ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: DECEMBER 5, 2022 NEW BUSINESS

SUBJECT: A REQUEST BY INSITE PROPERTY GROUP (MIKE DIACOS) FOR A MAJOR DEVELOPMENT PERMIT APPLICATION TO CONSTRUCT A 127,200-SQUARE-FOOT SELF-STORAGE FACILITY ON A 6.43 ACRE UNDEVELOPED PARCEL LOCATED AT 400 WEST SAN RAFAEL DRIVE (APN: 669-430-016 &019), ZONE M-1-SP, (CASE 3.4321 MAJ/DP). (AR)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request to develop two undeveloped parcels, totaling 6.43 acres in size, to build a 127,200-square-foot self-storage facility. In addition to the new single-story building, which will have a maximum building height of 30 feet, the construction of customer parking spaces, RV/boat parking/storage spaces, a RV wash area and new landscaping are proposed. The proposed use is permitted by right in the College Park Specific Plan, M-1-SP zone.

The following application has been filed in conjunction with this request:

1. Case 3.4321 MAJ/DP (Major Development Permit Application) for the construction of a 127,200-square-foot self-storage facility with RV/boat storage/parking areas, and new landscaping on a 6.33-acre undeveloped parcel.

On October 12, 2022 the Planning Commission reviewed the proposed project and conditionally approved the Major Development Permit application.

RECOMMENDATION:

That the Architectural Review Committee approve the proposed project subject to the conditions of approval included in Exhibit A of the attached draft resolution.

BUSINESS PRINCIPAL DISCLOSURE:

Public Integrity Disclosure Form is attached to this report.

BACKGROUND INFORMATION:

Related Relevant City Actions	
10/12/2022	Planning Commission approved a Major Development Permit application subject to conditions of approval.

A copy of the Planning Commission Minutes from October 12, 2022 are attached to this report.

STAFF ANALYSIS:

Site Area	
Net Acres	6.43 Acres

Conformance to Development Standards	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in College Park Specific Plan, M-1SP zone. The Planning Commission found the project to be in conformance at a public meeting on October 12, 2022, subject to conditions.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	Criteria and Findings [PSZC 94.04.00(E)]	*Compliance*
1.	*The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;*	Y
	The project proposes consistent architectural treatment on all sides, as exemplified by the application of identical construction materials, color theme, and architectural elements in similar scale, shape, and form. The treatment consists of desert neutral colors, gray and white stucco on all four sides of the building with accent blue stucco.	
2.	*The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;*	Y
	The project proposes traditional galvanized steel carports that are consistent with the primary building. The RV wash and trash enclosure are constructed out of CMU block, which is an appropriate material that is consistent with the main building.	
3.	*The façade elements and fenestration are composed in a harmonious manner;*	Y

	Criteria and Findings [PSZC 94.04.00(E)]	*Compliance*
	The façade and fenestration are composed in a harmonious manner. All windows and doors on the proposed buildings face south. There are also storage doors along the first floor of the building on the north, east and west elevations that are composed harmoniously.	
4.	*The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;*	Y
	The proposed materials include masonry block, stucco, and metal. These materials are commonly used in local construction and are contextually appropriate. The industrial businesses adjacent to the site have been constructed using similar material. The proposed materials are consistent with the context of the site and adjacent buildings.	
5.	*The proposed color scheme is appropriate to the desert environment and consistent with the site context;*	Y
	The project proposes a desert-neutral color palette that includes various tones of grey and white and a light blue accent color. The proposed colors are appropriate to the desert environment and overall consistent with the site.	
6.	*Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;*	Y
	The proposed design incorporates carports that provide shade for the RV storage located at the rear of the project site. No other shade devices are proposed.	
7.	*The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;*	Y
	The proposed plant palette consists of the plant materials that are included in the Lush and Efficient landscape gardening book. There is no turf application proposed for this project.	
8.	*The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;*	Y
	The project proposes landscape buffers along the perimeter of the project site as required by the zoning code. Additional landscape is proposed within the parking lot and along the public sidewalk.	
9.	*The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;*	Y
	Due to the nature of the proposed use, the visitors' primary mode of transportation is expected to be a motor vehicle. The proposed Olive, Pine and Oak trees will be located within the parking lot and will provide shade in that regard. Trees and vegetation will be planted along the public right-of-way which will provide additional shading.	

	Criteria and Findings [PSZC 94.04.00(E)]	*Compliance*
10.	*The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;*	Y
	The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00. The Outdoor Lighting Standards expressly prohibit disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Code Sections 93.21.00(A)(7), (8), (9), and (10). The project is subject to condition of approval PLN 1, which is intended to ensure conformance to this requirement.	
11.	*Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;*	N/A
	A Sign Permit application has not been submitted at the time this report was written. All signage is required to conform to the Sign Ordinance regulations as a standard condition of approval; therefore, the project will comply with this finding.	
12.	*Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;*	Y
	The project proposes the installation of mechanical equipment, and solar panels which will be located on the rooftop of the building and screened by a parapet. They will not be visible from the public right-of-way.	
13.	*The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.*	Y
	The project site is located within the College Park Specific Plan. Other than the General Plan and zoning code, there are no specific design standards or regulations that would be applicable to the project.	

ENVIRONMENTAL ANALYSIS:

On October 12, 2022 the Planning Commission determined that this project is considered a project under the definitions of the California Environmental Quality Act (CEQA). The City has evaluated the project under CEQA Guidelines and a Mitigated Negative Declaration has been prepared and circulated for a 20-day public comment period. The comments received during the comment period are attached to this report (Attachment #D).

CONCLUSION:

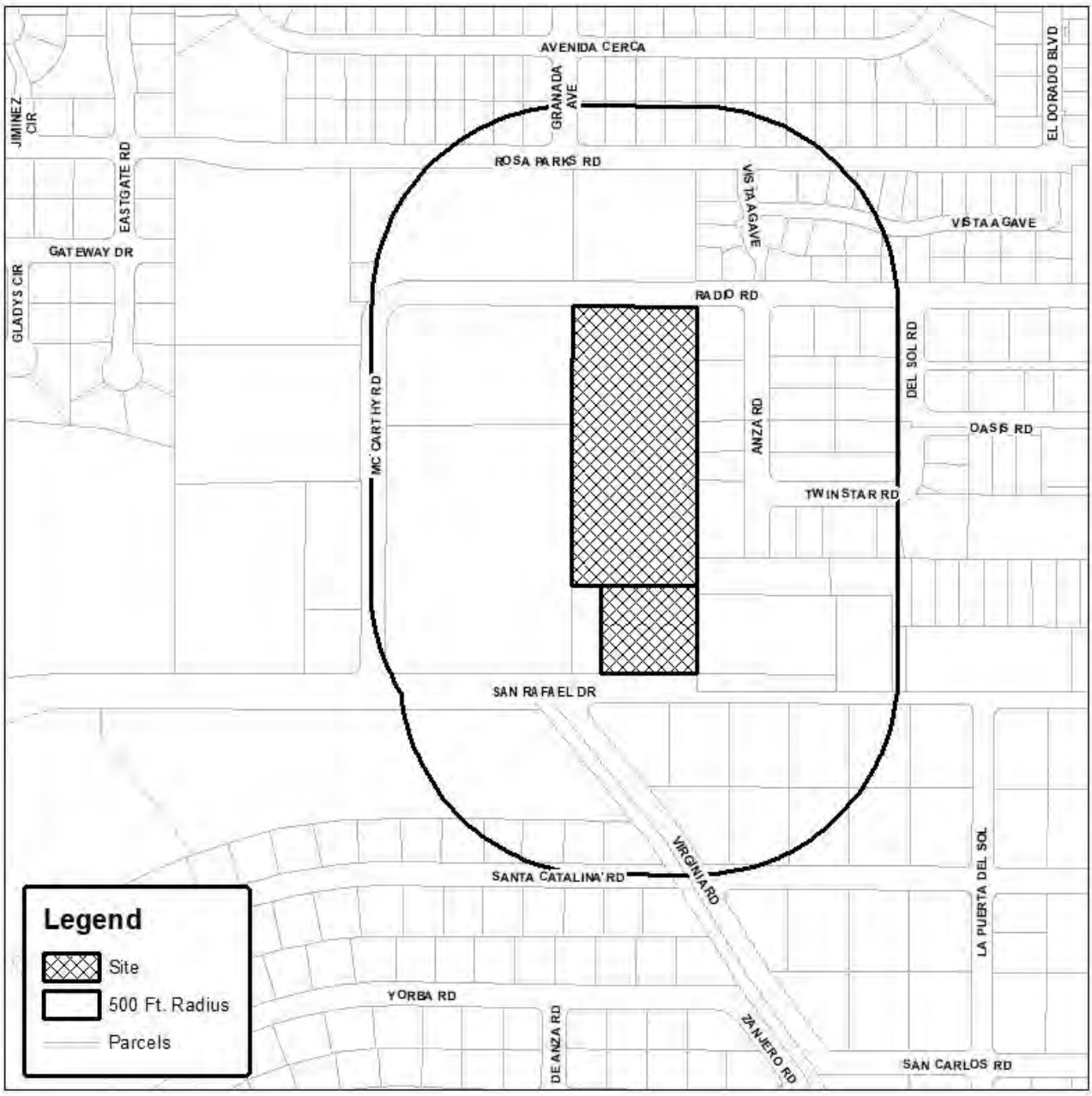
On October 12, 2022, the Planning Commission approved the Major Development Permit application subject to conditions of approval. Since the Planning Commission meeting, the applicant has revised the plans to respond to Planning Commission's comments and conditions. Additionally, the proposed project is consistent with the architecture review criteria listed above. Therefore, staff recommends that the ARC approve the Major Architectural (MAJ) application, Case 3.4313 MAJ, subject to conditions of approval included in Exhibit A of the attached draft resolution.

PREPARED BY:	Alex Rubalcava, Assistant Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning

ATTACHMENTS:

A. Vicinity Map
B. Resolution and Conditions of Approval
C. Public Integrity Disclosure Form
D. CEQA IS
E. Revised Plans

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS
400 West San Rafael

RESOLUTION NO. 6929

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING MAJOR DEVELOPMENT PERMIT APPLICATION, CASE 3.4321-MAJ/DP, TO CONSTRUCT A 127,200-SQUARE-FOOT SELF-STORAGE FACILITY ON A 6.43 ACRE UNDEVELOPED PARCEL LOCATED AT 400 WEST SAN RAFAEL DRIVE (APNS: 669-430-016 &019), ZONE M-1-SP.

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

WHEREAS, InSite Property Group (Mike Diacos), (the "Applicant") has filed Case 3.3421 MAJ, a Major Development Permit Application, in accordance with Section 94.04.04 (Development Permit) of the Plan Springs Zoning to construct a 127,200-square-foot self-storage facility on a 6.43-acre undeveloped parcel at 400 West San Rafael Drive, Zone M-1-SP; and

WHEREAS, notice of a public meeting of the Planning Commission of the City of Palm Springs to consider the above-mentioned application was given in accordance with applicable law; and

WHEREAS, on October 12, 2022, a public meeting on Case 3.4321 MAJ was held by the Planning Commission in accordance with applicable law; the Planning Commission voted to approve the application, Case 3.4321 MAJ, subject to conditions of approval, and

WHEREAS, On November 30, 2022, notice of a public meeting of the Architectural Review Committee of the City of Palm Springs to consider the above-mentioned application was given in accordance with applicable law;

WHEREAS, On December 5, 2022, the City's Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: A Mitigated Negative Declaration (MND) has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's CEQA Guidelines. The Planning Commission found that, with the incorporation of mitigation measures, the

development will have a less than significant impact on the environment. The Planning Commission independently reviewed and considered the information contained in the MND prior to its review of this Project and the MND reflects the Planning Commission's independent judgment and analysis.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of Palm Springs Zoning Code Section 94.04.00 ("architectural review") as conditioned; and

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4321 MAJ, for the construction of a 127,200-square-foot self-storage facility and ancillary RV/boat parking/storage spaces at 400 West San Rafael subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 5th day of December, 2022.

AYES:
NOES:
ABSENT:

ATTEST: CITY OF PALM SPRINGS, CALIFORNIA

_____
Christopher Hadwin
Director of Planning

RESOLUTION NO. 6929

EXHIBIT A

Self-Storage
900 North Farrell Drive
Case 3.4321 MAJ/DP

December 5, 2022

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

ADM 1. Project Description. This approval is for the project described per Case 3.4321 MAJ; except as modified with the conditions below;

ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped September 29, 2022, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.

ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.

ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.

ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4321 MAJ. The City of Palm Springs will promptly

notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. Time Limit on Approval. Approval of the Major Architectural Application (MAJ) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05. Permits will not be issued until the appeal period has concluded.

ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in-lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first $100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts

Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ADM 10. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.

ENV 2. California Fish & Game Fees Required. The project is required to file a Notice of Determination (NOD). Required filing fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such a filing and fee is paid.

ENV 3. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

ENV 4. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)

a. The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

b. Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record

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

PLANNING DEPARTMENT CONDITIONS

PLN 1. Outdoor Lighting Conformance. Outdoor lighting shall fully conform to the requirements of Palm Springs Zoning Code and shall not produce disability glare, discomfort glare, light trespass, and/or light pollution as defined in Palm Springs Zoning Cod Sections 93.21.00(A)(7), (8), (9), and (10). Additionally, the outdoor lighting shall conform to the requirement by the Riverside County Airport Land Use Commission (ALUC). Also see Condition ALUC 1.

PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.

PLN 3. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. The applicant shall submit a sign program to the Department of Planning Services prior to the issuance of building permits.

PLN 4. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

PLN 5. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.

PLN 6. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.

PLN 7. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.

PLN 8. Landscape Screening. Install additional planting materials in the perimeter planting bed along the south and west property lines to ensure adequate screening of the RVs from Farrell and Research Drive. The plant materials and installation shall be satisfactory to the Riverside County Airport Land Use Commission and Palm Springs International Airport requirements.

PLN 9. West Elevation. Enhance perimeter wall design along Farrell Drive, such as alternating recesses, raised planters, and/or other similar enhancements.

PLN 10. Riverside County Airport Land Use Commission (ALUC) Review. Applicant shall contact the ALUC to ensure that the proposed use is permitted and the project meets all the requirements imposed by the ALUC.

PLN 11. ARC Review. The proposed project is subject to Architectural Review Committee (ARC) review pursuant to Palm Springs Zoning Code Section 94.04.00. The Major Architectural Review (MAJ) application and materials/plans for review by the ARC shall include any revisions identified in these conditions.

PLN 12. Riverside County Airport Land Use Commission (ALUC) Review. Applicant shall contact the ALUC to ensure that the proposed use is permitted and the project meets all the requirements imposed by the ALUC.

PLN 13. ARC Review. The proposed project is subject to Architectural Review Committee (ARC) review pursuant to Palm Springs Zoning Code Section 94.04.00. The Major Architectural Review (MAJ) application and materials/plans for review by the ARC shall include any revisions identified in these conditions.

Planning Commission Conditions

1. Landscape. Use lager plant material at the time of planting trees with a minimum height of 12–14 feet. Plant additional shade trees along West Radio Road and West San Rafael with a minimum 15-foot canopy.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION (ALUC) CONDITIONS

ALUC 1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

ALUC 2. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interreference with the safety of aircraft operations.

ALUC 3. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property.

ALUC 4. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2022-AWP-11003-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary

basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.

ALUC 5. The proposed structures shall not exceed a height of 38 feet above ground level and a maximum elevation at top point of 662 feet above mean sea level.

ALUC 6. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.

ALUC 7. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 624 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

ALUC 8. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or s decision is made not to construct the applicable structure.

BUILDING DIVISION CONDITIONS

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

BLDG 1. Separate permits are required for Site Walls, Trash Enclosures, Signs, PV (Photovoltaic), Construction Trailers.

BLDG 2. Grading & ROW permits are to be issued by our Engineering Division.

BLDG 3. Utilities on the utility side of any meter are to be arranged with the respective Utility Company. Any utilities after a meter will be included in the Building

Departments scope of work for inspections.

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

General Conditions

1. Shall comply with the latest adopted edition of the following codes as applicable:

2019 California Building Code
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code

2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

3. In addition to approval from Building & Safety, approval is required from the County of Riverside, Department of Public Health for occupancies involving fueling stations and foods and beverages.

4. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

5. All development impact fees including but not limited to TUMF, CVMSHCP, Sewer Connection and Public Arts shall be paid at time of permit issuance.

ENGINEERING DIVISION CONDITIONS:

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

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

STREETS

ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.

ENG 2. **Provide proposed finish floor elevations of all proposed structures, existing structures on site, and all adjacent off-site structures. Provide proposed on-site drainage flow designs. This information required prior to site plan approval.**

ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Services Department. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

SAN RAFAEL DRIVE

ENG 4. Construct a 6 inch curb and gutter, 32 feet north of centerline along the entire frontage and extending across the frontage of APN 669-430-018 to match adjacent improvements in accordance with City of Palm Springs Standard Drawing No. 200.

ENG 5. Construct two driveway approaches in accordance with City of Palm Springs Standard Drawing No. 205.

ENG 6. Construct a 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.

ENG 7. Construct pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to centerline along the entire frontage and extending across the frontage of APN 669-430-018 to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 110. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 8. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.

ENG 9. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

RADIO ROAD

ENG 10. Construct a driveway approach in accordance with City of Palm Springs Standard Drawing No. 205.

ENG 11. Construct a 8 feet wide sidewalk behind the curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.

ENG 12. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.

ENG 13. All broken or off grade street improvements along the project frontage shall be repaired or replaced

ON-SITE

ENG 14. The on-site layout of drive aisles and parking spaces is subject to further review and approval by the City Engineer. Adjustment of proposed street alignments, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.

ENG 15. The minimum pavement section for all on-site pavement drive aisles, parking spaces, etc. shall be 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

ENG 16. All on-site drive aisles shall be two-way with a minimum 26 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.

ENG 17. On-site drive aisles shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey surface drainage of the on-site drive aisles to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

ENG 18. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

ENG 19. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more “Coachella Valley Best Available Control Measures” as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant’s or its contractor’s Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related “PM10” Dust Control issues, please contact AQMD at (909) 396-3752, or at

http://www.AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.

ENG 20. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

ENG 21. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed prior to issuance of Grading Permit and commencement of grading operations.

ENG 22. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

ENG 23. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.

ENG 24. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.

ENG 25. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.

ENG 26. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.

ENG 27. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars ($2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

ENG 28. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)

ENG 29. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided even though there may not be a grading plan for the project. Prior to issuance of Building Permits.

ENG 30. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.

ENG 31. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved “Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties” (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture

office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

WATER QUALITY MANAGEMENT PLAN

ENG 32. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).

ENG 33. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

ENG 34. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.

