shade to offset air conditioning.	Consistent. The Project involves the construction of eight single-family residential homes. The proposed Project would be subject to and comply with applicable City of Palm Springs Municipal Code regulations regarding the number of trees to be planted for single-family residential uses.
Water	Storm water Capture: Promote storm water capture and retention for exterior landscape use (cisterns, rain barrels) to demonstrate 10 new systems by 2020.	Consistent. The Project would be required to comply with City of Palm Springs Municipal Code (i.e., Section 8.70.100 etc.) regulations regarding stormwater retention for single-family residential uses.

Notes:
Source: City of Palm Springs Climate Acton Plan (2013)

Consistency with AB-32 and SB-32

As stated previously, the SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, which sets targets for GHG emission reductions, in June 2005, established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels

- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which was phased in starting in 2012.

Therefore, as the Project's emissions meet the threshold for compliance with Executive Order S-3-05, the Project's emissions also comply with the goals of AB 32 and the City's CAP. Additionally, as the Project meets the current interim emissions targets/thresholds established by SCAQMD, the Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, the majority of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the Project will be required to comply with these regulations as they come into effect.

At a level of 137.09 MTCO2e per year, the Project's GHG emissions do not exceed the SCAQMD draft threshold of 3,000 MTCO2e per year and is in compliance with the reduction goals of the City's CAP, the CARB Scoping Plan, AB-32, and SB-32. Furthermore, the Project will comply with applicable Green Building Standards and City policies regarding sustainability (as dictated by the City's General Plan and CAP). Project impacts would be less than significant, and no mitigation is required.

3.8.4 Mitigation

No mitigation is required.

3.8.5 Level of Significance

Not applicable.

3.9 Hazards and Hazardous Materials

3.9.1 Sources

- City of Palm Springs, *General Plan, Safety Element,* 2007.
- Department of Toxic Control Substances. Accessed June 8, 2021, <https://dtsc.ca.gov/>.
- State Water Resources Control Board, *GeoTracker.* Accessed June 8, 2021, <https://www.waterboards.ca.gov/>.
- Center for Disease Control. Accessed June 8, 2021, < https://www.cdc.gov/infectioncontrol/guidelines/environmental/background/medical-waste.html>.
- Occupational Safety and Health Administration. Accessed June 8, 2021. <https://www.osha.gov/SLTC/healthcarefacilities/index.html>.
- California Department of Public Health. Accessed June 8, 2021. <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/MedicalWaste/MedicalWaste.aspx#>.

3.9.2 Environmental Setting

The Project site is located on two undeveloped parcels in an urban area of Palm Springs. During the site visit there were no observations made of any signs of hazardous materials onsite or signs of any underground storage tanks. The site was mainly occupied by sparse vegetation and small amounts of refuse. Surrounding uses include commercial to the north, south, and east, and residential west of the Project site.

Local Schools

The nearest school is Palm Springs High School, which is located approximately 1 mile southwest of the Project site at 2401 E Baristo Road.

Regulatory Setting

Federal

Center for Disease Control (CDC)

The CDC is a national public health institute whose main goal is to protect public health and safety through control and prevention of disease, injury, and disability. The CDC especially focuses its attention on infections disease, food borne pathogens, environmental health, occupational safety and health, health promotion, injury prevention, and educational activities that are designed to improve the health of citizens. Currently, the CDC regulates medical waste at the Federal level with their *Guidelines for Environmental Infection Control in Health-Care Facilities* (2003). These guidelines are a compilation of recommendations for the prevention and control of infectious diseases that are associated with healthcare environments.

Resource Conservation and Recovery Act

The 1976 Federal Resource Conservation and Recovery Act (RCRA) and the 1984 RCRA amendments regulate the treatment, storage, and disposal of hazardous and non-hazardous wastes. The legislation mandated hazardous wastes be tracked from the point of generation to their ultimate fate in the environment. This includes detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities. The 1984 RCRA amendments provide the framework for a regulatory program designed to prevent releases from underground storage tanks (UST).

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 introduced active federal involvement with emergency response, site remediation, and spill prevention, most notably through the Superfund program. The act was intended to be comprehensive in encompassing both the prevention of, and response to, uncontrolled hazardous substances release. The act includes environmental response, providing mechanisms for reacting to emergencies and to chronic hazardous material releases. In addition to establishing procedures to prevent and remedy problems, it is also designed to plan for and respond to failure in other regulatory programs and to remedy problems resulting from action taken before the era of comprehensive regulatory protection.

National Pollution Discharge Elimination System (NPDES) Permit

The NPDES program regulates municipal, industrial, and construction stormwater discharges. The necessary NPDES permits required for project construction and operation are a Construction General Permit and a Water Quality Management Plan (WQMP). Construction activities that would be subject to the Construction General Permit include clearing, grading, and disturbances to the ground, such as stockpiling or excavation. The Construction General Permit requires completion and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP) that includes a list of Best Management Practices (BMP) that would be implemented in order to prevent soil erosion and discharge of construction-related pollutants that could contaminate nearby water sources. The SWPPP would be implemented during construction at the site and a copy of the SWPPP must be maintained onsite during construction. A WQMP is also required to be prepared for the Project, which includes BMPs to be implemented during post-construction operations for all phases of development within the Project site.

State

Occupational Safety and Health Administration (OSHA)

This agency regulates any aspect of healthcare waste management that involves worker safety. This includes sharps management (including approved sharps container storage) and how medical waste bags or containers are labeled, the requirements for storage of any medical waste, as well as standards in place that protect workers from exposure to blood-borne pathogens.

California Department of Public Health

To protect the public and the environment from potentially infectious disease-causing agents, the Medical Waste Management Program (Program), in the Environmental Management Branch, regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMA permits and inspects all medical waste offsite treatment facilities and medical waste transfer stations. In addition to the treatment methods specifically allowed in the MWMA, there are alternative medical waste treatment technologies approved for use in California.

Additionally, the MWMP acts as the local enforcement agency in a number of local jurisdictions that elected to have the State implement the large quantity generator inspection program for medical waste management.

California Health and Safety Code

The California Environmental Protection Agency (CA EPA) has established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code (HSC) Sections 25531, et. seq. incorporates the requirements of Superfund Amendments and Reauthorization Act and the Clean Air Act as they pertain to hazardous materials.

State Water Resources Control Board (SWRCB)

The State Water Resources Control Board provides technical assistance and evaluation for the underground storage tank program in addition to handling the oversight and enforcement for the aboveground storage tank program.

California Environmental Protection Agency Unified Program

The California Environmental Protection Agency (CA EPA) oversees California's Unified Program. This program protects Californians form hazardous waste and hazardous materials by ensuring that local regulatory agencies consistently apply statewide standards. This program also consolidates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities six environmental and emergency response programs.

Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) provides technical assistance and evaluation for the hazardous waste generator program including onsite treatment (tiered permitting).

County of Riverside Department of Environmental Health

The Department of Environmental health is designated as the CUPA by CalEPA. The role of the CUPA is to assure consolidation, consistency, and coordination of the hazardous materials programs within the County. The Branch is responsible for inspecting facilities that handle hazardous materials, generate hazardous waste, treat hazardous waste, own/operate underground storage tanks, own/operate aboveground petroleum storage tanks, or handle other materials subject to the California Accidental Release Program. In addition, the Branch

maintains an emergency response team that responds to hazardous materials and other environmental health emergencies.