DRAINAGE

ENG 35. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 36. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

ENG 37. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is $7287.76 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 38. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.

ENG 39. All proposed utility lines shall be installed underground.

ENG 40. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit

ENG 41. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 42. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing filetype), DXF (AutoCAD ASCII drawing exchange filetype), and PDF (Adobe Acrobat document filetype) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 43. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing “as-built” information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 44. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 45. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

MAP

ENG 46. The existing parcels identified by Assessor’s Parcel Number (APN) 669-430-016 AND 019 shall be merged. An application for a parcel merger shall be submitted to the Engineering Services Department for review and approval. A copy of a current title report and copies of record documents shall be submitted with the application for the parcel merger. The

application shall be submitted to and approved by the City Engineer prior to issuance of building permit.

TRAFFIC

ENG 47. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.

ENG 48. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 49. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 50. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS:

These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.

Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix “T” Development Requirements. This building will require fire sprinklers and a fire alarm system.

Conditions of Approval – “Conditions of Approval” received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

Required access (CFC 504.1): Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

NFPA Fire Sprinklers: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2016 Edition, as modified by local ordinance

Private Fire Hydrants: Additional private hydrants may be required.

Security Gates: A Knox Key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox Key switch when required by the fire code official. Secured non-automated vehicle gates or entries shall utilize an approve padlock or chain (maximum link or lock shackle size of 1/4 inch) when required by the fire code official.

Key Box Required to be Installed (CFC 506.1): Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.

Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.

Key Box Contents (CFC 506.1): The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

Turning Radius: Fire access road turns and corners shall be designed with a minimum inner radius of 25 feet and an outer radius of 43 feet.

Dead Ends: Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus.

Designated Fire Lanes: In private developments fire lanes shall not be less than 24 feet in width (curb to curb) with no parking on either side and shall be identified.

Address: Shall provide 12” addresses for this structure and show location on plans.

Fire Extinguishers: Shall install 2A10BC fire extinguishers every 75’ inside the office space.

Fire Inspection: Shall call fire for a fire inspection prior to opening business at 760-323-8181.

END OF CONDITIONS

CITY OF PALM SPRINGS
PUBLIC INTEGRITY DISCLOSURE
(INSTRUCTIONS FOR APPLICANTS)

Who Must File?

Applicants that are NOT a natural person or group of natural people that will be identified on the application, and seek a City approval determined by a vote of City officials. Examples include corporations, limited liability companies, trusts, *etc.* that seek a City Council approval, or an approval by one of the City's board or commissions.

Why Must I File?

The City of Palm Springs Public Integrity Ordinance advances transparency in municipal government and assists public officials in avoiding conflicts of interest. The City's Public Integrity Ordinance, codified in Chapter 2.60 of the municipal code, reflects the City's interest in ensuring that companies (and other legal entities that are not natural people) doing business in the community are transparent and make disclosure as to their ownership and management, and further that those companies disclose the identity of any person, with a beneficial ownership interest of five percent (5%) or more.

When Must I File?

You must file this form with the Office of the City Clerk, or designee, at the same time when you file your application for a City approval determined by a vote of City officials, whether elected or appointed.

What Must I Disclose?

A. The names of all natural persons who are officers, directors, members, managers, trustees, and other fiduciaries serving trusts or other types of organizations (attorneys, accountants, *etc.*).

***Note**: **(1)** you must make these disclosures in relation to the applicant entity, and also in relation to any related entity that owns a part of, or makes a profit based upon the business of the applicant entity. Disclosures may include parent, subsidiary or affiliated entities of the applicant entity; **(2)** if any entity that is not a natural person serves as the applicant entity (e.g. as a member of the applicant LLC), then all officers, directors, members, managers, trustees, etc., of the second entity must be disclosed.*

B. The names of persons owning a beneficial interest of five percent (5%) or more in your entity, Owners/investors who have such an interest hold either investment power or voting power, i.e., they can (i) sell or transfer their interest, or (ii) vote their interest in management decisions.

NOTE: USE ADDITIONAL PAGES AS NECESSARY

What if I Have Questions?

If you have any questions about how to complete this form, please contact the Office of the City Clerk, (760) 323-8206, cityclerk@palmspringsca.gov.

PUBLIC INTEGRITY DISCLOSURE
APPLICANT DISCLOSURE FORM

1. Name of Entity

410 W San Rafael Dr LLC

2. Address of Entity (Principle Place of Business)

19191 S. Vermont Avenue, Suite 680, Torrance, CA 90502

3. Local or California Address (if different than #2)

4. State where Entity is Registered with Secretary of State

Delaware

If other than California, is the Entity also registered in California? ☑ **Yes** ☐ **No**

5. Type of Entity

☐ **Corporation** ☒ **Limited Liability Company** ☐ **Partnership** ☐ **Trust** ☐ **Other (please specify)**

6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify)
Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity

GCP SecureSpace Development Partners Lp
[name]

☐ **Officer** ☐ **Director** ☒ **Member** ☐ **Manager**
☐ **General Partner** ☐ **Limited Partner**
☐ **Other** _____

Charles A. Brown, IV
[name]

☒ **Officer** ☐ **Director** ☐ **Member** ☐ **Manager**
☐ **General Partner** ☐ **Limited Partner**
☐ **Other** _____

Keith Wetzel and Daniel Ward
[name]

☒ **Officer** ☐ **Director** ☐ **Member** ☐ **Manager**
☐ **General Partner** ☐ **Limited Partner**
☐ **Other** _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE ***JANE DOE*** **[name of owner/investor]**	***50%, ABC COMPANY, Inc.*** **[percentage of beneficial interest in entity and name of entity]**
A. NONE **[name of owner/investor]**	**[percentage of beneficial interest in entity and name of entity]**
B. **[name of owner/investor]**	**[percentage of beneficial interest in entity and name of entity]**
C. **[name of owner/investor]**	**[percentage of beneficial interest in entity and name of entity]**
D. **[name of owner/investor]**	**[percentage of beneficial interest in entity and name of entity]**
E. **[name of owner/investor]**	**[percentage of beneficial interest in entity and name of entity]**

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title	Date
	5/6/2022

PENALTIES

Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Secure Space Self Storage
Case No.	3.4321-MAJ
Assessor's Parcel No.	669-430-016 & 669-430-019
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262
Project Location:	North side of West San Rafael Drive, east of McCarthy Road
Project Sponsor's Name and Address:	Insite Property Group 19191 S. Vermont Avenue, Suite 680 Torrance, CA 90502
General Plan Designation(s):	Mixed-use
Zoning:	M-1
Contact Person:	Alex Rubalcava, Assistant Planner
Phone Number:	760-323-8245
Date Prepared	August, 2022

Table of Contents

CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Description of the Project

The San Rafael Self Storage Facility will be located on West San Rafael Drive, south of the Desert Highland Gateway Estates. The Project will be located on a parcel of land designated as Mixed Use by the City of Palm Springs General Plan and developed within the M-1 Service and Manufacturing Zone. The Project site is also within the boundaries of the College Park Specific Plan, and designated for industrial uses in the Plan. The Project is permitted under section 92.17.01 of the zoning ordinance as "Wholesaling and warehousing, including mini-warehouse/storage". The Project site closely neighbors the San Jacinto Mountain on its west side and is currently undeveloped desert land bounded by West Radio Road to the north, additional service and manufacturing facilities to the east, West San Rafael Drive to the south, and Medium Density Residential housing to the west.

The self-storage facility will be accessible by two primary entrances located on San Rafael Drive, and one secondary entrance located on Radio Road. This gated facility will be designed to be visually compatible with adjacent cube-shaped geometric industrial structures, including a monochrome grey exterior color scheme with blue accents.

The Project proposes to develop a vacant parcel of land with an area of 6.43 acres; improvements consisting of one 3-story self-storage building and leasing office comprising 127,200 square feet, 182 covered RV stalls, and 11 parking stalls totaling an area impervious area of 242,000 square feet are proposed. The main storage facility will be constructed on the southern half of the property, and much of the Project site will be covered by asphalt to provide RV parking on the northern portion of the property and general parking located directly in front of the main storage facility entrance, with the east and western edges being converted into desert landscaping totaling 37,092.8 square feet.

The storage facility will operate Monday through Sunday between 10 am and 6 pm and will be staffed by 2-3 employees during operating hours.

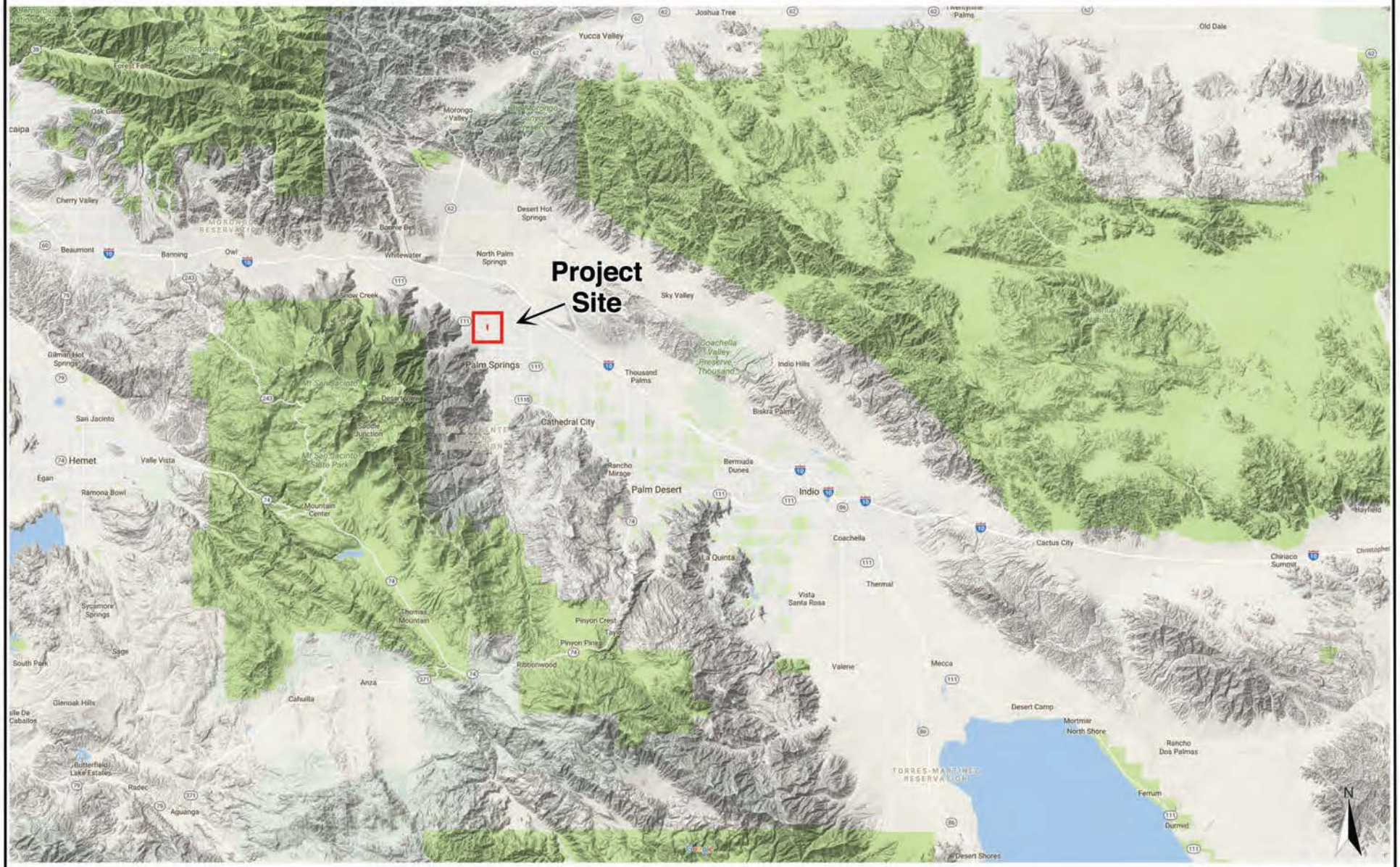
The Project proposes to include storm drainpipes, inlets, and underground infiltration basins along the eastern edge of the site perpendicular to San Rafael Drive to ensure adequate drainage in the event of a 100-year storm.

Each floor of the main self-storage facility will be 9 feet in height and contain 5'x5', 10'x10', 10'x15', and 10'x20' storage units for a total of 975 units within the building. The self-storage building will be 30 feet in height, in compliance with the 40-foot maximum height limit set by the M-1 zone.

Utilities and Service Providers:
The following agencies and companies will provide service to the Project site:

1. Sanitary Sewer: City of Palm Springs
2. Water: Desert Water Agency (DWA)
3. Electricity: Southern California Eddison (SCE)
4. Gas: Southern California Gas Company (The Gas Company)
5. Telephone: Frontier/various
6. Cable: Time Warner Cable (TWC)

Other public agencies whose approval is required.
Regional Water Quality Control Board.



Source: Google Maps, 2021

07.19.22

Exhibit

1

TERRA NOVA®
PLANNING & RESEARCH, INC.

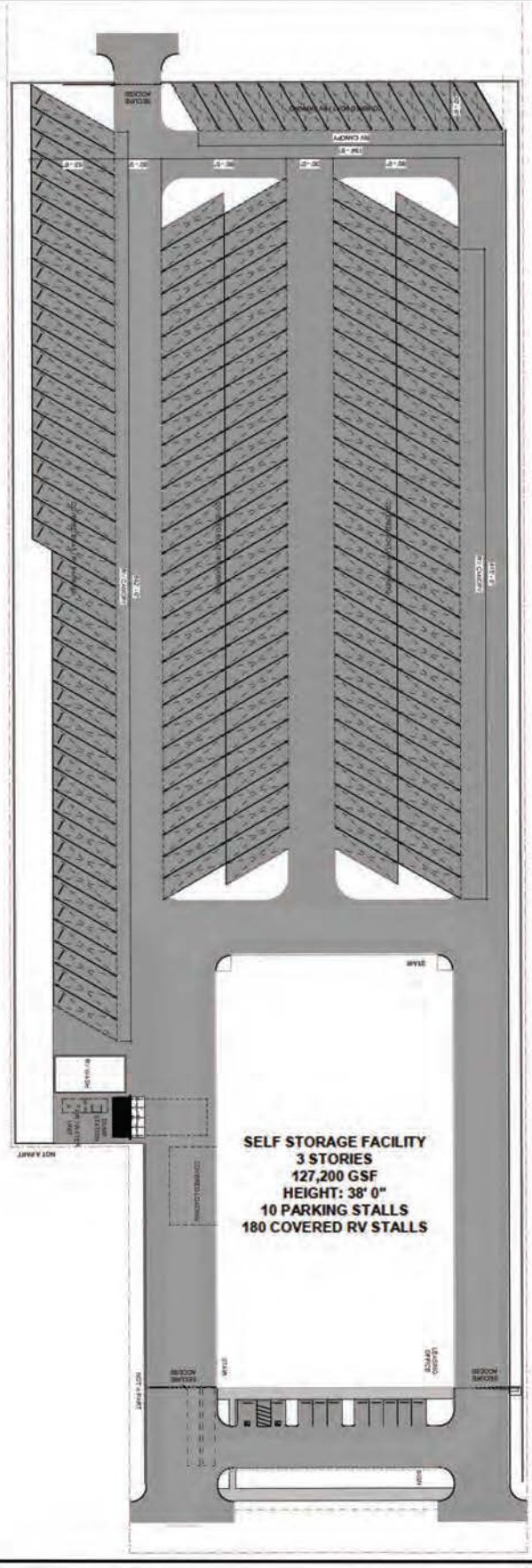
Secure Space Self Storage
Vicinity Map
Palm Springs, California

TERRA NOVA®
PLANNING & RESEARCH, INC.

Secure Space Self Storage
Project Location Map
Palm Springs, California

Exhibit
2

PROJECT INFORMATION	
PROJECT ADDRESS:	W SAN RAFAEL DR PALM SPRINGS, CA 92262
PARCEL NUMBER(S):	669430019 (5.23 ACRES) 669430016 (1.26 ACRES)
ZONING:	M-1
TOTAL SITE AREA:	6.43 ACRES
TOTAL DISTURBED AREA:	6.43 ACRES
FAR:	.45 (.5 ALLOWED)
SITE COVERAGE:	47% (60% ALLOWED)
BUILDING INFORMATION	
CONSTRUCTION TYPE:	TYPE II-B FULLY SPRINKLERED PER NFPA 13
OCCUPANCY:	S-1 STORAGE INDUSTRIAL
TOTAL BUILDING AREA:	127,200 SF
SETBACKS:	
FRONT:	25' -0"
SIDE:	10'-0" AND 25'-0" (RESIDENTIAL ADJACENT)
REAR:	10'-0"
PARKING REQUIRED:	6 STALLS
PARKING PROVIDED	10 STALLS
CONTACT / APPLICANT	
INSITE PROPERTY GROUP DEVELOPMENT MANAGER MIKE DIACOS MIKE@INSITEPG.COM 805.766.0292	



Source: InSite, May 2022

TERRA NOVA®
PLANNING & RESEARCH, INC.

Secure Space Self Storage
Project Site Plan
Palm Springs, California

Exhibit
3

Environmental Factors Potentially Affected:

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

☐ 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

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

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

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

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

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

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

Alex Rubalcava

Alex Rubalcava
Assistant Planner

9/14/2022

Date

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

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

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

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
    a) The significance criteria or threshold, if any, used to evaluate each question; and
    b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) 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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Google Earth Pro Version (7.3.2.5776), accessed July 2022; "California Scenic Highway Mapping System," accessed July 2022.

Setting

The Project site is located within the City of Palm Springs. The region is bounded by the San Jacinto and Santa Rosa mountains to the west and southwest, the San Gorgonio mountains to the north, and the San Bernardino and Little San Bernardino mountains to the northeast. The Coachella Valley's mountains are formations which resulted from historic geological seismic activity of the nearby San Andreas fault, are integral features of the skyline for many residents, and have resulted in land use and zoning ordinances that preserve the views from scenic highways. Highway 111, which hugs Mount San Jacinto, is an eligible scenic highway for the City of Palm Springs.

The Project site is in the Highland – Gateway neighborhood. The proposed self-storage facility will be built less than 0.4 miles from Highway 111 and less than 1.6 miles from the San Jacinto Mountain. The proposed development will result in a gated, 30 foot high, 3-story building, accompanying RV parking and stormwater drainage structures surrounded by a wall on a 6.43-acre parcel of land. The storage facility's height is under the maximum 40-foot maximum height for the M-1 zone.