Hazardous Materials Business Plan

This business plan program regulates the storage and handling of hazardous materials through education, facility inspections and enforcement of State law. A Hazardous Materials Disclosure program requires the creation and maintenance of a Hazardous Materials Business Plan (HMBP). It requires all handlers to disclose their inventory of hazardous materials and it is made available to first responders in the county for emergency response activities. A hazardous material handler is identified as any facility storing hazardous materials and/or waste in quantities greater than or equal to:

- 55 gallons of a liquid substance
- 500 pounds of a solid substance
- 200 cubic feet of compressed gas

3.9.3 Impacts

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a. **Less than Significant Impact.** Proposed construction activities for the development of the Project may involve the use and transport of hazardous materials, which include but not limited to fuels, gasoline, hydraulic fluid, lubricants, and other liquids associated with the operation of heavy equipment utilized for construction. Additionally, materials that are consistent with building construction would also be present onsite and these materials may include paints, solvents, concrete, adhesives, roofing materials, and others. Additionally, transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with all applicable federal, State, and local statues and regulations. This includes the preparation of a SWPPP that would outline specific BMPs that would be administered during the construction of the Project in order to prevent the discharge of construction-related pollutants that could contaminate nearby water sources. The Resource Conservation and Recovery Act (RCRA; 42 USC 6901 et seq.) would require businesses with substantial quantities of hazardous materials to adhere to strict requirements in regards to handlings, transportation, and storing of supplies. Furthermore, the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq. protects against the risk to life, property, and the environment that are associated in the transportation of hazardous materials in intrastate, interstate, and foreign commerce. Upon completion of the proposed construction, all hazardous materials would be removed from the Project site. Therefore, with all applicable regulations in place, impacts associated with accidental release of hazardous substances during construction activities would be less than significant and no mitigation is required.

Long-term operations of the Project would involve limited use of substances typically associated with individual households. Typical materials would include paints, cleaning solvents, fertilizers, and motor oil. The Project would be required to comply with Federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances. With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine, transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Impacts would be less than significant and no mitigation is required.

b. **Less than Significant Impact.** Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above under Section 3.9.3(a), the transport, use, and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential use. Based on the operational characteristics of residential uses, there is limited use of hazardous substances; however, as discussed above under Section 3.9.3(a), the Project Applicant would be required to comply with all applicable local, State, and federal regulations related to the transport, handling, and usage of hazardous material. Accordingly, impacts associated with the

accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project and no mitigation would be required.

c. **No Impact.** The nearest school is Palm Springs High School, which is located approximately 1 mile southwest of the Project site at 2401 E Baristo Road. The Project would not impact schools within 0.25-miles by emitting hazardous or handling hazardous or acutely hazardous materials, substances, or waste. Therefore, the Project would have no impact and no mitigation is required.

d. **Less than Significant Impact.** According to the Department of Toxic Substances Control (DTSC), there are no Federal Superfund sites within the vicinity of the Project site. All environmental cleanups and any permitted hazardous material facilities are listed in the Envirostor database, including Comprehensive Environmental Response, Compensation, and Lability Act (CERLA) sites as well. Additionally, according to the California State Water Resources Control Board's GeoTracker, the Project site is not located within any cleanup sites. The nearest cleanup site is located approximately 3,680 feet to the east, which is the Palm Springs Army Air Field and had a potential contaminant of concern (explosives). The clean-up status on this site is inactive and needs evaluation as of July 1, 2005. However, the Project is not located on a site that is listed as a hazardous materials site pursuant to Government Code Section 65962.5. Thus, the Project would not create a significant hazard to the public or the environment. Therefore, the Project would have a less than significant impact and no mitigation is required.

e. **Less than Significant Impact.** The Project site is located approximately 1 mile from the Palm Springs International Airport. According to the General Plan's Safety Element Figure 6-8, *Airport Compatibility Plan*, the Project site is located in Zone C and the Extended Approach/Departure Zone. The Riverside County Airport Land Use Compatibility Plan provides Basic Compatibility Criteria, which includes such considerations such as the prohibition of tall structures, hazardous materials storage, siting of high-occupancy buildings and facilities, and criteria infrastructure within compatibility zones, as well as limits on dwelling units per acre. The residential use proposed by the Project is permitted in Zone C by the 2005 Palm Springs International Airport Land Use Compatibility Plan (ALUCP) and would therefore be consistent with the ALUCP. The Project would not interfere with flight operations at the Palm Springs International Airport. The Project would not result in safety hazards for people residing or working in the Project area. Impacts would be less than significant and no mitigation is required.

f. **No Impact.** As previously mentioned in Section 3.20.3(a), the City has developed the Emergency Operations Plan (EOP), a multi-hazard document that addresses the City's planned response and short-term recovery to extraordinary emergency situation that are associated with natural disasters, technological incidents, and national security emergencies. The Project would adhere to any applicable mitigation strategies listed within the EOP to assure that the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have no impact and no mitigation is required.

g. **No Impact.** No wildlands are located in the vicinity of the Project site and the Project site is not located within a fire hazard severity zone. The Project site is located in an urban area of the City, which is surrounded by residential and commercial uses. The nearest wildland to the Project site is the San Jacinto Mountains, which is approximately 2.1 miles to the west of the Project site. Based on the urban location of the Project site and lack of wildland in the Project vicinity, the development of the Project would not expose people or structures to wildland fires. Therefore, no impact would occur and no mitigation is required.

3.9.4 Mitigation

No mitigation is required.

3.9.5 Level of Significance after Mitigation

Not applicable.

3.10 Hydrology and Water Quality

3.10.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Palm Springs, *General Plan*, 2007.
- Coachella Valley Regional Water Management Group, *2018 Coachella Valley Integrated Regional Water Management & Stormwater Resource Plan*, December 2018.
- City of Palm Springs, *General Plan, Recreation, Open Space, and Conservation Element,* 2007
- Coachella Valley Water District, *2020 Urban Water Management Plan*, 2020

3.10.2 Environmental Setting

The Project site is located within the north-central portion of the City of Palm Springs, at the north side of E. Alejo Road and between N. Commercial Road and N. Juanita Drive. The Project site consists of approximately 2.53 acres, and the area is relatively flat and entirely undeveloped. The existing and surrounding land uses at the Project site are provided in Section 1.2.

3.10.3 Impacts

	Potentially Significant Impact	**Less than Significant with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
c.i.) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c.ii.) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
c.iii.) 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; or	☐	☐	☒	☐
c.iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. **Less than Significant Impact.** Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required when there is a soil disturbance of more than one acre. The Applicant will be required to comply with all rules, regulations and procedures of the NPDES permit for municipal, construction, and industrial activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (Colorado River Basin – Region 7). A project specific Water Quality Management Plan (WQMP) must also be prepared to determine and describe the Best Management Practices (BMPs) that will be implemented on the Project site. The Project would be required to meet all applicable water quality standards or waste discharge requirements, thus avoiding any violation of such standards or requirements.

There are three groundwater subbasins: Whitewater River, Missions Creek, and Indio that serve the Palm Springs area. According to the General Plan, since the 1900's and leading through today, depletion of groundwater basins has been accelerating since the expansion of agricultural activities. Consequently, groundwater demand exceeds available recharge and in turn causing an "overdraft". To ensure water availability, Coachella Valley water agencies contract with Metropolitan Water District of Southern California (MWD) to exchange their water entitlement from the State Water Project for like amounts from the Colorado River. Water is diverted and percolates into the Whitewater Subbasin via MWD's aqueduct that crosses the Whitewater River. The mentioned agreement is intended to assure adequate water supplies through the year 2035. Furthermore, the aforementioned water agencies are required to prepare an Urban Water Management Plan (UWMP) every five years. This plan helps set forth a program to meet water demands during normal, dry, and multiple dry years. The UWMP helps to ensure that water supplies are being planned for and meet future growth. The *2020 UWMP* determined that adequate water supplies would be available to serve existing service areas through the year 2040. As such, since the Project site is within the City's existing service area and has been accounted for within these water projections, the proposed Project would be consistent with the *2020 UWMP* and would not substantially decrease groundwater supplies. Therefore, impacts to groundwater supplies would be less than significant and no mitigation is required.

The Project will connect to existing sewer lines located in the immediate Project vicinity. Wastewater will be transported to and processed at the City's Wastewater Treatment Plant. The City contracts with Veolia North America (Veolia) for operation of the wastewater treatment plant, and Veolia implements all requirements of the Regional Water Quality Control Board which pertain to water quality and wastewater discharge. Adherence to all NPDES regulations will minimize any pollutants associated with urban runoff to a less than significant level. Therefore, with implementation of all applicable NPDES regulations, impacts to water quality standards or waste discharge requirements would be less than significant. No mitigation is required.

b. **Less than Significant Impact.** The primary source of water in the Coachella Valley is groundwater extracted by deep wells and replenished with Colorado River Water. The Desert Water Agency (DWA) will provide domestic water service to the Project and is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan (WMP) in 2018. The *2018 Integrated Regional WMP* determined that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, sufficient supplies will be available to meet the projected demand. As such, Project water demands have already been accounted for within the *2018 Integrated Regional WMP* and sufficient water supplies exist to serve the Project.

At Project buildout, water will be required to serve the needs of the proposed development of eight single-family homes. The Project will connect to existing water lines on N. Juanita Drive, and E. Alejo Road. No new wells or additional water infrastructure are proposed. The Project will be required to comply with the DWA's and the City's water-efficiency requirements, such as including the use of drought-tolerant planting materials and limited landscaping irrigation. The Project will also be required to comply with the DWA's drought restrictions and water reduction measures as applicable. Therefore, compliance and implementation of DWA and City requirements would ensure that the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant, and no mitigation is required.

c. i-iv. **Less than Significant Impact.** Prior to development of the Project site, the City will review and approve the proposed civil plans to ensure the proposed development is in compliance with the City's Municipal Code Section 8.70.100, which requires the Project to retain the runoff volume from a 100-year, 24-hour storm event for the entire Project site.

Future development on the Project site will require preparation of a WQMP, which will include BMPs, both of which are requirements for the City's NPDES implementation. The implementation of BMPs will allow for the reduction in pollutants of concern and help reduce the impacts both short and long term of water quality during the construction and operation of the Project. The implementation of BMPs consistent with the Project specific WQMP as well as compliance with City requirements will ensure the design of the Project will not result in erosion or siltation on- or off-site. The Project would result in a less than significant impact to downstream water bodies. Therefore, impacts would be less than significant, and no mitigation is required.

d. **No Impact**. The Project site is located within Zone X (unshaded), which is an area of minimal flood hazard and not within the 100-year nor 500-year flood plain. Furthermore, the Project site is not located within the vicinity of a water body. Due to the Project site location being a significant distance from the ocean and from any lakes or dams, there is no possibility of dam failure, tsunami or seiche. Therefore, no impacts are anticipated, and no mitigation is required.

e. **Less than Significant Impact**. As described in Section 2.10.3 (b), Project water demand has already been accounted for in the *2018 Integrated Regional WMP* and sufficient water supplies exist to serve the Project. The Project will adhere to all applicable water quality standards and will implement a Project specific WQMP approved by the City and the Regional Water Quality Control Board for both construction and operational activities. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, the project would result in a less than significant impact and no mitigation is required.

3.10.4 Mitigation Measures

No mitigation is required.

3.10.5 Level of Significance

Not applicable.

3.11 Land Use and Planning

3.11.1 Sources

- City of Palm Springs*, General Plan, Land Use Element,* 2007.

3.11.2 Environmental Setting

The Project site is located in the northern region of the Coachella Valley within the City of Palm Springs, at the north side of E. Alejo Road and between N. Commercial Road and N. Juanita Drive. As shown in Exhibit 2, *Project Vicinity Map*, the Project site is surrounded by residential uses to the west and commercial uses to the north, south, and east. The Project site is currently designated as "Industrial" under the City's 2014 General Plan map and it is located within the Planned Research and Development Park Zone (M-1P), per the City's Official Zoning Map, and it is proposed to be rezoned to Very Low Density Residential and Single-Family Residential, respectively. Land use designations surrounding the Project site include Industrial to the north and east, Very Low Density Residential to the west, and Public/Quasi-Public to the south.

3.11.3 Impacts

	Potentially Significant Impact	**Less than Significant with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. **No Impact.** The Project site is located on two vacant parcels in an urbanized area of the City. The Project site is surrounded by both residential uses and commercial uses and is bounded by North Juanita Drive to the west and East Alejo Road to the south. As seen in Exhibit 2 – *Project Vicinity Map,*

the development of the Project would occur on an already developed area in the City of Palm Springs. The Project is located in the center of the City surrounded by adjacent residential development and would not physically divide any of the established surrounding communities. Therefore, no impacts would occur and no mitigation is required.

b. **Less than Significant Impact.** As previously mentioned, the Applicant has applied for a GPA and a Change of Zone. The GPA application requests that the Land Use designation for the entire Project site be changed to Very Low Density Residential from its original designation of Industrial, and a Change of Zone to Single-Family Residential from its original designation of Planned Research and Development Park. Approval of the GPA and Change of Zone would inherently create consistency with the City's General Plan land use designation and zoning designation.

Prior to development of the Project site, the City would review and approve the proposed architectural plans to ensure the proposed development meets the City's development standards for the Very Low Density Residential land use designation and Single-Family Residential zone. Therefore, the Project would be developed in accordance with the proposed General Plan land use designation (Very Low Density Residential) and would comply with all applicable policies contained in the General Plan as well as all applicable development regulations/development standards contained in the Zoning Ordinance. Accordingly, approval of the GPA and Change of Zone would inherently create consistency with the City's General Plan and Zoning Ordinance. Therefore, implementation of the Project would not cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant and no mitigation is required.

3.11.4 Mitigation

No mitigation is required.

3.11.5 Level of Significance after Mitigation

Not applicable.

3.12 Mineral Resources

3.12.1 Sources

- City of Palm Springs*, General Plan, Recreation, Open Space and Conservation Element, 2007*

3.12.2 Environmental Setting

The City's primary mineral resources are sand and gravel, collectively referred to as aggregate, which is used for asphalt, concrete, road base, stucco, plaster, and other similar construction materials. The northern portion of the City has been classified an MRZ-3 zone. Per the City's General Plan, (Figure 5-3, page 39), the Project site is located in MRZ-3, which indicates it is located in an area containing mineral deposits, with the significance of which cannot be evaluated from available data.

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MINERAL RESOURCES – 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a. **No Impact.** The California Geological Survey classifies Mineral Resources Zones (MRZs) within a region according to the following: MRZ-1, MRZ-2, MRZ-3, and MRZ-4. Per the City's General Plan (Figure 5-3, page 39) the Project site is located in MRZ-3, which indicates it is located in an area containing mineral deposits, with the significance of which cannot be evaluated from available data. The Project site is designated as Industrial under the City's 2014 General Plan map and is located within the Planned Research and Development Park Zone, per the City's Official Zoning Map. The proposed designation and zone is Very Low Density Residential and Single-Family Residential, respectively. Neither the existing nor proposed land use designations allows for mineral production. No portion of the Project site is designated for mineral land uses. Furthermore, if a potential mineral extraction operation were to be located within the Project site, it would be incompatible both with the land use designation and surrounding land uses. Therefore, development of the Project would result in a less-than-significant impact relating to mineral resources and no mitigation is required.

b. **No Impact.** Refer to Section 3.12.3(a), above. Implementation of the Project would not result in the loss of a locally-important mineral resource recovery site. No impact would occur and no mitigation is required.