Discussion of Impacts

a) No Impact. Scenic resources in the Project area are the San Jacinto Mountains to the west, the Santa Rosa Mountains to the southwest, the San Gorgonio Mountains to the northwest, and Little San Bernadino Mountains to the northeast. Viewing the Project site from Radio Road, the peaks from the San Jacinto and Santa Rosa mountains are visible but the bases of both ranges are significantly obstructed by existing industrial buildings and fences on the east and west borders of the Project site. Additionally, tree canopies from neighboring projects and utility poles irregularly obstruct views of both ranges. Viewing the Project site from the south on West San Rafael Drive, the San Jacinto Mountains are visible to the west. Portions of the San Gorgonio and Little San Bernadino Mountains are visible from this viewpoint, but are significantly obstructed by existing industrial structures near the Project site. There are no public vantage points on the east or west sides of the Project site which would allow for a view of scenic resources. The existing viewsheds of scenic vistas from both the north and south sides of the Project are either partially or completely obstructed, and the addition of a 30 foot storage facility would not alter the visibility of scenic vistas from publicly accessible vantage points. Therefore, the Project would have no impact on scenic vistas.

b) No Impact. The Project site is not located in close proximity to a state scenic highway, historic buildings, and does not contain scenic resources such as trees or rock outcroppings. The Project site is a vacant parcel of undeveloped land devoid of scenic resources. Additionally, the Project does not violate existing height restrictions in the City. Therefore, the proposed development will have no impact on scenic resources. Due to the Project site's existing conditions as an undeveloped parcel of land consisting of minimal desert landscape, the Project has no potential to substantially damage any scenic resources.

c) Less Than Significant Impact. The visual character of the Project site is defined by adjacent industrial buildings. A series of automotive businesses neighbor the Project site on its eastern side and are mostly white and grey in color. A wall runs along the length of the Project site's east side and northwestern edge. Due to the height of industrial warehouse buildings on North Anza Road, McCarthy Road, and West Del Sol Road, the Project site's undeveloped landscape is not visible from most public views in the area. At the proposed height of 30 feet, the top of the storage facility may be visible from some public viewing areas other than West San Rafael and Radio Road but will be consistent in mass and scale with the existing industrial structures. The Project site does not exceed the Zoning height limit of 40 feet, and therefore does not conflict with the City's regulations for preserving public views and scenic quality. The Project site's proposed self-storage facility is consistent with the land use designation of the M-1 Service and Manufacturing zone. In addition, given the Project's monotone gray and blue color palette, it is unlikely to stand out or significantly degrade the existing visual character of its surroundings and therefore will have a less than significant impact on the visual character of the area.

d) Less Than Significant Impact. The adjacent industrial structures host several lamp posts and light fixtures attached to building entrances that contribute to lighting levels within the service and manufacturing zone in this part of the City. The Palm Springs General Plan Community Design Element outlines lighting policies for the City. The City strives to reduce light pollution by encouraging low illumination levels, reducing light spillover, and the conscious use of street and outdoor lighting. The proposed improvements will include a storage facility and business sign near the primary entrances to the property along West San Rafael Drive. Both the storage facility and entrance sign will remain lit after hours of operations. Both the storage facility's 14

wall-mounted light fixtures and business sign's lettering are designed to shield the light they will be emitting in order to prevent light pollution and spillover onto adjacent properties. 35 ceiling mounted light fixtures will be placed under parking shades in the RV storage area. 5 area lighting fixtures will be placed near the Project site's southern parking spaces and behind the self-storage facility. All outdoor light fixtures chosen have shaded or hooded designs in order to ensure compliance with City standards. Given the existing restrictions for light fixtures in the City's General Plan and Zoning Ordinance, this new source of ambient light will not significantly impact lighting levels in this area of the City.

Mitigation Measures: None required.

Monitoring: None required.

II. 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); California Important Farmland Finder, California Department of Conservation, accessed July 2022.

Setting

The Project Site sits on a parcel of land at the northeastern edge of Palm Springs designated for Mixed Use under the Palm Springs General Plan and zoned as M-1 in the Zoning Ordinance. Farmland, forest land, and timberland designations do not exist in the Palm Springs General Plan nor does a corresponding zoning designation exist. This land is arid and not viable for agricultural production.

Discussion of Impacts

a-e) No Impact. The Project site is currently undeveloped desert land unsuitable for agricultural production. The Project site is within the M-1 service/manufacturing zone and designated as Mixed Use in the General Plan, and therefore will have no impact on the conversion of agriculturally-designated lands to other uses.

Prime Farmland: The California Important Farmland Finder lists the Project site under the Urban and Built-Up Land designation, described as being occupied by structures with a building density of about 6 structures per 10-acre parcel. The Project site is located in the City's urban core, and therefore will have no impact on existing zoning for agricultural use.

Williamson Act: Williamson Act was established to preserve land for agricultural use. Williamson Act Contracts occur between private landowners and local governments and designate parcels of land to be solely used for agriculture in exchange for lower property taxes for the landowners. The City of Palm Springs does not have any areas of agricultural land under a Williamson contract and therefore the Project will have no impact on an existing Williamson Act contract site.

Forest Land: The Project site exists at an elevation of approximately 623 feet above sea level on the valley floor. The desert terrain at this elevation is not supportive of forest land. Forest land and timberland designations do not exist in the Palm Springs General Plan nor does a corresponding zoning designation. The Project site sits on undeveloped desert land, and therefore development of the Project site will not have any impact on forestland.

Mitigation Measures: None required.

Monitoring: None required.

III. 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); "Final 2016 Air Quality Management Plan," prepared by South Coast Air Quality Management District, March 2017; South Coast AQMD Air Quality Significance Thresholds, April 2019; "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003; "Final Localized Significance Threshold Methodology,' prepared by the South Coast Air Quality Management District, Revised, July 2008; Air Quality/ Greenhouse Gas Emissions Assessment prepared by Kimley-Horn and Associates, Inc. on CalEEMod Version 2020.4.0.(CalEEMod), July 2022.

Setting

The Palm Springs pollution profile is comprised of stationary and mobile sources of pollution. Sources of stationary pollution for the City are commercial, industrial, and residential equipment and fixtures. Examples of residential stationary sources of pollution are gas heaters, fireplaces, and landscape exhaust, though the amount of air pollution they produce comparatively is low. The Palm Springs International Airport, the I-10, City streets and the Union Pacific Railroad are all mobile sources of pollution for the City.

The South Coast Quality Air Management District (SCQAMD) is responsible for managing the Salton Sea Air Basin (SSAB), which includes the City of Palm Springs. The SSAB is characterized by hot summers, mild winters, and low annual precipitation. Frequent periods of strong winds, combined with the flat valley terrain are relevant environmental conditions which exacerbate poor air quality. Under California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS), the SSAB is designated as in a state of attainment for the following air pollutants: Carbon Monoxide, Nitrogen Dioxide, Sulfur Dioxide, and Lead.

The California Air Resources Board under the direction of the California EPA is responsible for Identifying Toxic Air Contaminants (TAC's) which are defined by the California Health and Safety Code as Hazardous air Pollutants (HAP) under subsection (b) of section 112 of federal codes (42 USC Sec. 7412[b]).

CAAQS and NAAQS designate Ozone (O3) and Suspended Inhalable particulate Matter (PM2.5 & PM10) as in a state of nonattainment. The United States Environmental Protection Agency (USEPA) is currently monitoring Ozone through the California Air Resources Board (CARB) in order to ensure compliance with the California Clean Air Act (CCAA) and federal ambient air quality standards. Baseline air quality conditions such as direct sunlight, light winds, and warm temperatures exacerbate the production of Ozone within the SSAB.

The Coachella Valley PM 10 State Implementation Plan (CVISP) was created in response to the designation of PM10 nonattainment by state and federal ambient air quality standards and built upon existing dust control programs within the Coachella Valley, requiring stricter control measures regarding transportation, mobile, construction, paved roads, unpaved roads, agriculture, windblown, and vegetable burning emissions of particulate matter.

Discussion of Impacts

a) Less Than Significant Impact. The Project site is located within the South Coast Air Basin (SCAB). The SCAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and regulated by the SCAQMD's 2016 Air Quality Management Plan (AQMP), whose emission standards and pollution control strategies are set in consultation with the Southern California Association of Governments' (SCAG) population growth projections, Regional Transportation Plan (RTP), Sustainable Community Strategies (SCS), and based on the latest and most accurate scientific data.

According to Air Quality Assessments performed by Kimley-Horn and Associates, Inc (Appendix A), the Project construction and operational emissions would not cause emission in excess of CAAQS or NAAQS. The Project site is zoned as M-1 in Palm Springs Municipal Code, and is located in PA 5 in the College Park Specific Plan. The Project site's land-use does not violate any existing land use ordinance and does not require General Plan or Zoning amendments.

The Project would not violate existing air quality standards and is consistent with current land use and growth expectation in the AQMP, therefore, the Project's conflict or obstruction of applicable air quality plans would be less than significant.

b) Less than Significant Impact. The Project proposes to build a self-storage and accompanying RV storage facility. Under normal operation, the storage facility will house personal belongings and large furniture items. The self-storage facility is not temperature controlled, and is not designed to host activities or house materials which would negatively impact air quality such as internal heating, onsite burning of fossil fuels, or operating machinery requiring gasoline. Under these assumptions, the Project site's land use has a low potential to generate pollutants which would negatively impact air quality during its operation.

Construction Emissions:
The approximate 14-month Project buildout beginning in April 2023 and ending in May 2024 would generate temporary criteria air pollutant emissions resulting from site grading, road paving, and motor vehicle exhaust. Assuming compliance with SCAQMD nuisance Rule 402, fugitive dust Rule 403, and architectural coatings Rule 1113, the Project's estimated construction emissions have been modeled using CalEEMod version 2020.4.0[1], as summarized in Table 1. As shown in the Table, the Project's construction will not exceed thresholds of significance established by SCAQMD, and impacts will be less than significant.

[1] Air Quality/ Greenhouse Gas Emissions Assessment prepared by Kimley-Horn and Associates, Inc. on CalEEMod Version 2020.4.0.(CalEEMod), July 2022.

Table 1 Maximum Daily Construction-Related Emissions Summary (pounds per day)						
Construction Emissions[1]	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum	22.10	16.11	62.62	0.05	9.13	5.16
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
[1] Average of 2022 and 2023 emissions. Includes implementation of fugitive dust control measures and architectural coating standards required by SCAQMD under Rule 403 and Rule 1113, respectively. See Appendix A for modeling outputs.						

Operational Emissions:

Following completion of Project construction, mobile, energy, and area sources contribute to operational emissions for the Project. The Projects operational emissions, modeled using CalEEMod are summarized below in Table 2, and will not exceed SCAQMD thresholds.

Table 2 Maximum Daily Operational-Related Emissions Summary (pounds per day)						
Operational Emissions	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Daily Maximum	7.39	0.87	3.63	0.02	1.90	0.52
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
See Appendix A for modeling outputs.						

Cumulative Contribution:

The South Coast Air Basin has been designated to be in a state of non-attainment for Ozone (O3), PM10, and PM2.5 by CAAQS and O2 and PM2.5 for NAAQS. The SCAQMD has designed regional thresholds with NAAQS and CAAQS in mind and therefore if a Project does not exceed the SCAQMD's regional emissions standards, then that Project's contribution to cumulative air quality in the SCAB is less than significant. The construction and operational related emissions of the Project do not exceed SCAQMD's thresholds, and therefore their cumulative impact on air quality is less than significant.

Summary:

As summarized by Tables 1 and 2, and modeled by CalEEMod, the Project emissions for criteria pollutants are not expected to violate SCAQMD emissions standards. Therefore, the Project's impact on cumulatively considerable net increases of any criteria pollutant for which the Project region is in non-attainment under CAAQS and NAAQS is less then significant.

b) Less than Significant Impact. There are 4 sensitive receptors within close proximity to the Project site: Multi-family residences adjacent to the west, multi-family residences 131 feet to the southwest, single-family residences 390 feet to the north, and single-family residences 240 feet to the south. The SCAQMD has localized significance thresholds (LST) for criteria pollutants. Should emissions for the Project site's construction be lower than the LST, the SCAQMD deems that Project as not exposing sensitive receptors to significant pollutant concentrations. As modelled by CalEEMod and visualized in Table 3, the Project's emissions do not exceed the SCAQMD's LST, and therefore would have a less than significant impact on sensitive receptors in proximity to the Project.

Table 3 Localized Significance Thresholds Emissions (pounds per day)				
Construction/Operational	CO	NO_x	PM_{10}	$PM_{2.5}$
Maximum Emissions[1]	18.24	1.22	8.93	5.10
LST Threshold	2,292	304	14	8
Exceeds Threshold?	No	No	No	No
Emission Source: CalEEMod, version 2016.3.2 LST Threshold Source: Source Receptor Area 30, LST Mass Rate Look-up Table, SCAQMD [1] Operational emissions that affect sensitive receptors are limited to on-site area emissions. Energy and mobile emissions occur off-site.				

c) No Impact. The Project does not fit a definition of a land use that produces odors as identified by the SCQMD CEQA Air Quality Handbook, and therefore the Project's operation would not result in the creation of odors adversely affecting a substantial number of people because a self-storage facility will not generate odors.

During Project build-out, construction activities and related equipment may produce some odors. However, the production of such odors would be temporary and limited to the duration of the Project's construction and would disperse quickly when they occur. Therefore, the Project would have no impact on odors adversely affecting a substantial number of people.

Mitigation Measures: None required.

Monitoring: None required.

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

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); "Final Recirculated Coachella Valley Multiple Species Habitat Conservation Plan," September 2007' USFWS National Wetlands Inventory, www.fws.gov/wetlands/Data/Mapper.html, accessed July 2022.

Setting

The Coachella Valley sits on the southwestern edge of the Sonoran Desert. The desert habitat fosters dozens of federally and state recognized threatened and endangered species.

The United States Fish and Wildlife Services (FWS) is responsible for enforcing the Federal Endangered Species Act, the Migratory Bird Treaty Act, and the Clean Water Act Section 404. The California Fish and Game Code Section 1600, and California Endangered Species Act are administered by the California Department of Fish and Wildlife (CDFW.

Existing regional habitat conservation areas listed in the Palm Springs General Plan include the Coachella Valley Mountains Conservancy, the Coachella Valley Preserve system, the Whitewater Floodplain Preserve, Santa Rosa and San Jacinto Mountain National Monument, the San Bernadino National Forest, the Mount San Jacinto State Park and Wilderness, Tahquitz National Game Preserve, the James San Jacinto Mountains Reserve, Magnesia Springs Ecological Reserve, Snow Creek Conservation Area, the Highway 111/I-10 Conservation Area, and the Whitewater Floodplain Conservation Area.

There are wildlife movement corridors on the western, southeastern, northwestern territories of Palm Springs, however, this Project site is not located in close proximity to any of them. This Project site is not located on tribal conservation land and is labeled as a stabilized shielded sand field according to the Palm Springs General Plan Figure 5.4-4 and 5.4-5. The Project site is also subject to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which has established a system of reserves for the preservation of endemic species throughout the Valley.

Discussion of Impacts

a) Less than Significant Impact with Mitigation. The Project site does not exist within suitable habitat for sensitive plant species according to Vegetation Communities Figure 5.4-5 of the Palm Springs General Plan. The site is vacant, highly disturbed desert land, and has a very low potential to harbor the Burrowing owl. Other native species are unlikely to occur, due to the disturbed nature of the site, and its isolation from other native habitat, since it is surrounded by development or roadways on all sides.

   The Burrowing owl is federally protected by the Migratory Bird Treaty Act and a species requiring further study in the CVMSHCP, and the California Fish and Game Code prohibits take of the species. Should the species occur on the site, and be disturbed by Project construction, a significant impact would occur. In order to reduce the impact to less than significant levels, mitigation is required. Pre-construction site surveys are required to take place in order to ensure the absence of the Burrowing owl, or to protect the species if it occurs. In order to assure that impacts to burrowing owl are less than significant, Mitigation Measure BIO-1 is provided below. With implementation of BIO-1, impacts will be reduced to less than significant levels.

b,c) No Impact. The Project site has not been identified as an area vital to the survival of sensitive natural communities, and is not located in a Conservation Area, as defined by the CVMSHCP. The Project site is not classified as nor is it in close proximity to riparian habitat or protected wetlands and therefore will have no impact on riparian habitat, other sensitive natural communities, or federally protected wetlands.

d) Less than Significant Impact with Mitigation. The City of Palm Springs contains several wildlife corridors that allow wildlife to navigate east to west through the San Gorgonio pass. The closest wildlife corridor to the Project site is in northwestern Palm Springs between the San Jacinto and San Gorgonio mountains.

The Migratory Bird Treaty Act of 1918 prohibits 'take' of protected migratory bird species listed by the U.S. Fish and Wildlife Service. The Project site contains native vegetation, and is a potential nesting site for protected migratory bird species. Should ground disturbance occur during the nesting season, there could be significant impacts to nests and un-fledged young. Therefore, Mitigation Measure BIO-2 has been provided below, which requires the completion of pre-construction nest surveys by a qualified biologist, if any ground disturbing activity is to occur during the nesting season. With implementation of this mitigation measure, impacts to migratory birds will be reduced to less than significant levels.

e,f) Less than Significant Impact. The Project site lies within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan, and is therefore subject to the development mitigation fee in order to offset the impact the loss of undeveloped land would have on sensitive wildlife within the City and region. The effect of the Project site's development is expected to have less than significant impact as a result of payment of the fee.

Mitigation Measures:

BIO.1 Burrowing Owl Surveys

To mitigate potential impacts to burrowing owl, two pre-construction surveys shall be conducted in accordance with CDFW protocol. The first survey shall occur between 14 and 30 days prior to ground disturbance, and the second shall occur within 24 hours of the initiation of ground disturbance activities for any phase of development on the Project site.

- If no owls are detected during those surveys, ground disturbance may proceed without further consideration of this species, assuming there is no lapse between the surveys and construction, because the protocol states "time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance."
- If burrowing owls are detected during the surveys, avoidance and minimization measures shall be required. Avoidance and minimization measures may include establishing a buffer zone, installing a visual barrier, implementing burrow exclusion and/or closure techniques, in conformance with CDFW protocol.

BIO.2 Migratory Bird Treaty Act

If ground disturbance or tree or plant removal is proposed between February 1st and August 31st, a qualified biologist shall conduct a nesting bird survey within 7 to 10 days of initiation of grading onsite, focusing on MBTA covered species. If active nests are reported, then species-specific measures shall be prepared. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. For construction that occurs between September 1st and January 31st, no pre-removal nesting bird survey is required.

- In the event active nests are found, exclusionary fencing shall be placed around the nests until such time as nestlings have fledged. Avoidance buffers shall be 100 to 300 feet from the nests of unlisted songbirds, and 500 feet from the nests of birds-of-prey and listed species.