3.12.4 Mitigation

No mitigation is required.

3.12.5 Level of Significance after Mitigation

Not applicable.

3.13 Noise

3.13.1 Sources

- *2700 East Alejo Road Residential Project Focused Noise Analysis,* Ganddini Group, 2021 (Appendix C).

3.13.2 Environmental Setting

Noise

Noise has been defined as an unwanted sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Vibration

According to the Federal Transit Administration (FTA) *Transit Noise Impact and Vibration Assessment Manual*, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural or human made causes. In addition, vibration sources may be continuous, such as factory machinery, or transient, such as explosions.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings. Human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. More detailed information regarding vibration can be found in the Noise Analysis (Appendix C) of this document.

3.13.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

a. **Less than Significant Impact.** Project construction noise would occur due to the use of equipment that includes a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in in stages such as site preparation, grading, building construction, paving, and architectural coating.

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. Since the reference noise levels were collected at varying distances, all construction noise level measurements presented in Table 4 of the *Noise Impact Analysis*, have been adjusted to describe a uniform reference distance of 50 feet.

Construction Noise Analysis

Per the *Noise Impact Analysis,* the stages of construction, the noise impacts associated with the Project are expected to create temporarily high noise levels at the nearby receiver locations. In order to assess the worst-case construction noise levels, this analysis shows the highest noise impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity to each receiver location. Table 4 of *Noise Impact Analysis,* provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations.

Construction Noise Level Compliance

As seen in the referenced table above, the highest construction noise levels will occur when construction activities take place at the closest point from primary Project construction activity to each of the nearby receiver locations. As seen in Table 9, below, the construction noise levels are expected to range from 60.9 to 75.4 dBA Leq at the nearby receiver locations. The construction noise levels will satisfy the FTA 80 dBA Leq residential significance threshold and 85 dBA Leq commercial significance threshold during Project construction activities. Therefore, the noise impact due to unmitigated Project construction noise level is less than significant at all nearby sensitive receiver locations. Furthermore, with compliance to the City's Municipal Code Section 8.04.220, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Table 9 Construction Equipment Noise Level Compliance

Phase	Receptor Location	Existing Ambient Noise Levels (dBA Leq)	Construction Noise Levels (dBA Leq)	Combined Noise Levels (dBA Leq)	Increase (dB)
Grading	West	58.9	75.2	75.3	16.4
	Southwest	54.2	70.4	70.5	16.3
	North	57.1	74.1	74.2	17.1
	East	57.1	75.3	75.4	18.3
	South	53.2	71.4	71.5	18.3
Building Construction	West	58.9	72.2	72.4	13.5
	Southwest	54.2	67.4	67.6	13.4
	North	57.1	71.0	71.2	14.1
	East	57.1	72.3	72.4	15.3
	South	53.2	68.4	68.5	15.3

Paving	West	58.9	74.1	74.2	15.3
	Southwest	54.2	69.4	69.5	15.3
	North	57.1	73.0	73.1	16.0
	East	57.1	74.2	74.3	17.2
	South	53.2	70.4	70.5	17.3
Architectural Coating	West	58.9	64.7	65.7	6.8
	Southwest	54.2	59.9	60.9	6.7
	North	57.1	63.5	64.4	7.3
	East	57.1	64.8	65.5	8.4
	South	53.2	60.9	61.6	8.4

Notes:
(1) Construction noise worksheets are provided in Appendix D.
(2) Per measured existing ambient noise levels. STNM1 was used for receptors to the west, STNM2 for receptors to the south and southwest, and STNM3 was used for receptors to the north and east.

Off-Site Traffic Noise Analysis

Traffic generated by the operation of the Project will influence traffic noise levels in surrounding off-site areas. As previously mentioned, the Project is exempt from preparing either a Traffic Impact Analysis or Vehicle Miles Traveled Screening Analysis per Traffic Impact Analysis Guidelines. Using the ITE Trip Generation Manual 10th Edition (September 2017), the Project is anticipated to generate approximately 76 vehicle trips per day on weekdays and Saturdays and approximately 68 vehicle trips per day on Sundays. Typically a doubling of traffic volumes is required to result in an increase of 3 dBA, which is considered to be a barely audible change. Project-generated trips would not result in a doubling of traffic volumes along any affected road segment. Therefore, noise impacts to off-site receptors due to Project-generated trips would be less than significant and mitigation is not required.

On-Site Traffic Noise Analysis

Noise contours were used to assess impacts to the proposed Project from future traffic noise levels. The noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, and 60 dBA noise levels. The noise contours do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. In addition, because the noise contours reflect modeling of vehicular noise on area roadways, they appropriately do not reflect noise contributions from the surrounding stationary noise sources within the Project study area. As shown on Figure 5 of *Noise Impact Analysis*, future noise levels are expected to reach 65 dBA CNEL at the closest portion of the proposed lot pads (Lots 4 and 8). Future traffic noise levels would not exceed the City's "conditionally acceptable" noise standard of 70 dBA CNEL for exterior use areas for residential land uses and no mitigation is required. Typical new residential construction provides approximately 20 dBA of exterior to interior noise reduction with a windows closed condition. With installation of windows and sliding glass doors that have an STC level of at least 23, and with provision of heating and ventilation (HVAC) units, interior noise levels of proposed residential buildings are not expected to exceed 45 dBA CNEL. Impacts would be less than significant and no mitigation is required.

b. **Less than Significant.** The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. Temporary vibration that may result from

Project construction activities are exempt from Development Code vibration level standards (Development Code Section 17.66.050 D. 4).

For the purposes of this analysis, and to substantiate whether the Project would result in "exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels," applicable criteria developed by the California Department of Transportation (Caltrans) were employed. The Caltrans Transportation and Construction Vibration Guidance Manual indicates that received vibration levels of 0.10 Peak Particle Velocity (PPV) (equal to 0.071 Root Mean Square Amplitude [RMS]) could be strongly perceptible (Caltrans Transportation and Construction Vibration Guidance Manual (Caltrans) September 2013, p. 38). For the purposes of this analysis, received vibration levels exceeding 0.10 PPV (0.071 RMS) would be considered potentially significant.

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Typical Project construction equipment would generate vibration levels of 0.003 PPV (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, manmade ground-borne vibrations attenuate rapidly with distance from the source.

Heavy construction equipment could temporarily and intermittently operate within 50 feet of the nearest residential land uses (located northerly and westerly of the Project site). However, even at 25 feet, the maximum anticipated received vibration level (0.089 PPV) would not exceed the 0.10 PPV threshold condition. At distances approximating 50 feet, these vibration levels would be further reduced.

Based on the preceding discussions, there is little (if any) potential for the Project to result in or cause exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise. This potential impact is therefore considered less-than-significant.

c. **Less than Significant Impact.** The Palm Springs Airport is located approximately 0.18 miles northeast of the Project site. Per the City of Palm Springs General Plan Airport Compatibility Plan, the Project site is within Compatibility Zone C. Furthermore, the noise compatibility contours provided in the Riverside County Airport Land Use Compatibility Plan (RCALUCP) show that the Project site is just outside the 60 dBA CNEL noise contour for the Palm Springs International Airport. The RCALUCP requires that any new single-family residential developments proposed within any Compatibility Zone other than Zone E must include the following measures intended to ensure that prospective buyers or renters are informed of the presence of aircraft overflights:

- During initial sales of properties within newly created subdivisions, large airport-related informational signs shall be installed and maintained by the developer. These signs shall be installed in conspicuous locations and shall clearly depict the proximity of the property to the airport and aircraft traffic patterns.
- An informational brochure shall be provided to prospective buyers or renters showing the locations of aircraft flight patterns. The frequency of overflights, the typical altitudes of the aircraft, and the range of noise levels that can be expected from individual aircraft overflights shall be described.

Therefore, although the Project is within 0.18 miles of a public airport, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airports, and no mitigation is required.

3.13.4 Mitigation

No mitigation is required.

3.13.5 Level of Significance after Mitigation

Not applicable.

3.14 Population and Housing

3.14.1 Sources

- City of Palm Springs, *General Plan, Housing Element, Palm Springs,* 2007 *(update 2014).*
- Southern California Association of Governments Regional Council, *Profile of the City of Palm Springs*, 2019. Accessed on June 7, 2021, <https://www.scag.ca.gov/Documents/PalmSprings.pdf>.

3.14.2 Environmental Setting

Based upon the 2000 Decennial Census, the City of Palm Springs had a population of 42,805 in 2000, and the population increased to an estimated 47,706 people in 2018. The number of households in 2000 was 20,515 and 23,390 by 2018. The average household size in 2018 was 2.0 persons per household, whereas 61.4% were single family homes and 32.6% were multi-family homes out of a total of 35,737 housing units.

3.14.3 Impacts

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

a. **Less than Significant Impact.** The Project proposes the future development of eight single-family residences on 2.53 acres of undeveloped land. This only leads to a negligible increase in population and is consistent with current population growth projections. Furthermore, the Project is located within existing urban development located in all directions of the Project site and will be accessible via existing roads and infrastructure. No roads or infrastructure would need to be extended to serve the Project. Because the anticipated increase in population based on the proposed residences would be negligible (and within current population growth projections), and induced population growth is also

expected to be negligible. Therefore, impacts would be less than significant, and no mitigation is required.

b. **No Impact.** The future development of the eight single-family residences will take place on two vacant parcels. No existing structures or housing will be eliminated as a result of the Project and is not expected to displace any current residents. Instead, the Project will accommodate housing that is needed by the growing population. Therefore, there would be no impacts, relating to the displacement of people or housing, and no mitigation is required.

3.14.4 Mitigation

No mitigation is required.

3.14.5 Level of Significance after Mitigation

Not applicable.

3.15 Public Services

3.15.1 Sources

- City of Palm Springs, *General Plan, Safety Element, 2007*
- City of Palm Springs, *General Plan, Recreation, Open Space and Conservation Element, 2007*
- Palm Springs Unified School District, *2019 CBEDS Report*, 2019. Accessed on June 7, 2021, https://www.psusd.us/site/handlers/filedownload.ashx?moduleinstanceid=6972&dataid=13860&FileName=2019%20CBEDS%20REPORT.pdf

3.15.2 Environmental Setting

Fire Protection Services

The Palm Springs Fire Department provides for fire, paramedic, and emergency services within the corporate boundaries of the City and through mutual agreements in the SOI, protecting 96 square miles of the Palm Springs area. Firefighting resources include five (5) fire stations located throughout the City with a goal that the response time to any resident is under five minutes. There are a total of 18 on-duty firefighter personnel during a 24-hour period.

Police Protection Services

The Palm Springs Police Department offers response service, criminal investigation, traffic enforcement, and preventive patrol for the City. The departments consist of two divisions, Operations and Services, employing 88 sworn and 59 nonsworn personnel. Operations include patrol, jail, and airport operations. Services include investigation, records, animal control, and communications. Additionally, the Citizens on Patrol (COP) Program extensively trains volunteers in areas such as traffic control, safe patrol techniques, CPR, and first aid. The Department's Community Policing Program also operates the Citizen's Police Academy and the volunteer-based horseback Mounted Enforcement Unit.

Schools

The Palm Springs Unified School District (PSUSD) provides educational services for grades K-12 in the City of Palm Springs. Currently, there are 16 elementary schools, five middle schools, four high schools, and two

continuation schools 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 $4.08 per square foot of residential development.

Parks

Palm Springs owns and maintains 156 acres of developed parkland and 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City categorizes parks as the following: local parks, specialty parks, community parks, and neighborhood parks. Additionally, the City contains a total of 1,517 acres of dedicated open space.

3.15.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	☐	☐	☒	☐
ii) Police Protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

a-i. **Less than Significant Impact.** The Palm Springs Fire Department provides fire protection services to the Project site and surrounding area. The nearest Palm Springs Fire Department Fire Station (No. 442) is located at 300 El Cielo Road, approximately 0.7 mile southeast from the Project site. Based on the Project site's proximity to the existing fire station, the Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. Additionally, the Project would feature fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. The Palm Springs Fire Department will review and approve project plans to ensure all applicable fire standards and regulations are met. Therefore, impacts associated with fire protection services would be less than significant, and no mitigation is required.

a-ii. **Less than Significant Impact.** The Palm Springs Police Department provides police protection services to the Project site and surrounding area. The Palm Springs Police Department is located at 200 S. Civic Drive, which is located approximately 1 mile southeast from the Project site. Based on the Project site's proximity to the existing police station, the Project would be adequately served by police protection services, and no new or expanded unplanned facilities would be required. The Palm Springs Police

Department will review and approve project plans to ensure all applicable police standards and regulations are met. Therefore, impacts associated with police protection services would be less than significant, and no mitigation is required.

a-iii. **Less than Significant Impact**. The nearest school is Palm Springs High School, which is located approximately 1 mile south of the Project site at 2401 E Baristo Road. The addition of the future eight single-family residences would not significantly increase the number of students within nearby schools. The Project is required to pay the State mandated school impact fees, which would assist in mitigating impacts to schools. Therefore, this fee would assure that impacts would be less than significant levels and no mitigation is required.

a-iv. **Less than Significant Impact.** The City of Palm Springs requires new developments to dedicate land for recreational purposes or pay in-lieu fees. The Project would result in a negligible population increase and a negligible demand for park facilities. Therefore, this fee will assure that the impacts to City parks would be less than significant levels and no mitigation is required.

a-v. **Less than Significant Impact.** The Project would result in less-than-significant impacts to other public facilities. It is not expected that the Project would result in an increase in population that would require the provision of additional public facilities within the City of Palm Springs. Access to the Project is provided by existing roads and will connect to existing utility infrastructure. New public roads or public transportation facilities, or other public facilities, are not required. Therefore, impacts would be less than significant, and no mitigation is required.

3.15.4 Mitigation

No mitigation is required.

3.15.5 Level of Significance after Mitigation

Not applicable.

3.16 Recreation

3.16.1 Sources

- City of Palm Springs Recreation*, Open Space and Conservation Element, Palm Springs General Plan, 2007*

3.16.2 Environmental Setting

The City owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City is also home to privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. The Whitewater Wilderness Study Area and the Murray, Andreas, and Palm Canyon recreation areas, which are operated by the Agua Caliente Band of Cahuilla Indians, are also located within City limits.