Monitoring:

BIO.A The Project biologist shall supply the City with reports of findings regarding burrowing owls and migratory birds. The reports will be attached to the grading permit for the Project.
Responsible Parties: Project Biologist, City Engineer, Planning Department
Timeline: prior to issuance of any permits that result in ground disturbance

V. CULTURAL RESOURCES Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Cultural Resources Assessment prepared by BCR Consulting LLC, July, 2022 (Appendix B).

Setting

The Coachella Valley region is known for its arid climate, with dry, hot summer and mild winters with an average annual precipitation between 2-5 inches. The Project site sits at an elevation of 620 feet above mean sea level (AMSL) just south of the Whitewater River. The City of Palm Springs has a deep pre and post historic history and is home to the Agua Caliente Band of Cahuilla Indians. When the Cahuilla first moved to the Coachella Valley thousands of years ago, Lake Cahuilla covered much of the valley floor, the historical boundary of which lies southeast of the Project site.

Their historic presence and contributions of the Cahuilla are not only recognized, but highly valued by the Coachella Valley. The University of California, Riverside has identified Andreas and Tahquitz Canyons as prehistoric archeological districts under the National Register of Historic Places. The City of Palm Springs has additional sites of historic significance that are not recognized by the National Register of Historic Places but are protected under the City of Palm Springs Municipal Code Title 8, Chapter 8.05 which created zoning for historical and cultural preservation.

The Native American Graves Protectional and Repatriation Act of 1990 created a process by which federal institutions can return Native American items of cultural significance to lineal descendants and recognized Native American Tribes. Archeological site protection efforts found on federal or Native American land are regulated by the Archeological Resources Protection Act of 1979. Under the National Historic Preservation Act of 1966 (NHPA), the Advisory Council on Historic Preservation, the State Historic Preservation Offices (SHPO), and the Tribal Historic Preservation Office (THPO) coordinate in protecting Historic and Archeological sites of national significance. The Project site is not included in the General Area of Known Historic Sites visualized in Figure 5.5-1 of the City of Palm Springs General Plan EIR.

AB 52 requires lead agencies to consult with California Native American Tribes when considering, historical, archeological, and tribal cultural resources.

Discussion of Impacts

a) No Impact BCR Consulting LLC conducted an archeological survey on July 27th, 2022 as part of a cultural resources study for the Project site. The cultural resources study also analyzed existing historical and archeological records for all sites within a half-mile radius of the Project site, including those from the California Resources Information System (CHRIS) at the Eastern Information Center (EIC) as well as from the Sacred Lands Files search at the State of California Native American Heritage Commission (NAHC).

Records Search

Under CEQA guidelines, in order for any object, building, structure, site, area, place, record, or manuscript to be defined as a "historical resource", it must be at least one of the following: Is listed or is eligible to be listed in the California Register of Historical Resources; listed in a local register of historical resources; identified as significant in a historical resource survey; or determined to be a historical resource by a Project's lead agency.

The records search revealed 20 cultural resource studies and 6 cultural resources identified within a half mile of the Project site according to data listed in the EIC. Four historic period locations were identified: a Historic-Period Orchard one half-mile northeast of the Project site, a Historic Period Apartment Complex 1.8 miles to the west, a Historic Period Racquet Club one half-mile to the southwest, a Historic-Period Gas Station one half-mile west-south-west, and a Historic-Period Isolated Artifact on half-mile to the south. Although the southern portion of the Project site was assessed in a previous study for cultural resources, no cultural resources have been identified within the Project site's boundaries.

Field Survey

BCR Consulting conducted a field survey on the Project site, in which the Project sites surface was systematically inspected. The field survey did not find any historical resources of significance on the Project site.

Summary of Impacts

The records search did not yield any evidence of a historical resource on the Project site nor did the field survey discover an object which meets the criteria for a historical resource. Therefore, the Project will have no impact on the significance of a historical resource pursuant to § 15064.5.

b) Less than Significant Impact with Mitigation. The Project site is not located in an area having a high potential for archaeological resources. However, such resources can occur below the surface, and not be discovered until Project grading and excavation uncovers older soils.

Records Search

During the initial EIC records search, one archaeological resources was identified within one half-mile of the Project site during previous cultural resource studies: a Prehistoric Isolated Artifact one half-mile to the southwest. Though two Cultural Resource Reports did include parts of the Project site, no significant historic or archeological resources were found.

Sacred Lands File Search

Palm Springs General Plan Figures 5-5 and 5-6 for Archeological and Prehistoric Cultural Resources do not indicate that the Project site likely to have or is known to have significant Prehistoric or Archeological resources. The Native American Heritage Commission (NAHC) Sacred Lands File search did not reveal any records of significant archeological resources found on the Project site.

Field Survey

The BCR Consulting field survey did not reveal any qualifying archeological resources on the surface of the Project site.

Summary of Impacts

The cultural study did not reveal any significant archeological resource on the Project site, however, the City of Palm Springs has a rich archeological background with the potential to uncover historical resources during construction related ground disturbance. In order to ensure that the Project would have a less than significant impact on a significant archeological resource in the event of discovery as a result of construction related ground disturbance, Mitigation Measure CUL-1 is provided below.

Under AB 52, local tribes must be consulted to assure they have the necessary information to identify and address potential impacts to tribal cultural resources. Further discussion of AB 52 consultation is provided in Section XVIII, Tribal Cultural Resources.

With compliance with Archeological and Tribal Monitoring mitigation measures described in CUL-1, the Project will have a less than significant impact regarding archeological resources.

c) No Impact The Project site is not located in an area known to have buried human remains or an area belonging to a cemetery. The State of California Health and Safety Code Section 7050.5 regarding human remains must be followed should human remains be uncovered during Project buildout. Section 7050.5 mandates the immediate cessation of construction activities and contact of the Riverside County Coroner in order for the coroner to make a historic determination of the remains. Under Public Resources Code Section 5097.98, should the coroner make the determination that the discovered remains are prehistoric, the Native American Heritage Commission will be contacted in order to determine the Most Likely Descendant (MLD). The MLD may complete a site inspection within 48 hours of NAHC notification. Assuming compliance with the State of California Health and Safety Code Section 7050.5 protocol, the Project site will have no impact on the disturbance of human remains or those interred outside of formal cemeteries.

Mitigation Measures:

CUL-1 Archeological and Tribal Monitoring

A qualified archaeologist and ACBCI Native American monitor must be on site during all ground disturbance activities, including grading, grubbing, trenching, excavations, and earth-moving activities.

The monitors will have the authority to temporarily halt or divert construction equipment to allow the controlled archeological recovery of cultural materials. The material will be recorded and evaluated in the field to determine their resource significance. Any discovered artifacts will be analyzed, processed, and placed in a secure facility which would allow for the retrieval and subsequent study at a later date. Monitoring activities will conclude when the monitors determine that their presence is no longer necessary due to the excavation depth or stage of development.

Monitoring:

CUL-A. The applicant must provide fully executed monitoring agreements to the City of Palm Springs before any ground disturbance occurs on the site.
Responsible parties: Project applicant, Planning Division, City Engineer.

CUL-B. The Project archeologist and Tribal monitor shall prepare a detailed report summarizing the results of the Archeological and Tribal Monitoring program and file the finalized report with the City within 30 days of the conclusion of ground-disturbance activities on the Project site.

Responsible Parties: Planning Division, applicant, and Project archeologist.

VI. ENERGY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Air Quality/ Greenhouse Gas Emissions/ Hydrology Assessment prepared by Kimley-Horn and Associates, Inc. on CalEEMod Version 2020.4.0.(CalEEMod), July 2022; City of Palm Springs Sustainability Plan

Setting

Electricity

The Project site is in northern Palm Springs. Southern California Edison is the electricity provider for the entire City of Palm Springs.

Natural Gas

The Southern California Gas Company provides natural gas services to Palm Springs under the regulation of the Public Utilities Commission.

Renewable Energy and Energy Efficiency

The City of Palm Springs is an active member of Desert Community Energy (DCE), an alternative local energy provider within the Coachella Valley. The Desert Community Energy program allows individual energy consumers to opt into the renewable energy program.

The City of Palm Springs incorporated energy efficiency measures contained in the Green Building Code into their building code which require developers to meet minimum energy efficiency standards. Title 24, Part 6 of the California Code of Regulations sets energy efficiency standards for all new developments and was last updated in 2019.

Discussion of Impacts

a,b) Less than Significant Impact. The proposed improvements include a self-storage facility, RV parking, and leasing office, consistent with land use regulations within the Palm Springs General Plan and zoning ordinance. According to the Kimley Horn Air Quality report, the building operational energy demand is 295,104 Kilowatt-hour (kWh) per year and the operational energy demand for the parking lot is projected to be 68,587.8 kWh per year for a combined operational electricity demand of 363,691.8 kWh per year. The estimated Natural Gas demand would be 2,557.33 therms per year.

The Project would not obstruct state or local plans for renewable energy or energy efficiency. The Project would abide by the City of Palm Springs' Sustainability Plan and the Palm Springs Climate Action Plan guidelines. In addition, the Project proposes rooftop compatibility for solar

panel instillation, giving the Project a potential renewable energy source in the future. The use, a self-storage facility, will have a relatively low energy demand, since units will not be climate controlled, and the primary energy use will be related to lighting in and around the site, as well as operation of the Project's rental office.

During buildout, the temporary construction period is expected to increase the number of daily trips as a result of the transport of materials to and from the Project site as well as worker commutes, which is further detailed in the Transportation section below. The annual VMT is projected to be 894,035. The Project's trip generation during construction and during operation does not constitute an unnecessary consumption of energy resources that would significantly impact the environment. Following the existing guidelines for energy and use and having the potential for renewable energy make the energy impact of the Project less than significant.

Mitigation Measures: None required.

Monitoring: None required.

VII. GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); United States Geological Survey

Setting

The City of Palm Springs is geographically located within the Colorado River Province, a low-lying 130-mile-long basin extending from the San Gorgonio Pass to the Mexican border, and known as the Salton Trough. The Whitewater River is the most prominent hydrologic feature, and travels through the

north central portion of the City from between the San Jacinto and San Gorgonio Mountains. These mountains are the result of historic tectonic movement. Portions of the City occur directly on several areas designated as having active seismic activity by the State of California Alquist-Priolo Earthquake Fault Zoning Act of 1971. The San Andreas fault is the largest and most notable fault line which carves into the northeastern part of the Coachella Valley. The San Andreas fault is a strike-slip fault known as a right-lateral fault and results from the northwest movement of the Pacific Plate's collision with the North American Plate's southwestern movement. The Project site is near the local South Pass Fault, the Garnet Hill Fault, and the Palm Canyon Fault, but is not in an Alquist-Priolo zone.

The Palm Springs General Plan EIR lists the Project site as having a modest susceptibility for seismic settlement, a low susceptibility to liquefaction, and high rate of erosion. The U.S Geologic Survey and the Coachella Valley Water District both monitor Palm Springs ground subsidence caused by seismic activity. Ground subsidence has generally occurred southeast of the City, in the central and southern portions of the Valley.

The soil profile of Palm Springs is primarily made up of windblown sand, alluvial sand and gravel that had historically been deposited by flowing water. The Project site does not contain Holocene surficial sediments according to the Palm Springs General Plan's geologic map Figure 5.6-1 and is covered by Artificial Fill deposits.

The steep mountains funnel in high winds through the Coachella Valley and are also responsible for many geologic features of Palm Springs. On the northeastern corner of the city is a thick accumulation of wind-blown sand which towers up to 200 feet above the valley floor known as the Palm Springs Sand Ridge. In addition, these high winds along with geologic uplift contribute to high erosion levels within the City.

Discussion of Impacts

a)

i) No Impact. The closest local faults to the Project site are the South Pass Fault, the Garnet Hill Fault, and the Palm Canyon Fault. The Project site is located 4.5 miles from the San Andreas fault. The Project site is not located on a State of California Alquist-Priolo Earthquake Fault Zone. Therefore, the rupturing of a known earthquake fault delineated by Alquist Priolo Earthquake Fault Zoning Map will have no impact on the Project.

ii) Less Than Significant Impact. As previously mentioned, the Coachella Valley is a geographic region defined by fault zones and mountain formations. The San Andreas fault being the largest and most notable in the region and affecting the City of Palm Springs. The Project Site is located near several active fault zones, the closest being the South Pass, Garnet Hill, and Palm Canyon faults. These conditions give the Project stie the potential to experience seismic ground shaking with potentially substantial adverse effects. According to the United States Geologic Survey, the Inland Empire has a 75% chance of being struck by one or more 7.0 magnitude earthquakes before the year 2044.

The proposed self-storage facility's land use is not intended to be residential and will not contain dwelling units. The self-storage facility is intended for individuals to occasionally visit to store and retrieve personal items. Under regular use, the storage facility will temporarily host visitors, and may remain devoid of human activity for a significant amount of time during operating hours. Therefore, because the site will seldom host visitors, the chances of injury resulting from seismic activity on site are negligible. In addition, the California Building Code (CBC) identifies areas of susceptibility for ground shaking, and zones them according to the

frequency and degree of impact that a large earthquake would have. The City of Palm Springs is highly susceptible to seismically induced changes in velocity, speed, and acceleration associated with earthquakes, and is categorized under Zone 4. Compliance with the existing state and federal earthquake safety development regulations contained in the Building Code and Municipal Code will ensure that any seismic activity experienced onsite will have the lowest potential to result in adverse effects. Substantial adverse effects involving seismic activity will have less than significant impacts on the Project.

iii) No Impact. The phenomenon by which certain porous sediments behave as a fluid mass when exposed to ground shaking by earthquakes is called liquefaction. For liquefaction to occur on the Project site, the Project site would have to be comprised of soils with poor drainage, have groundwater at a depth of less than 50 feet, and experience serious stress from an earthquake. Northern Palm Springs has been identified as having a low probability of liquefaction given that groundwater depth is greater than 50 feet. The Project site does not meet all three conditions for liquefaction, and therefore will not directly or indirectly experience adverse effects as the result of liquefaction.

iv) No Impact. The Project site is located in an area with a slope of less than 10 degrees according to the Palm Springs General Plan Slope Distribution map Figure 5.6-2. This is because the Project site is located on the valley floor, a region characterized by its flat terrain and low elevation. The Project site is located more than a mile from the base of Mount San Jacinto, and therefore will not directly or indirectly experience potential substantial adverse risks, injuries, or deaths resulting from a landslide.

b) Less Than Significant Impact. According to Figure 5.6-3 n the Palm Springs General Plan EIR, the Project site rests in an area highly susceptible to erosion. The construction of the storage facility and associated structures will result in the disturbance of topsoil by heavy machinery. During construction, the Project will be required to implement a dust management plan, consistent with SCAQMD Rule 403.1. This requirement is specifically designed to mitigate impacts of ground disturbance by wind.

The Project site will be developed to include impermeable surfaces covering 86.8% off the site However, robust measures exist to divert stormwater runoff onsite (See Section X, Hydrology), which will offset any negative impacts that development on the Project site would have on soil erosion. Additionally, the on-site pavement, storage facility, and landscaping will provide adequate ground structure to resist long-term wind erosion. The Project's impact on soil erosion and loss of topsoil will be less than significant.

c) Less Than Significant Impact. As discussed above (a.iv), the Project site is not at risk of landslides and therefore would not exhibit lateral spread. Additionally, the Project site lacks the conditions necessary to be subject to liquefaction (a.iii). The Coachella Valley experiences subsidence as the result of groundwater usage. This subsidence is gradual and is monitored by local water agencies. According to the 2018 Coachella Valley Integrated Regional Water Management & Stormwater Resource Plan Update, the Project site does not occur within an area that experiences groundwater subsidence. The Project site is unlikely to negatively contribute to subsidence because of its limited use of water, and is unlikely to cause ground collapse as the result of development. The Project will have less than significant impact on soils.

d) No Impact. According to the Palm Springs General Plan, soils in the Whitewater floodplain may have expansive properties. Under the Palm Springs General Plan, if expansive soils were to be found on the Project site, appropriate remediation measures would be required in order to eliminate the risk of direct or indirect risk to life or property. This analysis will be conducted as part of the building permit process when a site- and Project-specific soils analysis is required. Should expansive soils be identified, remediation, including over-excavation and soil compaction, would be implemented to protect Project foundations. Given these existing protocols, the Project would have no impact on creating substantial direct or indirect risks to life or property due to expansive soils.

e) No Impact. The Project site improvements do not include septic tank use. The Project's sanitary sewer demands will be serviced by the City. Sewers are available for the disposal of wastewater in San Rafael Drive. Please also see Hydrology Section X. The Project will have no impact on the use of septic tanks or alternative wastewater disposal systems.

f) No Impact. The Riverside County General Plan Figure 4.7.2 lists all of Palm Springs, including the Project site, as having a low paleontological sensitivity. The Project site is currently undeveloped land devoid of unique geological features, and is covered by artificial fill deposits, which are of recent age, and not sufficiently old to contain paleontological resources. The Project will have no direct or indirect impact on paleontological resources or geological features.

Mitigation Measures: None required.

Monitoring: None required.

VIII. GREENHOUSE GAS EMISSIONS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate 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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Air Quality/ Greenhouse Gas Emissions Assessment prepared by Kimley-Horn and Associates, Inc. on CalEEMod Version 2020.4.0.(CalEEMod), July 2022.

Setting

Greenhouse gasses are gas molecules whose chemical composition make them more efficient at absorbing solar radiation and reemitting energy back towards the earth's surface. Thermal energy that would be escaping the earth's atmosphere is now bouncing back onto the earth's surface as heat, which causes surface temperatures to rise. This interaction between these gasses, the earth's atmosphere, and the earth's surface is known as the 'greenhouse effect' and is responsible for the rapidly increasing average global temperatures and frequency of extreme weather events over the past century following the Industrial Revolution. Carbon dioxide (CO2), Methane (CH4), and Nitrous Oxide (N2O) are three major GHG's resulting from anthropologic activity.

The California Global Warming Solutions Act of 2006 (AB 32) required California to adopt regulations in order to reduce their GHG emissions to 1990 levels by 2020. The California Global Warming Solutions Act of 2016: emissions limit (SB 32) further required California to adopt regulations to reduce GHG emissions to 40% of 1990 levels by 2030. In 2016, the City of Palm Springs amended their previous 2013 Climate Action Plan goals of reducing their GHG emission to 1990 levels by 2020, to reducing their GHG emissions to 40% of 1990 levels by 2030 in exact accordance with AB 32 and SB 32.

The South Coast Air Quality Management District adopted a greenhouse gas significance threshold for stationary industrial sources based on an October 2008 staff report which recommended using a tired approach to greenhouse gas significance. Under this tiered approach, SCAQMD would consider a Project's impact significant if it cannot comply with at least one of the following "tier" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the Project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the Project below an absolute threshold (10,000 $MTCO_2e$/year for industrial Projects; 3,000 $MTCO_2e$/year for residential and commercial Projects)?
- Tier 4: Is the Project below a (yet to be set) performance threshold?
- Tier 5: Would the Project achieve a screening level with off-site mitigation?