3.16.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a-b. **Less than Significant Impact.** The Project would result in a negligible population increase and a negligible demand for park facilities. Based on the population generation factor of 2.0 persons per household from the 2007 General Plan, the future eight single-family residences would result in a less-than-significant impact to the City's existing recreational facilities. There is a low potential for the Project to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, as well as a low potential for construction or expansion of recreational facilities which may have an adverse physical effect on the environment. Therefore, the Project would have a less-than-significant impact on recreational facilities within the City and no mitigation is required.

3.16.4 Mitigation

No mitigation is required.

3.16.5 Level of Significance after Mitigation

Not applicable.

3.17 Transportation and Traffic

3.17.1 Sources

- *2700 East Alejo Road Residential Project Air Quality & Greenhouse Gas Technical Memorandum*, Ganddini Group, Inc., May 19, 2021 (Appendix A).
- City of Palm Springs, *City of Palm Springs Traffic Impact Analysis Guidelines*, July 2020

3.17.2 Environmental Setting

The Project proposes the development of eight single-family residences in Palm Springs. The Project is exempt from preparing either a Traffic Impact Analysis or Vehicle Miles Traveled Screening Analysis because the Project would generate less than 100 peak hour trips and proposes less than 11 single-family housing units per the City's *Traffic Impact Analysis Guidelines*.

3.17.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a. Less than Significant Impact.

Trip generation represents the amount of traffic which is both attracted to and produced by a development. The Air Quality and Greenhouse Gas Technical Memorandum (Appendix A) utilized the trip generation rates for single-family residential dwelling units provided in the Institute of Engineers Trip Generation Manual 10th Edition (September 2017). As shown in the modeling conducted for the Air Quality and Greenhouse Gas Technical Memorandum, through use of the ITE trip generation rates, the Project is anticipated to generate approximately 76 vehicle trips per day on weekdays and Saturdays and approximately 68 vehicle trips per day on Sundays. Pursuant to the City's *Traffic Impact Analysis Guidelines*, projects that generate 100 or less daily trips are not required to prepare a Traffic Impact Analysis that includes Level of Service (LOS) analysis and would therefore not result in substantial adverse effects on the circulation system. Because the Project would generate less than 100 daily trips, the Project would not conflict with City policy addressing the circulation system and impacts would be less than significant. No mitigation is required.

b. Less than Significant Impact. CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743) for reduction of GHG emissions and development of multimodal transportation networks. SB 743 requires amendments to the CEQA Guidelines to provide for an alternative criteria to the LOS methodology for evaluating transportation impacts. Generally, "vehicle miles travelled" or VMT is considered as the most appropriate measurement of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project.

The Project's traffic was evaluated against screening criteria to determine if it could clearly be determined that the Project would not generate substantial VMT and therefore be consistent with CEQA Guidelines Section 15064.3(b), or if additional analysis was needed to determine the significance of Project-related VMT. The screening criteria used in the Project analysis are established in the City's *Traffic Impact Analysis Guidelines*. Pursuant to the *Traffic Impact Analysis Guidelines*, residential development of 11 single-family homes (generating less than 110 daily vehicle trips) are considered to have a less-than-significant impact related to VMT. As noted in Section 2.17.3(a), the Project is

calculated to generate approximately 76 vehicle trips per day on weekdays and Saturdays and approximately 68 vehicle trips per day on Sundays, and therefore would result in a less-than-significant impact related to VMT. Accordingly, implementation of the Project would not generate excessive VMT and therefore would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). No mitigation is required.

c. **Less than Significant.** The types of traffic generated from the Project (i.e., passenger cars) would be compatible with the type of traffic observed along roadways within the Project vicinity under existing conditions. In addition, prior to development of the Project site, the City will review and approve the proposed architectural plans to ensure all proposed improvements within the public right-of-way would be installed in conformance with City design standards and that no hazardous transportation design features would be introduced through implementation of the Project. In addition the Riverside County Fire Department, City Fire Services, and the City Police Department will review the proposed site plan to ensure that all safety design features and geometric design are compliant with existing standards prior to final Project approval. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use. Impacts would be less than significant and no mitigation is required.

d. **Less than Significant**. The Riverside County Fire Department, City Fire Services, and the City Police Department will review the proposed site plan to ensure that all safety design features and measures related to emergency access and geometric design are compliant with existing standards prior to final Project approval. Accordingly, the Project would not create or substantially increase safety hazards due to inadequate emergency access. Impacts would be less than significant and no mitigation is required.

3.17.4 Mitigation

No mitigation is required.

3.17.5 Level of Significance after Mitigation

Not applicable.

3.18 Tribal Cultural Resources

3.18.1 Sources

- CRM TECH, *Historical/Archaeological Resources Survey Report Tentative Parcel Map No. 38049*, September 21, 2021. (Appendix B)

3.18.2 Environmental Setting

On April 29, 2021, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC reported in a letter dated May 14, 2021, that the results of the Sacred Lands File search were positive for tribal cultural resources in the Project vicinity and recommended contacting the Los Coyotes Band of Cahuilla and Cupeno Indians for further information. On May 18, 2021, an email inquiry was sent to Chairperson Ray Chapparosa of the Los Coyotes Band, but no response has been received to date. Prior to the field survey, CRM TECH notified Agua Caliente Band of Cahuilla Indians and invited tribal participated. Despite close coordination with Andreas

Heredia, the cultural resources coordinator for the Agua Caliente Band, in subsequent telephone contacts, Mr. Heredia was unable to participate in the survey on the scheduled date

Human history within the Coachella Valley, including areas of present day Palm Springs, dates back to the earliest civilization of the Cahuilla people, whose culture is present today. It was approximately 2000 years ago when the Cahuilla Indians first occupied the land that is now the Palm Springs area. Complex communities were developed in Palm, Murray, Andreas, Tahquitz, and Chino Canyons where the Cahuilla Indians managed hundreds of plant resources. Today the Agua Caliente Band of Cahuilla Indians Reservation encompasses a checkerboard of land within the City of Palm Springs.

3.18.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES – Would the project:				
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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

a. **No Impact.** As previously discussed in Section 2.5.3 (a) and (b), CRM TECH observed two concrete foundation remains – one on the northern portion of the site and one on the southern portion of the site. These foundation remains are from demolished barrack buildings that were once part of the World War II-era Palm Springs Army Airfield. Without any character-defining features of their property type or the essential aspects of historic integrity, the foundations at Site CRM TECH 3733-1H do not meet these requirements. Based on these considerations, the current study concludes that Site CRM TECH 3733-1H does not appear eligible for listing in the California Register of Historical Resources, and thus does not meet CEQA's definition of a "historical resource." The mitigation measures established in Section 2.5, *Cultural Resources,* will be applied to Section 2.18, *Tribal Resources,* to ensure the

protection of historical and archaeological resources. Therefore, no impacts would occur and no mitigation is required.

b. **Less than Significant Impact with Mitigation Incorporated.** According to the Sacred Lands File Search, the site was found positive for tribal cultural resources in the Project vicinity and recommended contacting the Los Coyotes Band of Cahuilla and Cupeno Indians for further information. On May 18, 2021, an email inquiry was sent to Chairperson Ray Chapparosa of the Los Coyotes Band, but no response has been received to date. Prior to the field survey, CRM TECH notified Agua Caliente Band of Cahuilla Indians and invited tribal participated. Despite close coordination with Andreas Heredia, the cultural resources coordinator for the Agua Caliente Band, in subsequent telephone contacts, Mr. Heredia was unable to participate in the survey on the scheduled date. Due to the site being located within an area where there is possibility for tribal cultural resources, incorporation of **mitigation measure TBL-1** as conditioned by the City would reduce impacts to less than significant. Implementation of TBL-1 would ensure consultation with the Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians in complete and written approval is obtained from the Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians prior to any ground disturbing activities. Therefore, this impact is considered less than significant with mitigation incorporated.

3.18.4 Mitigation

TBL-1 The following mitigation measure has been conditioned by the City of Palm Springs regarding Tribal Cultural Resources:

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

3.18.5 Level of Significance after Mitigation

With implementation of Mitigation Measure TBL-1, impacts regarding Tribal Cultural Resources would remain less than significant.

3.19 Utilities and Services

3.19.1 Sources

- County of Riverside, *County of Riverside General Plan Environmental Impact Report No. 521*, *Water Resources*, 2015
- City of Palm Springs, *General Plan*, *Safety Element*, 2007
- City of Palm Springs, *General Plan, Recreation, Open Space and Conservation Element*, 2007
- Desert Water Agency, *Urban Water Management Plan*, 2020
- CalRecycle, SWIS Facility Detail, 2020
- Riverside County Planning Department, Map My County, 2021

- Waste Water Treatment Plant, City of Palm Springs website. Accessed at https://www.palmspringsca.gov/government/departments/public-works-engineering/waste-water-treatment-plant. Accessed on June 8, 2021.

3.19.2 Environmental Setting

Domestic Water

The Coachella Valley Water District (CVWD), Desert Water Agency (DWA), and Mission Springs Water District (MSWD) provide water to the City of Palm Springs. There are three (3) groundwater subbasins: 1) Whitewater River, 2) Mission Creek, and 3) Indio, which are located within the City and planning area. In recent years, groundwater demand exceeds available recharge and this has caused an "overdraft". Additionally, Coachella Valley water agencies contract with Metropolitan Water District of Southern California (MWD) to exchange their water entitlement from the State Water Project for like amounts from the Colorado River.

Waste Water

Veolia Water North America is the waste water treatment plant currently operating in the City of Palm Springs. The Waste Water Treatment Plant is responsible for removing contaminants from sewage waste water. The plant is located at 4375 E Mesquite Avenue.

Solid Waste

The Palm Springs Disposal Services provides solid waste services to the City. Solid waste generated by the City is sent to Edom Hill Transfer Station located in the City of Cathedral City. The transfer station is an 8-acre facility operated by Waste Management Inc. and is permitted to receive 2,600 tons per day. Solid waste from the transfer station is disposed of at three landfills: Lamb Canyon Landfill, Badlands Landfill, and El Sobrante Landfill.

Flood Management

The City is susceptible to flash flooding due to the steepness of local mountains and the presence of rock types that are fairly impervious. Portions of the City are susceptible to storm-induced flooding of the Whitewater River and other drainages that extend across the City. The Project site is not found within a flood hazard zone.

3.19.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
development during normal, dry and multiple dry years?				
c) 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?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. **Less than Significant Impact.** Water demand associated with the proposed Project would consist of interior plumbing devices in the homes (i.e., sinks, toilets, faucets) as well as outdoor landscape irrigation. The Project's water, sewer, and storm drain lines would be connected to existing lines beneath N Juanita Drive and/or E Alejo Road; therefore, the Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage systems. Impacts would be less than significant and no mitigation is required.

b. **Less than Significant Impact.** DWA provides domestic water services to the Project site. Implementation of the Project's construction would require water at a rate of 1.01 acre-feet per year per dwelling unit for residential uses. As the Project would include the development of eight dwelling units, the Project would require approximately 8.08 acre-feet of water per year. The Project water demands amount to an increase of approximately 0.02 percent of the total water demand within the Desert Water Agency (36,228) in the year 2025. Implementation of the Project would result in a marginal increase in water demand within the Desert Water Agency service area; however, as displayed in the Desert Water Agency Urban Water Management Plan, the district has sufficient water supplies serve to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Additionally, the 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 Project shall be required to comply with them also. Therefore, the Project would have a less-than-significant impact and no mitigation is required.

c. **Less than Significant Impact.** Wastewater generated from the Project site would be treated at the Palm Springs Wastewater Treatment Plant. Implementation of the Project would generate wastewater at a rate of 230 gallons per day per dwelling unit. As the Project includes the development of eight dwelling units, the Project would generate approximately 1,840 gallons per day of wastewater. As the Palm Springs Wastewater Treatment Plant has a treatment capacity of 10 million gallons of wastewater per day, implementation of the Project would result in an approximately 0.02 percent of the total capacity of wastewater treated at the plant. This increase is considered minimal as the plant currently treats approximately 6 million gallons of wastewater per day and would not result in a significant impact.

The Project would tie into existing sanitary sewer lines located on N Juanita Drive and E Alejo Road, and wastewater would be transported to Palm Springs Wastewater Treatment Plant. Palm Springs Wastewater Treatment Plant implements all applicable requirement of the Colorado River Basin Regional Water Quality Control Board, and no violations of wastewater treatment requirements are anticipated. Therefore, the Project would have a less-than-significant impact and no mitigation is required.

d. **Less than Significant Impact**. Facility operators include PSDS, Burrtec, and Riverside County Waste Management, which are required to meet all local, regional, state, and federal standards for solid waste disposal. Implementation of the Project would generate solid waste at a rate of 0.41 tons per dwelling unit per year. As the Project includes the development of eight (8) dwelling units, the Project would generate approximately 3.28 tons of solid waste per year.

Solid waste generated at the Project site would be transported to the Edom Hill Transfer Station in northern Cathedral City and disposed at one of three regional landfills: 1) Lamb Canyon Landfill in Beaumont, which has a remaining capacity of 19.2 million cubic yards (2015), 2) Badlands Landfill in Moreno Valley, with a remaining capacity of 15.7 million cubic yards (2015), and 3) El Sobrante Landfill in Corona, with a remaining capacity of 143.9 million cubic yards (2018). Each landfill has available capacity to serve additional development. Facility operators, including PSDS, Burrtec, and Riverside County Waste Management, are required to meet all local, regional, state, and federal standards for solid waste disposal. Based on the foregoing analysis, the landfills that serve the Project site have sufficient capacity to serve the Project and the impact would be less than significant and no mitigation is required.

e. **Less than Significant Impact.** The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and

loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates 4 or more cubic yards of solid waste per week. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant and no mitigation is required.

3.19.4 Mitigation

No mitigation is required.

3.19.5 Level of Significance after Mitigation

Not applicable.

3.20 Wildfire

3.20.1 Sources

- County of Riverside, *Western Coachella Valley Area Plan,* 2019. Accessed June 11, 2021 https://planning.rctlma.org/Portals/14/genplan/2019/ap/WCVAP_121019.pdf
- City of Palm Springs*, General Plan, Safety Element*, 2007

3.20.2 Environmental Setting

The Project site is situated on the central area of Palm Springs. The Project site is located within an urbanized area of the City that is mostly developed. According to Figure 12, *Wildfire Susceptibility* (County of Riverside 2019), in the Western Coachella Valley Area Plan, the Project site is not located within a wildfire severity zone. In addition, according to the City of Palm Springs General Plan, the western and southwestern portions of the City, specifically the neighborhoods located along the foothills and canyon mouths, are generally the most susceptible to wildland fires. Furthermore, in the developed areas of the City, the landscape vegetation is carefully maintained and watered regularly, conditions that limit the possibility for vegetation fires to ignite and spread.