The analysis provided below is based on the Greenhouse Gas Emissions Assessment prepared by Kimley Horn, and included in Appendix C of this document.

Discussion of Impacts

a, b) Less Than Significant Impact. The Project proposes to build a self-storage facility, accompanying leasing office, and RV parking spaces on a 6.43 acre parcel of currently undeveloped desert land. The Project proposes minor electricity usage, low natural gas demand, and will generate a low amount of traffic. Due to the nature of a self-storage facility not requiring emission intensive activities such as internal heating, onsite burning of fossil fuels, or operating machinery requiring gasoline, the Project will not generate substantial GHG emissions.

The Project will have Greenhouse Gas (GHG) emissions resulting from both construction and operation. As detailed in Section III, Air Quality, the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to calculate the projected emissions resulting from Construction and Operation of the Project. The CalEEMod modeling assumed best management practices (BPMs), adherence to California Building Code, and compliance with SCAQMD nuisance Rule 402, fugitive dust Rule 403, and architectural coatings Rule 1113. Projected GHG emissions for construction and operation are summarized in Table 4. Based on the tiered evaluation system described above, the Project qualifies for Tier 3, as it is a quasi-industrial use in an industrial area.

Construction

The transport of materials, commute to and from the Project site from construction workers, and the use of construction equipment are all activities that would result in GHG emissions. Beginning in April of 2023 and ending in May of 2024, the 14-month construction period would result in a total of 637.88 MTCO2e or a 30-year amortized construction emissions rate of 21.26 CO_2e (MT/YR) as summarized in Table 4. Construction-related emissions would end following Project completion.

Operation

GHG emissions from site operation result from direct and indirect sources. Direct emission sources include mobile and area sources. Indirect emissions sources include off-site electricity generation, wastewater transportation energy demands, solid waste emissions, and fugitive refrigerants from air conditioning. Operational emissions for the Project are estimated to be 538.27 MTCO2e annually as summarized in Table 4.

Total Emissions

The breakdown of Project related emissions is summarized in Table 4, which lists operational and 30 year amortized construction emissions of the Project in CO_2e (MT/YR). Neither the 14-month construction related emissions nor the operational emissions exceed the SCAQMD threshold for industrial GHG emissions.

Project related GHG emissions during the construction and operational phases do not exceed the SCAQMD Industrial (Tier 3) thresholds, and therefore the Project's impact would be less than significant.

Table 4 Projected GHG Emissions Summary (Metric Tons)	
Phase	CO_2e (MT/YR)
Construction	318.94
Operational + 30 year amortized construction [1]	559.53
SCAQMD Threshold (Industrial)	10,000.00
1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 637.88/30 =21.26	

Mitigation Measures: None required.

Monitoring: None required.

IX. HAZARDS AND HAZARDOUS MATERIALS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard 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?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Fire and Resources Assessment Program (FRAP) maps, California Department of Forestry and Fire Protection. https://www.envirostor.dtsc.ca.gov accessed in July 2022.

Setting

The Project site is subject to several local, state, and federal laws whose agencies oversee the transportation, emissions, and disposal of hazardous waste. The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), also known as the 'Superfund Act', protects natural resources on sites on the National Priority List from the disposal of hazardous waste. The Emergency Planning and Community Right-to-know Act (EPCRA) requires businesses to report to

communities of the production of hazardous waste onsite. The Resource and Conservation Recovery Act (RCRA) regulates the management and transportation of waste material.
There are no Superfund Sites nor are there any Toxic Release Inventory (TRI) sites in the City of Palm Springs. State Highway 111 is the only route for the transport of hazardous waste recognized by the EPA in the City of Palm Springs and is less than half a mile from the Project site.

The California Accident Release Prevention Program (CalARP) designates the City of Palm Springs Department of Environment Health, Hazardous Materials Division (DEH-HMMD) a Certified Unified Program Agency (CUPA) responsible for the implementation of hazardous material disclosure programs. The Hazardous Materials Business Plan requires that all business submit a notice to the DEH-HMMD if they generate any amount of hazardous waste above federal and state guidelines.

Data obtained from the California State Water Resource Control Board's GeoTracker system indicated that there are no active Leaking Underground Storage Tank (LUST) sites within a 1-mile radius of the Project site.

The Project site is in an area with no fuel for wildfires and no recent historical wildland fires according to the California Department of Forestry and Fire Protection (CDF).

The Project site is in within Zone E of the Palm Springs International Airport Compatibility Plan, designated as an "Extended Approach/Departure Zone" within the Riverside County Airport Land Use Compatibility Plan.

Discussion of Impacts

a,b) Less Than Significant Impact. Under the Palm Springs General Plan, it is generally understood that development would result in increased frequency in transportation of hazardous materials to and from new projects, and that this transportation has the possibility to cause a spill, accident, or release of hazardous waste. Under current regulations, the transportation of hazardous material is limited to Highway 111, Interstate 10, and the Union Pacific Railroad. In addition, transportation of hazardous waste within the city is planned to avoid as many residential streets as possible, in order to avoid the possibility of civilian impact from hazardous waste accidents.

The Project site proposes to develop a self-storage facility and covered RV stalls. Under normal operation, the storage facility will house personal belongings and large furniture items. The RVs are likely to contain some fuel, but not in quantities that would pose a high risk to neighboring residents The self-storage facility is not temperature controlled, and is not designed to house hazardous materials, the storage of which is highly regulated. Therefore, it is unlikely that the storage facility will accumulate a significant amount of hazardous materials on site.

Given existing site conditions, protocols regarding the transportation, storage and use of hazardous materials by the California Occupational Health and Safety Administration (CalOSHA), the development on the Project site is not expected to result in a significant hazard to the public or the environment as a result of the routine transport, use, disposal, or accident involving hazardous materials and therefore its impacts would be less than significant.

c) No Impact. No school is located within a quarter mile of the Project Site. The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) No Impact. The Project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project would have no impact on creating a significant hazard to the public or the environment.

e) No Impact. The Project Site is located 4.8 miles from the Palm Springs international airport and is located within Airport Compatibility Zone E of the Palm Springs International Airport Influence Area (AIA). The Airport Land Use Commission found the Project consistent with the 2005 Palm Springs International Airport Land Use Compatibility Plan, provided that its conditions of approval were implemented. The conditions include: using downward facing, hooded light fixtures, restrictions regarding the use of reflective materials, prohibiting the use of steady or flashing light that could be mistaken for FAA-approved navigational signal light, any land use activity that would obstruct safe air navigation such the generation of smoke, activates that would cause electrical interference with operational aviation instrumentation, and the buildup of tall objects or other physical hazards that would interfere with aircraft safety. In addition, the Project site is required to comply with height limit maximums of 38 feet during and after construction of the Project, including appropriate notification to the Federal Aviation Administration once construction has reached its maximum height. The Project has complied with appropriate noticing requirements, does not plan to build a structure that would exceed the Commission's restrictions, nor does it propose any land use that would violate the conditions laid out within the ALUC approval letter. Therefore, the Project will have no impact on any airport land use plan.

f) Less Than Significant Impact. The Project does not propose to psychically obstruct or impair the implementation of an adopted emergency response plan, nor does the Project include improvements that would physically alter the existing roads or circulation of traffic on San Rafael Drive or Radio Road which would physically obstruct or impair the implementation of an adopted emergency response plan.

Once construction has been completed, the self-storage facility will be accessible by two primary entrances located on West San Rafael Drive, and one secondary entrance located on Radio Road, both of which will be reviewed by the City's fire and police departments in order to ensure adequate emergency access. The Project is expected to have a less than significant impact on emergency response plans.

g) No Impact. The Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) according to CalFire's Fire Hazard Severity Zone map and will have no impact on people's or structures' exposure to significant risk, injury, or death resulting from wildland fires.

Mitigation Measures: None required.

Monitoring: None required.

X. HYDROLOGY AND WATER QUALITY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements 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:	☐	☐	☒	☐
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(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	☐	☐	☒	☐
(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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Preliminary Hydrology and Hydraulics Report prepared by Kimley-Horn and Associates, Inc., July 2022.

Setting

Domestic Water:

The Coachella Valley subbasin is further categorized into several smaller subbasins, 3 of which provide water to the City of Palm Springs: the Whitewater River, Mission Creek, and Indio subbasins. The Whitewater River Subbasin is the largest groundwater subbasin of the three. The 28 million acre-feet

subbasin is recharged via recharge basins in the San Gorgonio Pass, creeks, and seasonal rainfall. In recent years, the demand for groundwater has supplanted the Whitewater River Basin's recharge rate, leading to overdraft of available groundwater. In response the Coachella Valley water agencies have exchanged their water allotment from the State Water Project for a similar entitlement from the Colorado River for use in recharging the basin.

The Palm Springs area is within the jurisdiction of 3 water service providers, the Coachella Vallely Water District, the Desert Water Agency, and the Mission Springs Water District. The Project site is within the Desert Water Agency's (DWA) jurisdiction. The DWA's water supply is made up of internal and external sources. According to the Desert Water Agency's 2015 Urban Management Plan, external sources include: surface water from Snow Creek, Falls Creek, Chino Creek, and the Whitewater River, natural groundwater recharge and storage from the Whitewater River Basin, and imported water from the Colorado River. Internal Sources include non-consumptive return to the aquifer and recycled water from the DWA's Recycled Water Treatment Facility.

Conservation:
Under the California Water Code, every water agency has adopted a Water Shortage Contingency Plan to secure water availability in the event of natural disaster or similar catastrophe. The Desert Water Agency also operates a wastewater treatment facility which lowers the amount of potable water used for irrigation by servicing the Tahquitz Creek Golf Course, DeMuth Park, and Mesquite Golf Course.

Surface Water Quality:
The California Regional Water Quality Control Board enforces state and federal water quality laws. The Board has determined that the city's water meets or exceed federal and state standards for quality.

The primary threat to the city's water quality is stormwater runoff. Stormwater runoff carries undesired chemicals and metals and deposits it in areas which may harm plants and wildlife and pollute water sources. The Board has established standards and requirements which protect local and regional water from pollution.

Flood Management
The relatively flat geography of the Coachella Valley makes desert cities susceptible to flooding. The City of Palm Springs' Master Drainage Plan is responsible for determining the city's stormwater drainage boundaries. The Palm Springs Master Drainage Plan was first developed in 1982 and investigates the city's existing stormwater drainage structures in order to suggest economic and engineering alternatives. Beginning on the west side where the cliffside meets the city, the drainage area gently slopes eastward over 26.5 square miles. According to the Palm Springs General Plan, the Project site sits outside of the 500-year flood plain.

Discussion of Impacts

a,b,e) Less Than Significant Impact. The Regional Water Quality Control Board (RWQCB) requires all projects that have the potential to impact water reaching the Whitewater River to have a Water Quality Management Plan (WQMP). A Project-specific WQMP was prepared by Kimley-Horn and Associates and details the steps that will be taken to address potential water quality standards, wastewater discharge requirements, deterioration of surface and groundwater quality, decreasing groundwater supplies, interference with groundwater recharge, and alteration to existing drainage patterns.

The Project site will connect to the existing City sewer system via an existing 12 inch line in San Rafael Drive. The City's wastewater treatment facilities operate in compliance with all waste discharge requirements, and the Project's limited sanitary sewer flows from office bathroom facilities are not expected to impact the plant's operations.

Under the National Pollutant Discharge Elimination System (NPDES), all facilities with the potential to pollute surface or flood downstream properties due to onsite runoff must submit a Discharge Monitoring Report. By extension of this principle, the hydrology study and the water quality management plan prepared for this site aim to exceed local, state, and federal standards for water quality, waste discharge, the degradation of surface water, and the degradation of groundwater.

The hydrology and hydraulic analysis was created in compliance with the Riverside County Hydrology Manual. Following the analysis methods outline within the manual, peak discharges for proposed Project conditions were calculated in order to meet the most conservative storm event peak flow. Currently, the Project site is an undeveloped parcel of desert land which is completely pervious and consists of one drainage area which flows onto West Radio Road from the southeast. The Project's 100-year storm, 24-hour flow is 24.12 cubic feet per second (cfs). The Project proposes to build a 3-story self-storage facility, covered RV parking spaces, uncovered office parking spaces, desert and hard landscape areas, southern entrance driveway, northern entrance driveways, and two underground infiltration basins across 5 separate drainage areas. Under the proposed conditions, the Project site will be 13.83% pervious per the Kimley-Horn report, and under the most conservative estimates for the 100-year storm event, the Project's 24-hour flow will be 28.51 cubic feet per second. The Project's drainage system has been designed to contain the 100-year storm on-site, and implement best management practices (BMPs) to assure that storm flows are not polluted by on-site sources, such as dust and sand, chemicals or fuels. These standards assure that impacts associated with storm flow discharge remain less than significant.

The Desert Water Agency will provide domestic water service to the Project site. The Project site will require limited water, primarily for landscaping, which has been designed to use drought tolerant landscaping, and from office bathroom use. The Project's water demand is expected to be equal to or less than water use from a comparably sized industrial project on the site. The Desert Water Agency's 2015 Urban Management Plan details its sources and allotment from groundwater basins and its practices which ensure DWA water usage does not result in groundwater overdraft or improper use. Assuming the implementation of best management practices (BMP's) in accordance with the DWA's 2015 Urban Water Management Plan, the Project site is not expected to violate water quality standards and will have a less than significant impact on decreasing groundwater supplies that would interfere with groundwater recharge and the obstruction of any water quality control plan.

c)

i. Less than significant impact The Project proposes to substantially alter the site's current underdeveloped conditions. The Project site is currently desert land and 100% pervious, and consists of one drainage area, where runoff flows northwesterly off the Project site and onto West Radio Road. The Project proposes to build a self-storage facility and RV parking lot, which will result in 86.17% site imperviousness. The site buildout will alter the existing drainage pattern of the site, creating 5 drainage areas that will redirect stormwater runoff to 2 onsite infiltration

basins. However, because the Project site will be mostly comprised of impervious material such as asphalt and concrete that protect against long-term wind and water erosion, and long term BMPs will be required by the City, the Project's drainage alterations will not have a significant impact on erosion.

ii. Less Than Significant Impact. The Project drainage plan proposes that there will be 5 drainage areas which will divert stormwater to storm drain inlets and pipes to 2 underground infiltration basins on the eastern edge of the Project site. The required combined volume for the underground infiltration basins is 6,420 cubic feet (cf). The combined volume of the underground infiltration basins is 33,001 cf, exceeding the required volume of detention for the Project site. Because the Project's drainage plan will contain the drainage flows onsite, impacts associated with increasing offsite drainage flows will be less than significant.

iii. Less Than Significant Impact The Project site's hydrology and hydraulic analyses indicate that the proposed conditions are designed to mitigate the effects of a 100-year, 6-hour storm event in compliance with City standards for peak flow mitigation. Because the on-site drainage plans ensure that stormwater runoff will be substantially mitigated even in the most conservative and extreme scenarios, and contain stormwater within infiltration basins to protect against onsite flooding, the Project's addition of impervious surfaces will have a less than significant impact on the rate of surface runoff which would result in flooding on or offsite.

iv. Less Than Significant Impact The Project proposes to alter the on-site drainage flows from existing conditions. The proposed stormwater infrastructure which would retain the 100-year storm scenario via 2 underground infiltration basins, will control storm flows, and not alter flood flows negatively. Rather, storm flows that currently occur through the site in the form of sheet flows will be controlled, and on-site storm water retained. Therefore, the Project site's addition of impervious surfaces will have a less than significant impact on impeding or redirecting flood flows.

d) No Impact. The Project site is located in Zone X, according to the FEMA flood zone maps, which indicates that the Project is in an area with reduced flood risk due to levee. The Project site is not located near a body of water and is therefore not as risk of releases of pollutants from inundation due to tsunami, or seiche. The Project will have no impact.

Mitigation Measures: None required.

Monitoring: None required.

XI. LAND USE AND PLANNING Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007)

Setting

The City of Palm Springs is located on the western end of the Coachella Valley and shares its eastern border with Cathedral City, its northern border with Desert Hot Springs and its southern border with Palm Desert. The rest of the city is bounded by County lands, making the City's total land area 95 square miles. The Agua Caliente Band of Cahuilla Indians' Tribal Council and allottees have development rights over Indian land, which is partitioned in a grid pattern throughout the City. The Project site does is fee land.

The Project site is within the Mixed-Use designation boundaries set by the Palm Springs General Plan and is zoned as M-1 under the Zoning Map for service and manufacturing uses. The Project site is in the Highland – Gateway Neighborhood.

Discussion of Impacts

a) No Impact. The Project site proposes to develop a vacant parcel of land within the M-1 service and manufacturing zone and is consistent with land use restrictions for the area under the Palm Springs Zoning Ordinance because it falls under the permitted land use of "Wholesaling and warehousing, including mini-warehouse/storage". Adjacent to the Project are several light industrial facilities as well as medium density residential housing on its western side. The Project would therefore have no impact on the division of an established community.

b) No Impact. The proposed development is within the M-1 service and manufacturing zone as well as designated Mixed-Use under the Palm Springs General Plan. This storage facility would not violate existing land use restrictions and would be compliant with all relevant City policies because it falls under the permitted land use of "Wholesaling and warehousing, including mini-warehouse/storage" within the Palm Springs Zoning Ordinance and therefore, no environmental impacts will occur due to conflict with existing land use policies.

Mitigation Measures: None required.

Monitoring: None required.

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

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007)

Setting

Mineral deposits of high concentration are a vital part of economic development due to being a finite, non-renewable resource with many industrial, and construction uses. The California Geological Survey Mineral Resources Project identifies and reports on non-fuel mineral resources in the state of California. Examples of non-fuel mineral resources include iron, copper, clay, limestone, sand, and gravel.

The Lower San Gorgonio River Sector and the Whitewater River Sector, are notable sources of mineral resources for the City of Palm Springs. Sand and gravel used for asphalt, concrete, and other construction purposes, known as aggregate, is the top mineral resource for the City of Palm Springs. Much of this aggregate is collected from the northern Palm Springs MRZ-2 zone, north of the Project site. The Project site is located within Mineral Resource Zone 2 (MRZ-2) which indicates either a likelihood that mineral resources are present, and development should be controlled, or that sufficient scientific information exists indicating significant mineral deposits exist in that area.

Discussion of Impacts

a, b) No Impact The Project site is located within Mineral Resource Zone 2 (MRZ-2). According to the Zoning Ordinance, mining of aggregate is not permitted if the Project site is located less than a mile from a residential community. Furthermore, the site is located in the City's urban core, and is designated for urban development, as are all surrounding lands. Although sand resources are likely available from the Project site, its location in the City and the availability of sand and gravel resources elsewhere in the City and County result in no impacts associated with mineral resources from the loss of these lands to development.