3.20.3 Impacts

	Potentially Significant Impact	**Less than Significant with Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a. **Less than Significant Impact.** The City has developed the *Palm Springs Emergency Operation Plan* (EOP), which is a flexible, multi-hazard document that addresses the City of Palm Springs' planned response and short-term recovery to extraordinary emergency situations that are associated with natural disasters, technological incidents, and national security emergencies. Within the EOP, specific strategies are included that would assist in the protection of the City and its residents. The proposed construction and operation of the Project would adhere to any specific hazard mitigation goal, objectives, and any other applicable related actions that are outlines in the EOP. The Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant, and no mitigation is required.

b. **No Impact.** The Project site is located within the central portion of the City, which is mostly developed by commercial and residential uses. As previously mentioned, the Project site is not located within an area of wildfire severity zone as shown on the Western Coachella Valley Area Plan, Figure 12, *Wildfire Susceptibility* (County of Riverside 2019). The site is surrounded by existing residential development to the west, and commercial to the north, south, and east. Areas within the City that are more susceptible to be exposed to wildfires include the western and southwestern portions of the City. The Project would be required to abide by all applicable rules and regulations that involve the Fire Code and the CBC. The Project would not exacerbate wildfire risk and would not expose occupants to pollutant concentrations from wildfires. Therefore, there would be no impact and no mitigation is required.

c. **Less than Significant Impact.** As previously mentioned, the Project site is located in an urban area of the City that is mostly developed. The area surrounding the site has established roads, powerlines and utilities that serve the surrounding area including the existing buildings and housing west of the Project site. Additionally, there are two main roads that are adjacent to the property, N Juanita Drive to the west and E Alejo Rd to the south, both already established and all other roads would be internal. The Project would not require the installation or maintenance of associated infrastructure that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, potential impacts associated with the exacerbation of fire risk or a result in temporary or ongoing impacts to the environment would be less than significant and no mitigation is required.

d. **Less than Significant Impact.** According to the City's General Plan, the Project site is located within a small quantity hazardous materials site as shown in Figure 6-7, *Hazardous Materials Sites*. The Project site has a low liquefaction susceptibility (Figure 6-1, *Seismic Hazards*) and does not contain any flood hazards (Figure 6-5, *Flood Hazards*). The General Plan maps designate areas that are associated with hazards such as landslide susceptibility, flood hazards, and direct fire protection areas. The Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides that would be as a result of runoff, post-fire, or drainage changes. Therefore, there would be a less than significant impact and no mitigation is required.

3.20.4 Mitigation

No mitigation is required.

3.20.5 Level of Significance

Not Applicable.

3.21 Mandatory Findings of Significance

3.21.1 Sources

All sources previously listed were used to support the conclusions made in this section.

3.21.2 Environmental Setting

The environmental setting for the Project site is summarized within Sections 2.1 through 2.20 of the Initial Study for each environmental issue.

3.21.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a. Less than Significant with Mitigation Incorporated.

Biological Resources

Under existing conditions, the Project site is undeveloped and consists of sparse vegetation, scattered refuse, and above ground utility lines. Nesting birds, including the burrowing owl, have the potential to occur given the sparse vegetation on site. The Project construction could adversely affect nesting birds if construction was to occur while they are present on site or adjacent to the Project site, . As such, implementation of Mitigation Measure BIO-1 will require a preconstruction nesting bird survey 14 days prior to any ground disturbing or removal of vegetation to mitigate any potential impacts to protect nesting bird species. In the event that a raptor nest is observed personnel will be notified and no ground disturbing activities will occur until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Therefore, with implementation of Mitigation Measure BIO-1, impacts would be reduced to less than significant. Furthermore, although there are no special status plant or wildlife species within the Project area, any unforeseeable Project-related impacts to special status plant or wildlife species covered under the CVMSHCP would be mitigated to less-than-significant impacts through payment of the MSHCP Local Development Mitigation Fee under Mitigation Measure BIO 2.

Cultural Resources

The site visit conducted on August 4, 2021 indicated that the Project site is mainly undeveloped with two concrete foundation pads – one on the northern portion of the site and one on the southern portion of the site. Based on the lack of character-defining features and historic integrity, the foundation pads are not considered eligible for listing in the CRHR. However, there is always a possibility of buried cultural resources to be discovered. As, such implementation of Mitigation Measure CUL-1 will required that if buried cultural materials are discovered during ground disturbing activities, all work in that area will be halted or diverted until a qualified archaeologist can evaluated the nature and significance of the findings.

As previously mentioned, the site is mainly undeveloped with two concrete foundation pads and scattered vegetation. There is no evidence that the Project site is located within an area that would be likely to contain human remains. However, there is always a possibility of human remains could be uncovered during ground disturbing activities. Through implementation of Mitigation Measures CUL-2 will ensure that, in the event of human remains are recovered during ground disturbing activities, that the aforementioned protocol is exercised.

Tribal Cultural Resources

As previously discussed in Section 2.17.3 (b), the Project site is located within an area that is positive for tribal cultural resources. Therefore, incorporation of mitigation measure TBL-1 as conditioned by the City would reduce impacts to less than significant. Furthermore, Assembly Bill (AB 52) Tribal

Consultation notification letters were sent to Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians. As of today, no response has been received from the Los Coyotes Band and the Tribe representative for Agua Caliente Band of Cahuilla Indians was not able to participate in the survey on the scheduled date. Implementation of TBL-1 would ensure consultation with the Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians in complete and written approval is obtained from the Los Coyotes Band of Cahuilla and Cupeno Indians and Agua Caliente Band of Cahuilla Indians prior to any ground disturbing activities. Therefore, this impact is considered less than significant with mitigation incorporated.

b. **Less than Significant with Mitigation Incorporated.** The environmental evaluation of this Initial Study concluded that, with adherence to all mitigation measures the Project's cumulatively considerable impacts would be mitigated to less-than-significant levels.

c. **Less than Significant with Mitigation Incorporated.** The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. All Project environmental impacts would be less than significant or less than significant with mitigation incorporated. The Project would therefore not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

3.21.4 Mitigation

BIO-1 If unavoidable project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (song birds) and 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel be notified of the existence of the buffer zone and to avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

BIO-2 The applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.

CUL-1 If buried cultural materials are discovered during the earth-moving operations, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and, if necessary, develop a treatment pan in consultation with the City of Palm Springs and the appropriate Native American tribes.

CUL-2 In the unexpected event human remains are uncovered during construction activities, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to

ensure the integrity of the immediate area must be taken. The County Coroner must be notified within 24 hours of the discovery of human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would in turn contact the Most Likely Descendant (MLD) would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains.

TBL-1 The following mitigation measure has been conditioned by the City of Palm Springs regarding Tribal Cultural Resources:

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

3.21.5 Level of Significance after Mitigation

With incorporation of the above mentioned mitigation measures, all Project-related impacts in regard to Mandatory Findings of Significance would be reduced to less than significant.

Chapter 4 Report Preparers

Lead Agency

Noriko Kikuchi, Associate Planner
City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA. 92262

The Altum Group

Thomas Strand, Environmental Manager
Lauren Reese, Environmental Planner
Kyle Mezrahi, Assistant Environmental Planner
Yaneli Hernandez, Assistant Planner
Katie Davis, Production Manager

Subconsultants

Air Quality
Giancarlo Ganddini, Principal, PE, PTP – Ganddini Group, Inc.
Greenhouse Gas Emissions
Giancarlo Ganddini, Principal, PE, PTP – Ganddini Group, Inc.
Noise
Giancarlo Ganddini, Principal, PE, PTP – Ganddini Group, Inc.
Cultural Resources
Michael Hogan, Principal – CRM Tech
Tribal Cultural Resources
Michael Hogan, Principal – CRM Tech