Mitigation Measures: None required.

Monitoring: None required.

XIII. NOISE Would the Project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of 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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007)

Setting

Sound is usually measured in decibels (dB), a logarithmic scale which describes loudness. In order to measure the impact that sounds have on a community, the Community Noise Level Equivalent (CNEL) and the A-weighted decibel (dBA) are used. On the A-weighted decibel scale, 3 dBA is on the lowest end for the quietest sounds, while a 100dBA would be considered very loud.

The City of Palm Springs has 4 sources of significant noise generation: the Palm Springs International Airport, the Union Pacific Railroad, the Interstate-10, and Highway 111. There are 7 noise monitoring sites were temporarily set up throughout the city to collect data for the Palm Springs General Plan EIR. Noise monitoring station #1 on Palm Canyon Drive south of Cabrillo Road was the closest noise monitoring station to the Project site.

The City has established land use noise standards and restrictions on private activities through its Noise Ordinance (Municipal Code Chapter 11.74). Interstate-10 and Highway 111 are under the purview of the Federal Highway Administration (FHWA). FHWA has developed noise standards that are typically applied to federally funded roadway projects that require either federal or Caltrans review.

The Project site is located on the 60 dBA Noise Contour for traffic noise levels according to the Palm Springs General Plan. The traffic noise levels for San Rafael Drive and Indian Canyon Drive are 67.2 dBA CNEL. The traffic noise levels for San Rafael Drive and Sunrise Way are 68 dBA CNEL.

The Project site is located 2.2 miles northwest of the Palm Springs International Airport, and is within zone E as defined by its land use plan.

Discussion of Impacts

a) Less Than Significant Impact. According to table 5.11-5 of the Palm Springs General Plan, acceptable exterior noise levels for office buildings, commercial and professional land uses are under 70 dBA. The Project is located within the M-1 Service and Manufacturing Zone and adjacent to several industrial buildings with similar land use. The Project includes a self-storage facility, RV parking, and a small office and is not expected to generate high noise levels during operation. As a commercial use, and not a residential use, the Project will not contain sensitive receptors. The Project will generate noise during construction, and also during operation. Each of these is discussed individually below.

Construction Noise

The Project site will require construction and the use of heavy machinery. According to the City of Palm Springs Municipal Code, Section 8.04.220, construction is restricted to weekdays between 7am and 7pm. Residents located to the west and southwest may experience somewhat elevated noise levels from construction activity. Construction can result in noise levels in excess of 90 dBA, however, such noise levels, generated by heavy equipment, will move across the site as grading occurs, and will not result in sustained noise. Further, noise will occur during the less sensitive daytime hours, as required by the Municipal Code.

Operational Noise

The proposed Project will consist of personal storage units within an enclosed building, and RV parking and storage spaces in covered but open parking bays. As currently configured, the building in which the storage spaces will occur will be located at the south end of the site, closest to residential uses to the west and southwest. RV parking spaces will be located in the northerly two-thirds of the site. Noise from the storage unit building is expected to be low, particularly since all the units will occur within an enclosed building, and activity at storage facilities is limited. Noise from RVs being started and traveling through the site will be somewhat greater, but is also expected to be highly intermittent, given the nature of the facility as a storage area. Impacts are expected to be less than significant.

Noise from surrounding land uses and streets on users of the site is not expected to be significant, because of the low traffic volumes on San Rafael Drive, and the perimeter walls surrounding the Project. Further, no sensitive receptors will occur on the site, and visitors and tenants will not be exposed to excessive noise levels while on the property for short periods of time. Sustained noise levels on the site will not exceed the City's 70 dBA CNEL noise standards. Therefore, noise generated off-site is expected to have a less than significant impact on the Project.

b) Less Than Significant Impact. The storage of household goods and recreational vehicles will not result in groundborne vibration. Should any groundborne vibration be produced, it would occur during the initial construction period. Short term vibration could result from heavy equipment during the grading of the site. These activities, however, will be short-lived, and will occur during the daytime hours. Further, the closest residential units to the Project are at least 170 feet from the west boundary of the Project, and groundborne vibration will dissipate rapidly with distance. Given the temporary nature of construction that would take place on site, and the existing regulations for the days and times that construction activity is permitted within the City, the Project will have a less than significant impact on the generation of groundborne vibration and noise levels.

c) No Impact. The Project site is located 2.2 miles from the Palm Springs Airport. The Project site is within Airport Compatibility zone E. According to the City of Palm Springs General Plan's Noise Exposure Map, the Project site does not occur within the CNEL Noise Contour boundaries for the Palm Springs International Airport. Therefore, noise levels associated with the airport will have no impact on the Project.

Mitigation Measures: None required.

Monitoring: None required.

XIV. POPULATION AND HOUSING Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007). United States Census Bureau, Quick Facts: https://www.census.gov/quickfacts/palmspringscitycalifornia accessed July 2022.

Setting

The City of Palm Springs has a population of 44,397 residents and accounts for approximately 3 percent of the County of Riverside's total population. Palm Springs is a resort community with a large seasonal population. The city is approximately 62 percent White and 26 percent Latino, with the remaining 12 percent being comprised of other racial and ethnic groups. The City of Palm Springs has a median age of 47, and a total of 35,502 Housing Units with 1.8 persons per household. The Project site is in the Highland – Gateway Neighborhood.

Discussion of Impacts

a,b) No Impact. The Project site will allow RVs to be parked onsite but will prohibit persons from living inside the RVs. The storage facility is not expected to produce an increase in foot or vehicle traffic, (see Section XVII). Instead, the Project will supply a service to existing and future residential development in the City. The storage facility's office will be staffed by at most 3 employees, and this employment is not expected to induce significant population growth.

The Project site is currently vacant and disturbed desert. The development of the Project site will not displace any persons and will not necessitate the construction of replacement housing elsewhere. The Project will have no impact on population or housing.

Mitigation Measures: None required.

Monitoring: None required.

XV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007).

Setting

Fire Protection:
The Palm Springs Fire Department (PSFD) has 5 fire stations that provide service to the City. 1 County of Riverside fire station also services Palm Springs. The closest fire station to the Project site is located on 590 E. Racquet Club.

Police Protection:
The Palm Springs Police Department (PSPD) is located on 200 S. Civic Drive, approximately 4.8 miles from the Project site. PSPD's Operation and Service divisions' responsibilities include but are not limited to: patrol, airport law enforcement operations, crime suppression, traffic enforcement, investigation, jail operations, and animal control.

Schools:
Both the Palm Springs Unified School District (PSUSD) and the Banning Unified School District (BUSD) service the City of Palm Springs, though only the northernmost part of the city belongs within the jurisdiction of BUSD. The Palm Springs Unified School District has 29 K-12 schools located in Cathedral City, Desert Hot Springs, Palm Desert, Rancho Mirage, and Thousand Palms.

The closest school to the Project site is Vista Del Monte Elementary located 0.9 miles away on E Francis Drive.

Parks and their public facilities:
The Project Site is located 4.2 miles from the Palm Springs Public Library and 4.8 miles from Palm Springs City Hall. The Project site is located 0.3 miles south of the James O Jesse Community Center and park, and 1.2 miles from Victoria Park, which lies to the southeast of the Project stie. Additionally, the Project site is located 2.5 miles northwest of Ruth Hardy Park.

Discussion of Impacts

a) i) Less Than Significant Impact. The Project Site will be serviced by the PSFD and will marginally increase demand for fire protection services. The self-storage facility will be accessible by two primary entrances located on West San Rafael Drive, and one secondary entrance located on Radio Road in accordance with local standards for emergency access. The storage facility will have a fully automated sprinkler and fire alarm systems. New developments must also abide by existing policies to develop using fire resistant materials, and provide the City with a fire protection plan. Compliance with existing local codes and fire safety guidelines will ensure the storage facility's impact to fire protection services provided by the Palm Springs Fire Department will be less than significant.

ii) Less Than Significant Impact. The Project Site will be served by the Palm Springs Police Department located 4.8 miles away on 200 S. Civic Drive. Under normal use, storage facilities will house personal belongings and furniture items which have the potential to be of significant monetary value. Because of this, access to the self-storage facility will be via a secured entry point along San Rafael Drive, with keypad entry gates and accompanying video surveillance monitoring for the entire site. Therefore, the storage facility will increase the demand for local police services; however, existing measures limit the impact the storage facility would have on policing services. The Project site will not increase the City's population and allows for the City to maintain a ratio of one sworn officer per 1,000 residents under Policy 8.7 of the General Plan. Therefore, the Project will have a less than significant impact on the performance, response times, or objectives of police services provided by the Palm Springs Police Department.

iii) No Impact. The Project will not increase residential housing and will prohibit habitation on the premises, so it is not projected to increase population, and therefore will have no impact on the number of students served by the Palm Springs Unified School District. However, the Project will be required to pay the State's mandated school fees, which are designed to offset the impact of all new development on school facilities. The Project is expected to have no impact on public school services.

iv, v) No Impact. The Project will not increase the City's population, and will not generate a need for parks or other municipal services. The storage facility will generate little activity, and will provide a service to existing and future residents. No impact to parks or other services will occur.

Mitigation Measures: None required.

Monitoring: None required.

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

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007).

Setting

The Palm Springs Department of Parks and Recreation has a total of 10 specialty, local, neighborhood, and community parks spanning a combined 156 acres. In addition, the City of Palm Springs is home to 6 public golf courses totaling 160 acres. The City of Palm Springs has a trail network totaling 80 miles, including equestrian, bicycle, and off-road trails. The storage facility will be built 0.3 miles from Desert Highland Park and the James O Jesse Community Center.

Discussion of Impacts

a), b) No Impact. The Project site is not expected to increase population. There are only an estimated 3 employees which would be onsite at one time. Project staff are not anticipated to create a new demand for recreational facilities nor is the addition of limited employment onsite expected to cause significant population growth that would indirectly increase demand for these services. The Project will have no impact on the physical deterioration of neighborhood or regional parks. The Project does not include any recreational facilities.

Mitigation Measures: None required.

Monitoring: None required.

XVII. TRANSPORTATION Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) 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?	☐	☐	☐	☒

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007). Transportation Scoping Memorandum for the Secure Space Self-Storage Project prepared by Kimley-Horn and Associates, inc. May 24, 2022.

Setting

The City of Palm Springs' existing roadway network is built on a series of limited access freeways and arterial roadways. The interstate 10 freeway and Highway 111 provide primary access to the City. Arterial roads for the City of Palm Springs include Expressways, Major Thoroughfares, Secondary Thoroughfares, Collectors, local streets, and private streets. The Project site is located 0.4 mile from Highway 111 and 3.4 Miles from the I-10. San Rafael Drive is classified as a secondar thoroughfare by the City of Palm Springs General Plan.

The Sunline Transit Agency, operated in partnership with 8 Coachella Valley cities and Riverside County, provide local public transportation services to the City of Palm Springs. Regional bus services are offered by Greyhound. Sunline Route 4 provides service on San Rafael Drive.

The City hosts a vast network of bikeways, including the Las Palmas, Downtown, Citywide, Tahquitz Creek, Deepwell, and the Canyon Country Club loops as well as the Coachella Valley Bikeway. Bikeways are categorized into 3 classes according to the Palm Springs General Plan. Class 1 bike lanes are protected from traffic by a physical barrier. Class 2 bike lanes are unprotected from traffic and occupy a separate 6-foot-wide one-way lane marked by a stripe on the road. Class 3 bikeways share the road with traffic in absence of any road markings or physical protection barriers. The bikeway on San Rafael Drive is a class 2 bikeway under the Palm Springs General Plan.

There are 7 truck routes within the City of Palm Springs, Sunrise Way, Sunrise Parkway, Indian Canyon Drive, Gene Autry Trail, Vista Chino, Palm Canyon Drive, and Ramon Road. W. San Rafael Drive intersects with Indian Canyon Drive .3 miles east of the Project Site.

Existing traffic conditions for arterial roads are measured by the volume/capacity ratio. The V/C ratio is calculated by taking the average daily volume of traffic for a road (ADT) and dividing it by the

theoretical road capacity. This V/C ratio is then graded A-F to determine the Level of Service (LOS). Although LOS is no longer the metric for analyzing traffic impacts under CEQA, the City's General Plan does consider LOS. The City has determined that an LOS D or better is considered acceptable. West San Rafael Drive is a 2 lane undivided road with an average daily volume of 5,000 and a capacity of 13,000. The V/C ratio for West San Rafael Drive where the Project will be developed is 0.38 and graded A on the LOS scale. An A grade on the LOS scale indicates that traffic is free flowing, and no lanes reach full capacity during peak traffic hours.

Discussion of Impacts

a) Less Than Significant Impact.

Existing Traffic Conditions The Project site is currently undeveloped desert and does not contribute to the generation of traffic. San Rafael Drive operates at LOS A under current conditions.

Project Trip Generation
The Project site's expected trip generation was modeled using vehicle trip rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th edition (2021). The Project's forecasted trip generation was prepared using the ITE Land Use Code 151 for Mini-Warehouses. Assuming normal costumer use of the self-storage facility, the Project is forecasted to produce 208 daily trips, 14 AM peak-hour trips, and 20 PM peak-hour trips as summarized in Table 5.

Table 5
Project Trip Generation

Land Use	ITE LU Code	Quantity	Daily Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
					Rate	Trips	Rate	Trips
Mini-Warehouse	151	6.43 acres	17.96	208	1.21	14	1.68	20

The Project proposes to develop a self-storage facility on west San Rafael drive. The General Plan EIR calculated the impact that General Plan buildout would have on traffic conditions for the City, including the impact on the level of service within the Industrial Manufacturing Zone. According to the General Plan EIR's buildout forecast, Table 5.15-7, West San Rafael Drive would maintain an LOS A. Trip generation for the Project site is projected to be lower than adjacent industrial land uses such as automotive repair shops, which is consistent with normal use for a self-storage facility. Because the most conservative estimates for General Plan Buildout maintains a LOS A for West San Rafael Drive and the self-storage facility is estimated to contribute far less to traffic demand than adjacent industrial land uses, the Project will have a less than significant impact on General Plan policies relating to traffic and circulation.

b) Less than Significant Impact. SB 743 amended CEQA Guidelines Section 15064.3 and required vehicle miles traveled (VMT) be adopted in favor of level of service (LOS) for evaluating Project traffic impacts. The City updated its Traffic Impact Analysis requirements in accordance with SB 743. The City Traffic Impact Analysis Guidelines exempts local-serving retail from VMT analysis due to its land use function generally reducing VMT and having a less than significant transportation impact. Because the proposed Project will provide local services, it screens out of VMT analysis, and is presumed to have a less than significant impact on traffic.

c), d) No Impact. The Project does not propose any alteration of existing roads or public right of ways that would substantially increase hazards due to geometric design features or incompatible uses. The self-storage facility will be accessible by two primary entrances located on West San Rafael Drive, and one secondary entrance located on Radio Road, both of which will be reviewed by the local fire and police departments in order to ensure adequate emergency access. The Project is expected to have no impact on hazards due to geometric design features or inadequate emergency access.

Mitigation Measures: None required.

Monitoring: None required.

XVIII. TRIBAL CULTURAL RESOURCES a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) 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	☐	☒	☐	☐
ii) 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.	☐	☒	☐	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007); Cultural Resources Assessment prepared by BCR Consulting LLC, July, 2022 (Appendix B).

Setting

California Public Resources Code section 21074 defines "Tribal cultural resources" as sites, features, places, cultural landscapes, sacred places, and object with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.

When the Cahuilla first moved to the Coachella Valley thousands of years ago, Lake Cahuilla covered much of the valley floor. Since then, the Cahuilla have left a remarkable impression on the valley through what are now state and federally recognized historic sites. The University of California, Riverside has identified Andreas and Tahquitz Canyons as prehistoric archeological districts under the National Register of Historic Places.

Anthropologists have recognized 3 geographically distinct groups of Cahuilla, which together encompass 9 federally recognized tribes. The Agua Caliente Band of Cahuilla are a part of the Pass Cahuilla group and have historic roots in what is now the City of Palm Springs. Today, the Agua Caliente Band of Cahuilla Indians' Tribal Council and Allottees have development rights over Indian Land, which is partitioned in a grid pattern throughout the city.

Discussion of Impacts

i, ii) Less than Significant with Mitigation. As described in Section V, CEQA requires the implementation of Assembly Bill 52 (AB 52) by having lead agencies consult local Native American tribes prior to approving development projects which may involve the discovery or disturbance of Tribal cultural resources in order to inform and address their concerns. The lead agency is required to present local Tribes with a written notice about the proposed Project.

The City of Palm Springs has begun the consultation process by sending a written notice to the Agua Caliente Band of Cahuilla Indians, the Soboba Band of Luiseno Indians, and the Morongo Band of Mission Indians, consistent with the noticing requirements in AB 52. When the City completes consultation with these tribes, additional mitigation measures, if any, will be added to this Initial Study or to conditions of approval for the Project.

As described in Section V., Mitigation Measure CUL-1, archeological and tribal monitoring will occur during Project site grading activities. Implementation of CUL-1 as described in Section V. will ensure that the Project's impact on Tribal cultural resources, as defined in Public Resources Code section 21074, is less than significant.

Mitigation Measures: See Section V. CUL-1.

XIX. UTILITIES AND SERVICE SYSTEMS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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?	☐	☐	☒	☐

Source: City of Palm Springs General Plan EIR (2007); City of Palm Springs General Plan (2007). Air Quality Emissions prepared by Kimley-Horn and Associates, Inc. on CalEEMod Version 2020.4.0.(CalEEMod), July 2022. 2020 Coachella Valley Regional Urban Water Management Plan.

Setting

Domestic Water

The Coachella Valley Water District (CVWD), the Desert Water Agency (DWA), and the Mission Springs Water District (MSWD) all provide domestic water services to the City of Palm Springs and are responsible for implementing Urban Water Management Plans (UWMP) and updating them every 5-years. The City of Palm Springs' water supply is sourced from the Whitewater River, Mission Creek, and Indio Subbasins. The Project site is located within Desert Water Agency's authority.

Wastewater Treatment

In partnership with Veolia Water North America, the City of Palm Springs' water treatment program operates a wastewater treatment facility with a capacity for treating 10.9 million gallons per day (mgd). This wastewater treatment system includes 225 miles of sewer collection pipelines and six percolation ponds. The treatment plan also accommodates approximately 6.5 mgd of sewage flow as a part of its biosolids disposal program and lowers potable water usage by using treated water to irrigate Tahquitz Creek Golf Course, DeMuth Park, and the Mesquite Golf Course.

Flood Management

The relatively flat geography of the Coachella Valley makes desert cities susceptible to flooding. The City's Master Drainage Plan guides the City's stormwater management. The Palm Springs Master Drainage Plan was first developed in 1982 and is still being implemented today. Beginning in the west side where the cliffside meets the City, the drainage area gently slopes eastward over 26.5 square miles. Regional flood control is managed by the Riverside County Flood Control District.

Solid Waste

The City is estimated to produce a total of 95,160 tons of solid waste per year. Solid waste is transported from Palm Springs to the Edom Hill Transfer Station on 70100 Edom Hill Rd, Cathedral City. The Edom Hill facility can receive up to 2,600 tons of solid waste per day. The Edom Hill Transfer Station trucks solid waste to the Lamb Canyon Sanitary Landfill in Beaumont. The Lamb Canyon Sanitary Landfill has the capacity to receive 3,000 tons of solid waste per day. The Project site is within the service area of Palm Springs Disposal Services. Alternatively, Palm Springs Disposal Services uses Badlands Landfill in Moreno Valley. The Badlands Landfill has the capacity to receive 4,000 tons of waste per day and has been approved by the Riverside County Department of Waste Resources for expansion that would extend the operation of the facility by 40 years.

Electricity

The City of Palm Springs' electricity needs are serviced by Southern California Edison. SCE provides sufficient service to meet the energy demands of the city.

Natural Gas

The Southern California Gas Company provides natural gas services to Palm Springs under the regulation of the Public Utilities Commission and other federal agencies.

Telecommunications

Frontier Communications is the main telephone service provider for the City. Television Service is provided by Time Warner Cable. Internet, wired, and wireless data transmission services are provided by other carriers.

Discussion of Impacts

a-c) Less Than Significant Impact. Due to the land use associated with the Project, the Project is not expected to produce a substantial amount of wastewater or have a water demand that would exceed the capacity of current the City and Desert Water Agency infrastructure.

Water

The Desert Water Agency's 2015 Urban Water Management Plan outlined the agency's water allotments from groundwater basins and implemented water conservation procedures, withdrawal rates, in accordance with historical data for dry and multiple dry years. Additionally, the 2020 Coachella Valley Urban Water Management Plan (UWMP) indicates

that the DWA's current and Projected future water supply is sufficient to support additional developments within its jurisdiction, based in part on the land uses identified in the City General Plan.

Water service will be provided by the Desert Water Agency. Water lines are currently located adjacent to the Project in City right-of-way. The Project proposes to include 2 restrooms on the self-storage's northeastern corner of the second floor above the leasing office. The Project site water demand is expected to be 0.09 AFY. In contrast, the Desert Water Agency supplied 32,504 AFY to 23,550 municipal connections in 2020. According to the 2020 Coachella Valley Regional Urban Water Management Plan, the Project will not significantly increase the regional demand for water nor require significant water infrastructure to be built by the Desert Water Agency in order to meet the demands of the Project.

Wastewater Treatment

The Project is not expected to produce a significant amount of wastewater, nor will the Project produce a significant demand for treated wastewater. Sanitary sewer is available in adjacent right-of-way, and the project will produce limited waste stream, generated from on-site restrooms. No additional infrastructure will be required to serve the self-storage facility, nor will the wastewater generated by the Project require expansion of the treatment plant.

Stormwater Drainage

As discussed in section X, Hydrology and Water Quality, the Project drainage plans meet the City's requirements for limiting stormwater runoff including 2 underground infiltration basins which will control the 100-year storm onsite. Therefore, because the Project will not discharge Project storm flows off-site, the development of the Project will have less than significant impacts on stormwater infrastructure.

Electricity, Natural Gas & Telecommunications

According to the CalEEMod estimates produced by Kimley-Horn, the operational energy demand is 363,691.8 kWh per year, and the estimated natural gas demand would be 2,557.33 therms per year. This will not significantly increase the regional demand for energy and will not require significant energy infrastructure to be built in order to meet the demands of the Project.

d), e) Less Than Significant Impact. The Project is consistent with CAlGreen code standards for recycling and waste management. The Project will generate solid waste, but not in quantities that would exceed landfill capacity. Therefore, the Project will have a less than significant impact on the attainment of solid waste reduction goals.

Mitigation Measures: None required.

Monitoring: None required.

XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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?	☐	☐	☐	☒

Source: Fire and Resources Assessment Program (FRAP) maps, California Department of Forestry and Fire Protection.

Setting

The State of California has endured an unprecedented number of wildfires in the past decade. Not only are these wildfires becoming more frequent due to rising global average temperatures, they are burning hotter and spreading much further than any on the historical record. The 100 year policy of fire suppression has left dense areas of dry fuel across the state which exacerbate California's already vulnerable environmental conditions.

The California Department of Forestry and Fire Protection (CalFIRE) has a number of programs designed to assess and manage vulnerabilities to wildfires throughout the state and serves a lead role in responding to state emergencies. CalFIRE has analyzed environmental conditions and graded areas throughout the state based on the fire risk visualized by the Fire and Resource Assessment Program's (FRAP) Fire Hazard Severity Zone (FHSZ) Maps. The FHSZ map for the City of Palm Springs indicates that most of the western Palm Springs, including much of the hills extending into the city's SOI, is categorized as a Very High Fire Hazard Severity Zone (VHFHSZ).

Discussion of Impacts

a-d) No Impact. The Project site is not categorized as a VHFHSZ by Calfire's FRAP, and therefore has no impact on existing wildfire emergency plans, regulations, and risk factors. The Project site is located on land with a slope of less than 10 degrees in the City's core, is not subject to factors exacerbating wildfire risk and does not require the construction, installation, or maintenance of existing powerlines, roads, emergency water sources, or utilities. Therefore, the Project will have no impact on emergency response plans, emergency evacuation plans, fire risk, exposing Project occupants to pollutant concentrations, uncontrolled spread of wildfire, and the installation or maintenance of infrastructure that would exacerbate fire risk.

Mitigation Measures: None required.

Monitoring: None required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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. The Project proposes to build a 3-story self storage facility, RV parking lot, and leasing office on a 6.43 acre parcel of undeveloped land on San Rafael Drive in northern Palm Springs.

Biological Resources

The Project is located on a parcel of land not suitable for the majority of federally endangered or special status species, including those protected by the CVMSHCP. However, the Project site is potential habitat for the burrowing owl, and could harbor bird nests of species protected by the MBTA. With the implementation of the mitigation measures contained in this Initial Study, however, impacts to biological resources from implementation of the Project would be less than significant.

Cultural Resources

The Project site is not identified as an area of high sensitivity for historic or archaeological resources, nor were such resources identified during the field survey conducted for the Project. The potential for buried resources does occur, however, which would represent a significant

impact without mitigation. The monitoring required by Mitigation Measure CUL-1 will assure that impacts associated with cultural resources will be less than significant.

b) Less than Significant Impact. The Project does not have impacts that are individually significant, and due to the low intensity of the proposed use, will not have cumulatively considerable impacts. The Project is consistent with the land use plan in the General Plan, and as analyzed in the General Plan EIR, and will likely reduce water, utility and traffic, given its lack of intensity, when compared to that considered in the General Plan EIR. Cumulative impacts are expected to be less than significant.

c) Less than Significant Impact. The Project does not have exceed air quality or noise thresholds, and will not impact human beings in surrounding residential projects. The Project occurs in an industrial area of the City, and will be a low-impact land use. Impacts to human beings are expected to be less than significant.

Appendix A

Air Quality Assessment

(Available for review at City Hall)

Appendix B

Cultural Resources Assessment

(available for review at City Hall)

Appendix C

Greenhouse Gas Emissions Assessment

(available for review at City Hall)

Appendix D

Traffic Memo

(Available for review at City Hall

SITE VICINITY MAP

SHEET INDEX

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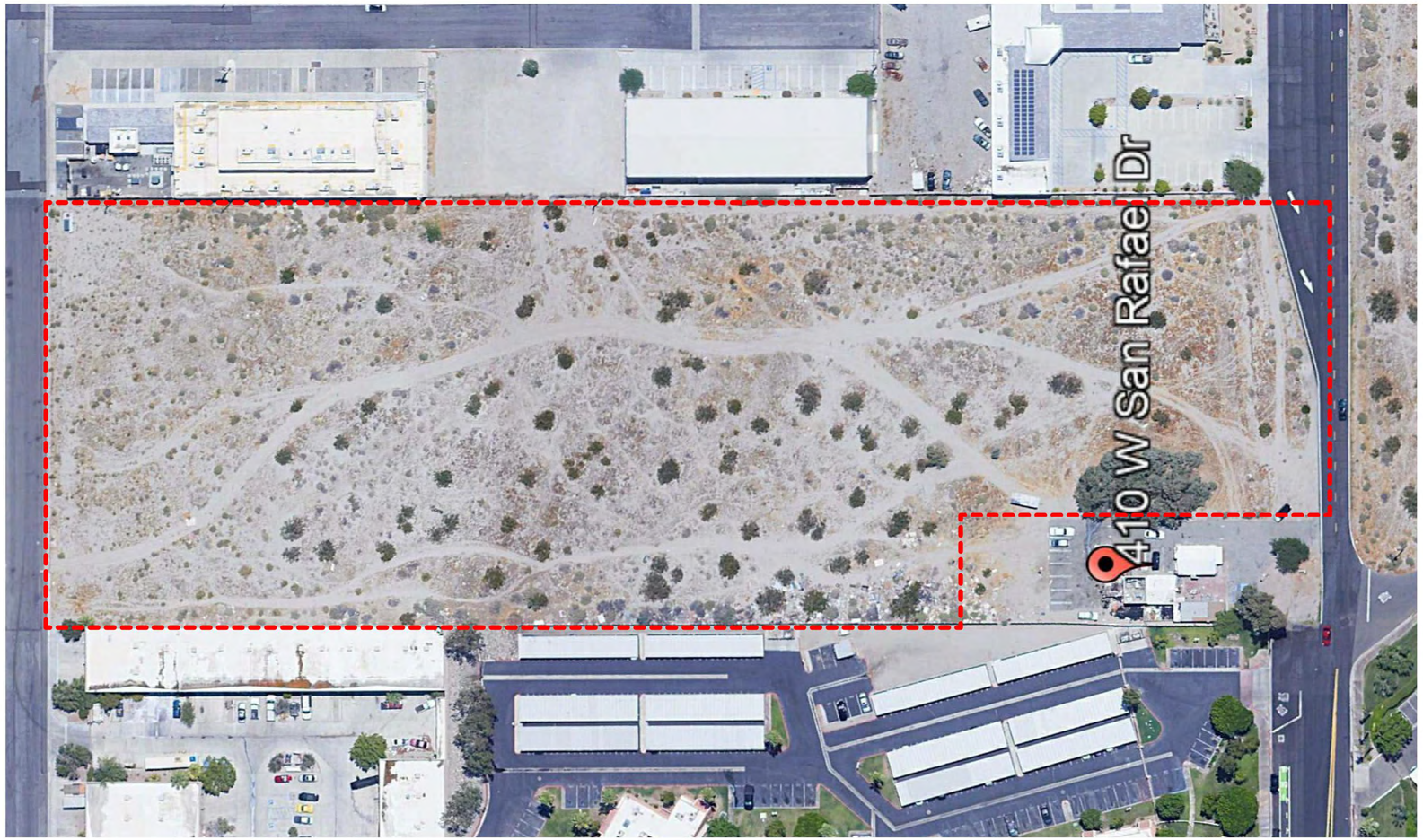
InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

COVER SHEET

G101



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EXISTING PHOTO 1

EXISTING PHOTO 2

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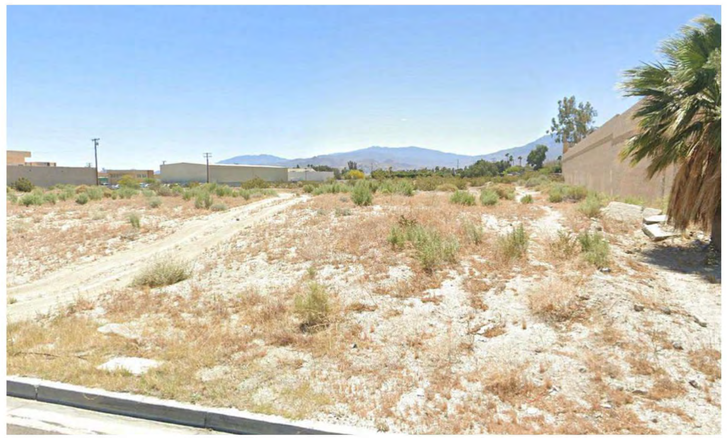

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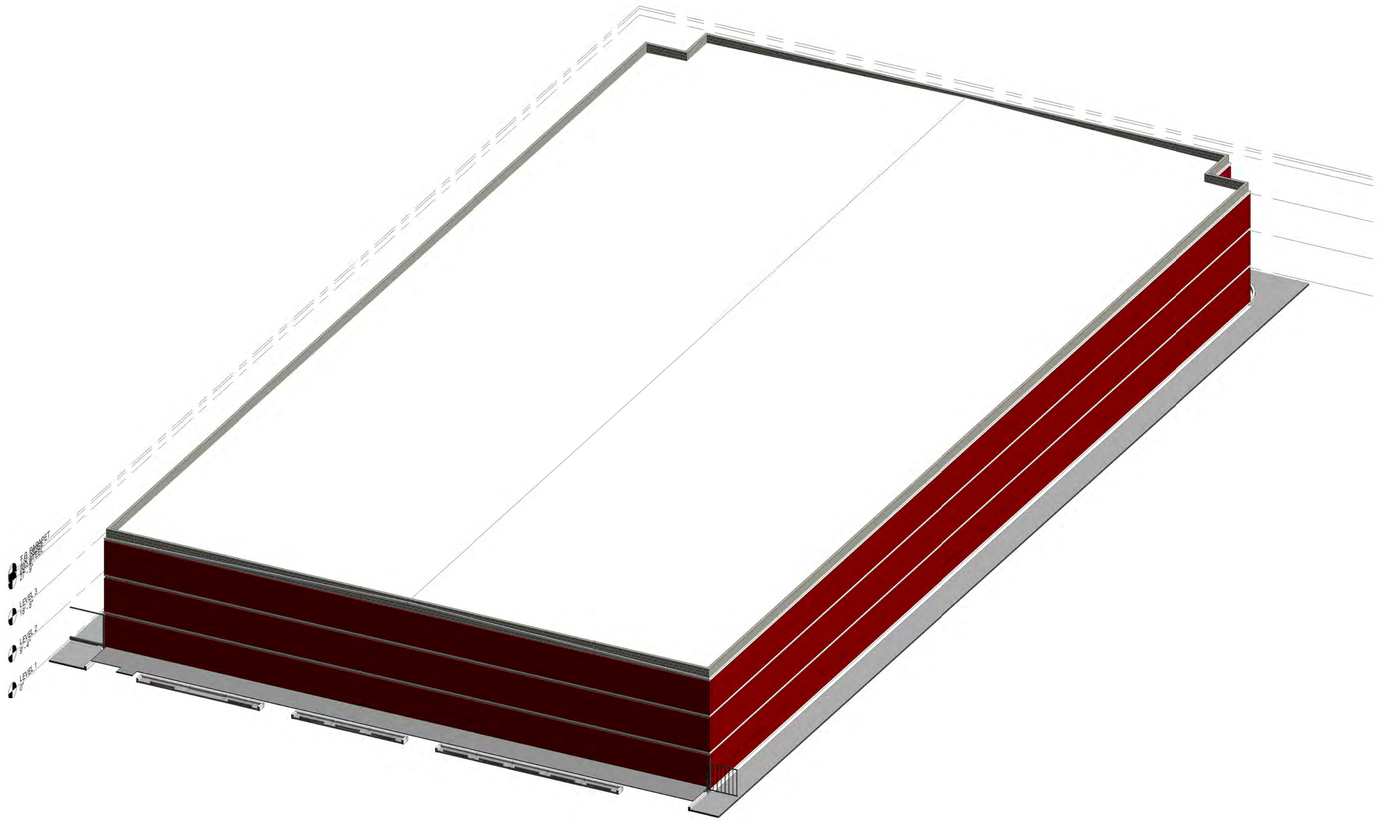
InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

EXISTING SITE AND CONTEXT PHOTOS

G102



OVERALL BUILDING UNIT MIX

UMX Overall - Non-Rentable

Building	Type	Count	Non-Rentable Area	% NR Area
BUILDING 1	CORRIDOR	1033	24,675.00 SF	81%
BUILDING 1	ELECTRICAL	1	150.00 SF	0%
BUILDING 1	ELEVATOR	6	600.00 SF	2%
BUILDING 1	EXTERIOR WALL	24	2,562.00 SF	8%
BUILDING 1	FIRE	1	50.00 SF	0%
BUILDING 1	LEASING	1	750.00 SF	2%
BUILDING 1	MECHANICAL	2	100.00 SF	0%
BUILDING 1	RESTROOM	2	200.00 SF	1%
BUILDING 1	STAIR	6	1,200.00 SF	4%
			30,287.00 SF	

UMX Overall - Rentable

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	173	18%	5%	4,325.00 SF
BUILDING 1	5x10	38	4%	2%	1,900.00 SF
BUILDING 1	10x5	5	1%	0%	250.00 SF
BUILDING 1	10x7.5	84	9%	7%	6,300.00 SF
BUILDING 1	10x10	426	44%	45%	42,600.00 SF
BUILDING 1	10x12.5	84	9%	11%	10,500.00 SF
BUILDING 1	10x15	69	7%	11%	10,350.00 SF
BUILDING 1	10x20	92	9%	19%	18,400.00 SF
BUILDING 1	10x30	1	0%	0%	300.00 SF
BUILDING 1	15x10	2	0%	0%	300.00 SF
BUILDING 1	20x10	1	0%	0%	200.00 SF
		975			95,425.00 SF

UMX Overall - Rentable Ground Access

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	67	26%	5%	1,675.00 SF
BUILDING 1	10x5	1	0%	0%	50.00 SF
BUILDING 1	10x10	30	11%	9%	3,000.00 SF
BUILDING 1	10x15	69	26%	30%	10,350.00 SF
BUILDING 1	10x20	92	35%	54%	18,400.00 SF
BUILDING 1	10x30	1	0%	1%	300.00 SF
BUILDING 1	20x10	1	0%	1%	200.00 SF
		261			33,975.00 SF

UMX Overall - Rentable No Ground Access

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	106	15%	4%	2,650.00 SF
BUILDING 1	5x10	38	5%	3%	1,900.00 SF
BUILDING 1	10x5	4	1%	0%	200.00 SF
BUILDING 1	10x7.5	84	12%	10%	6,300.00 SF
BUILDING 1	10x10	396	55%	64%	39,600.00 SF
BUILDING 1	10x12.5	84	12%	17%	10,500.00 SF
BUILDING 1	15x10	2	0%	0%	300.00 SF
		714			61,450.00 SF

UMX Overall - Avg Unit Size

Average Unit Size
97.87 SF

UMX Overall - Efficiency

Rentable Area	Total Area	Efficiency
95,425.00 SF	125,712.00 SF	0.759076

UMX Overall Units - Climate Controlled

Building	Unit Type	Count	Rentable Area

UMX Overall Units - Drive Up

Building	Unit Type	Count	Rentable Area
BUILDING 1	10x10	1	100.00 SF
BUILDING 1	10x20	53	10,600.00 SF
BUILDING 1	10x30	1	300.00 SF
		55	11,000.00 SF

UMX Overall Units - Accessible

Building	Unit Type	Count	Rentable Area

UMX Overall Units - Lockers

Building	Unit Type	Count	Rentable Area

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InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

OVERALL UNIT MIX

G300

Level 1

UMX Level 1 - Non-Rentable

Building	Type	Count	Non-Rentable Area	% NR Area
BUILDING 1	CORRIDOR	235	5,425.00 SF	68%
BUILDING 1	ELECTRICAL	1	150.00 SF	2%
BUILDING 1	ELEVATOR	2	200.00 SF	3%
BUILDING 1	EXTERIOR WALL	8	854.00 SF	11%
BUILDING 1	FIRE	1	50.00 SF	1%
BUILDING 1	LEASING	1	750.00 SF	9%
BUILDING 1	MECHANICAL	2	100.00 SF	1%
BUILDING 1	STAIR	2	400.00 SF	5%
			7,929.00 SF	

UMX Level 1 - Rentable

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	67	26%	5%	1,675.00 SF
BUILDING 1	10x5	1	0%	0%	50.00 SF
BUILDING 1	10x10	30	11%	9%	3,000.00 SF
BUILDING 1	10x15	69	26%	30%	10,350.00 SF
BUILDING 1	10x20	92	35%	54%	18,400.00 SF
BUILDING 1	10x30	1	0%	1%	300.00 SF
BUILDING 1	20x10	1	0%	1%	200.00 SF
		261			33,975.00 SF

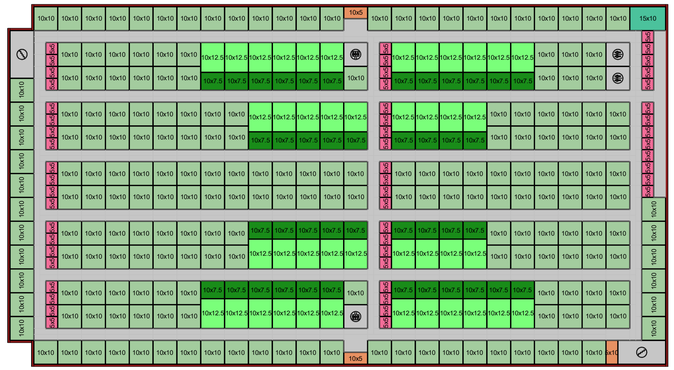
UMX Level 1 - Avg Unit Size

Building	Average Unit Size
BUILDING 1	130.17 SF

UMX Level 1 - Efficiency

Building	Rentable Area	Total Area	Efficiency
BUILDING 1	33,975.00 SF	41,904.00 SF	0.810782

Level 2



UMX Level 2 - Non-Rentable

Building	Type	Count	Non-Rentable Area	% NR Area
BUILDING 1	CORRIDOR	390	9,625.00 SF	85%
BUILDING 1	ELEVATOR	2	200.00 SF	2%
BUILDING 1	EXTERIOR WALL	8	854.00 SF	8%
BUILDING 1	RESTROOM	2	200.00 SF	2%
BUILDING 1	STAIR	2	400.00 SF	4%
			11,279.00 SF	

UMX Level 2 - Rentable

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	53	15%	4%	1,325.00 SF
BUILDING 1	5x10	1	0%	0%	50.00 SF
BUILDING 1	10x5	2	1%	0%	100.00 SF
BUILDING 1	10x7.5	42	12%	10%	3,150.00 SF
BUILDING 1	10x10	206	59%	67%	20,600.00 SF
BUILDING 1	10x12.5	42	12%	17%	5,250.00 SF
BUILDING 1	15x10	1	0%	0%	150.00 SF
		347			30,625.00 SF

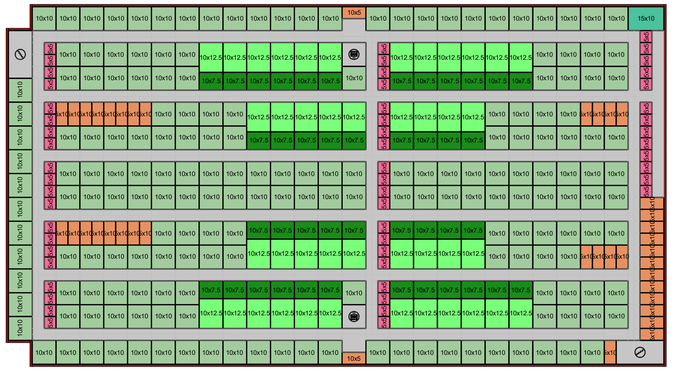
UMX Level 2 - Avg Unit Size

Building	Average Unit Size
BUILDING 1	88.26 SF

UMX Level 2 - Efficiency

Building	Rentable Area	Total Area	Efficiency
BUILDING 1	30,625.00 SF	41,904.00 SF	0.730837

Level 1



UMX Level 3 - Non-Rentable

Building	Type	Count	Non-Rentable Area	% NR Area
BUILDING 1	CORRIDOR	408	9,625.00 SF	87%
BUILDING 1	ELEVATOR	2	200.00 SF	2%
BUILDING 1	EXTERIOR WALL	8	854.00 SF	8%
BUILDING 1	STAIR	2	400.00 SF	4%
			11,079.00 SF	

UMX Level 3 - Rentable

Building	Unit Type	Count	% Total Units	% Rentable Area	Rentable Area
BUILDING 1	5x5	53	14%	4%	1,325.00 SF
BUILDING 1	5x10	37	10%	6%	1,850.00 SF
BUILDING 1	10x5	2	1%	0%	100.00 SF
BUILDING 1	10x7.5	42	11%	10%	3,150.00 SF
BUILDING 1	10x10	190	52%	62%	19,000.00 SF
BUILDING 1	10x12.5	42	11%	17%	5,250.00 SF
BUILDING 1	15x10	1	0%	0%	150.00 SF
		367			30,825.00 SF

UMX Level 3 - Avg Unit Size

Building	Average Unit Size
BUILDING 1	83.99 SF

UMX Level 3 - Efficiency

Building	Rentable Area	Total Area	Efficiency
BUILDING 1	30,825.00 SF	41,904.00 SF	0.73561

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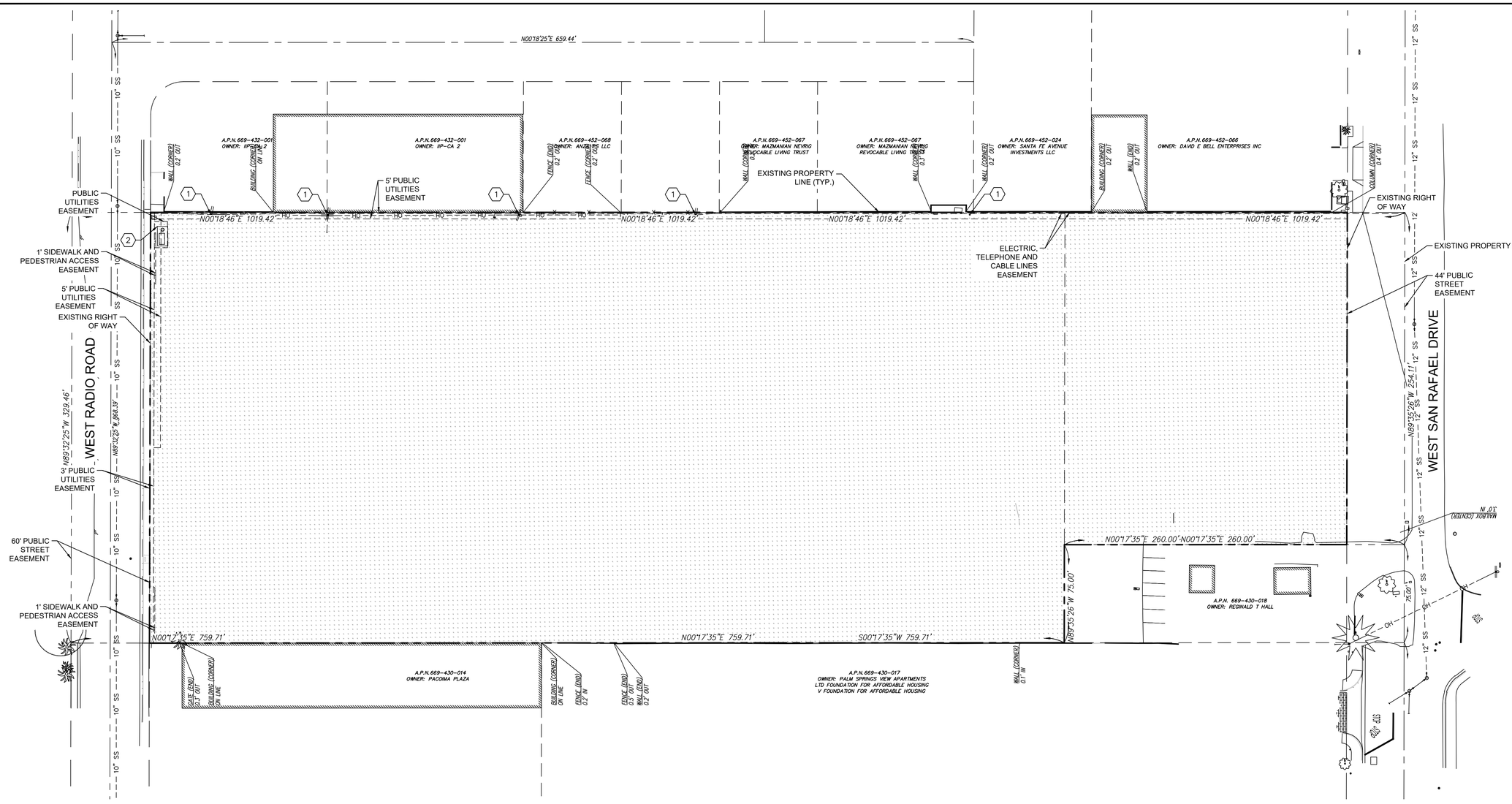
InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

UNIT MIX - PER LEVEL

G301



LEGEND

- PROPERTY LINE
- EASEMENT OR SETBACK LINE
- EXISTING LOT LINE
- EXISTING CHAIN LINK FENCE
- CENTER LINE
- EXISTING LANDSCAPE

EXISTING SITE NOTES

1. EXISTING UTILITY POLE TO REMAIN
2. EXISTING TRANSFORMER TO REMAIN

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

PRELIMINARY
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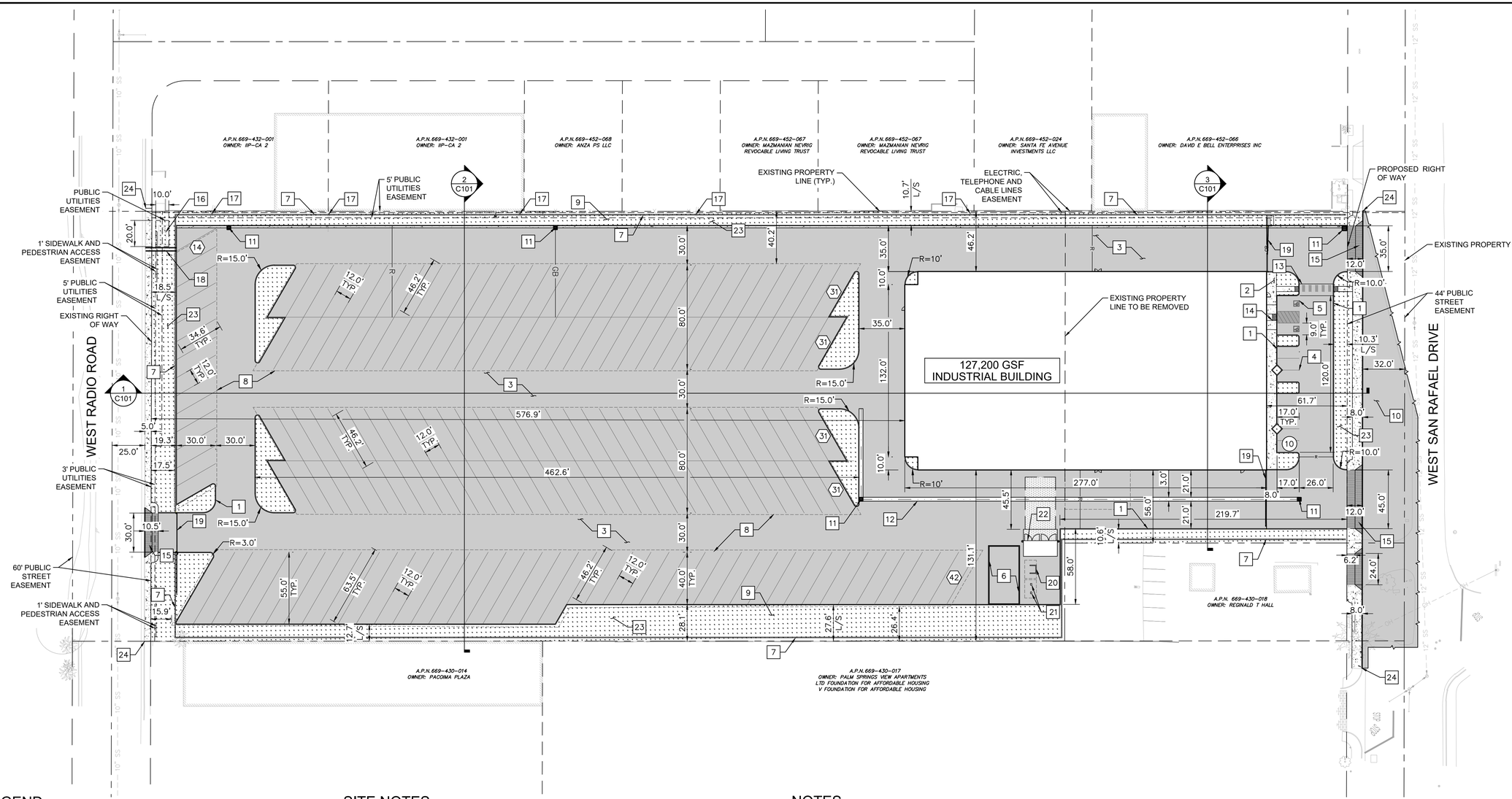
Kimley»Horn
Engineer BENJAMIN Z HUBER
P.E. No. 88512
Date 10/17/2022

KHA PROJECT	197425015
DATE	10/19/22
SCALE	AS SHOWN
DESIGNED BY	BH
DRAWN BY	TC
CHECKED BY	BH

EXISTING CONDITIONS

SECURE SPACE SELF STORAGE
PREPARED FOR
INSITE PROPERTY GROUP
CITY OF PALM SPRINGS CA

SHEET NUMBER
C001



LEGEND

- PROPERTY LINE
- EASEMENT OR SETBACK LINE
- EXISTING LOT LINE
- EXISTING CHAIN LINK FENCE
- CENTER LINE
- SHADE STRUCTURE OVERHANG
- SAWCUT LINE
- CONCRETE VALLEY GUTTER
- CONCRETE SIDEWALK
- ASPHALT CONCRETE PAVEMENT
- LANDSCAPE/PLANTER AREA
- PARKING STALL COUNTER
- RV PARKING STALL COUNTER

SITE NOTES

1. PROPOSED CURB.
2. PROPOSED CONCRETE SIDEWALK.
3. PROPOSED ASPHALT CONCRETE.
4. PROPOSED COMPACT 90° PARKING STALL.
5. PROPOSED ACCESSIBLE PARKING STRIPING.
6. PROPOSED RV WASH STATION.
7. PROPOSED 8' CMU WALL.
8. PROPOSED SHADE CANOPY OVER RV PARKING.
9. PROPOSED LANDSCAPING.
10. PROPOSED OFFSITE IMPROVEMENTS ON WEST SAN RAFAEL DRIVE.
11. PROPOSED STORM DRAIN INLET.
12. PROPOSED VALLEY GUTTER.
13. PROPOSED CROSSWALK STRIPING.
14. PROSOSED ACCESSIBLE RAMP.
15. INSTALL DRIVEWAY PER CITY STANDARD.
16. EXISTING TRANSFORMER TO REMAIN.
17. EXISTING POWERPOLE TO REMAIN.
18. PROPOSED OVERLAND RELEASE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY.
19. PROPOSED SECURITY GATE.
20. PROPOSED DUMP STATION.
21. PROPOSED AIR/WATER UNIT.
22. PROPOSED TRASH ENCLOSURE.
23. PROPOSED LANDSCAPING. ALL TREES SHALL BE 12-14 FEET IN HEIGHT AT TIME OF PLANTING. SEE LANDSCAPE PLAN FOR DETAILS.
24. CONFORM TO EXISTING SIDEWALK.

NOTES

1. ALL CURBS ARE 2' IN RADIUS UNLESS DIMENSIONED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PARKING SUMMARY TABLE	
STANDARD PARKING STALLS PROVIDED	8
ADA PARKING STALLS PROVIDED	2
COVERED RV PARKING	180
TOTAL PARKING STALLS PROVIDED	190

PROJECT INFORMATION	
PROJECT ADDRESS:	W SAN RAFAEL DR PALM SPRINGS, CA 92262
PARCEL NUMBER(S):	669430019 (5.23 ACRES)
	669430016 (1.26 ACRES)
ZONING:	M-1
TOTAL SITE AREA	6.43 ACRES
TOTAL DISTURBED AREA:	6.43 ACRES
FAR:	.45 (.5 ALLOWED)
SITE COVERAGE:	47% (60% ALLOWED)
BUILDING INFORMATION	
CONSTRUCTION TYPE:	TYPE II-B
	FULLY SPRINKLERED PER NFPA 13
OCCUPANCY:	S-1 STORAGE INDUSTRIAL
TOTAL BUILDING AREA:	127,200 SF
SETBACKS:	
FRONT:	25'-0"
SIDE:	10'-0" AND 25'-0" (RESIDENTIAL ADJACENT)
REAR:	10'-0"
PARKING REQUIRED:	6 STALLS
PARKING PROVIDED:	11 STALLS
CONTACT / APPLICANT	
INSITE PROPERTY GROUP DEVELOPMENT MANAGER MIKE DIACOS MIKE@INSITEPG.COM 805.766.0292	

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES
Kimley»Horn
Engineer BENJAMIN Z HUBER
P.E. No. 88172
Date 10/7/2022

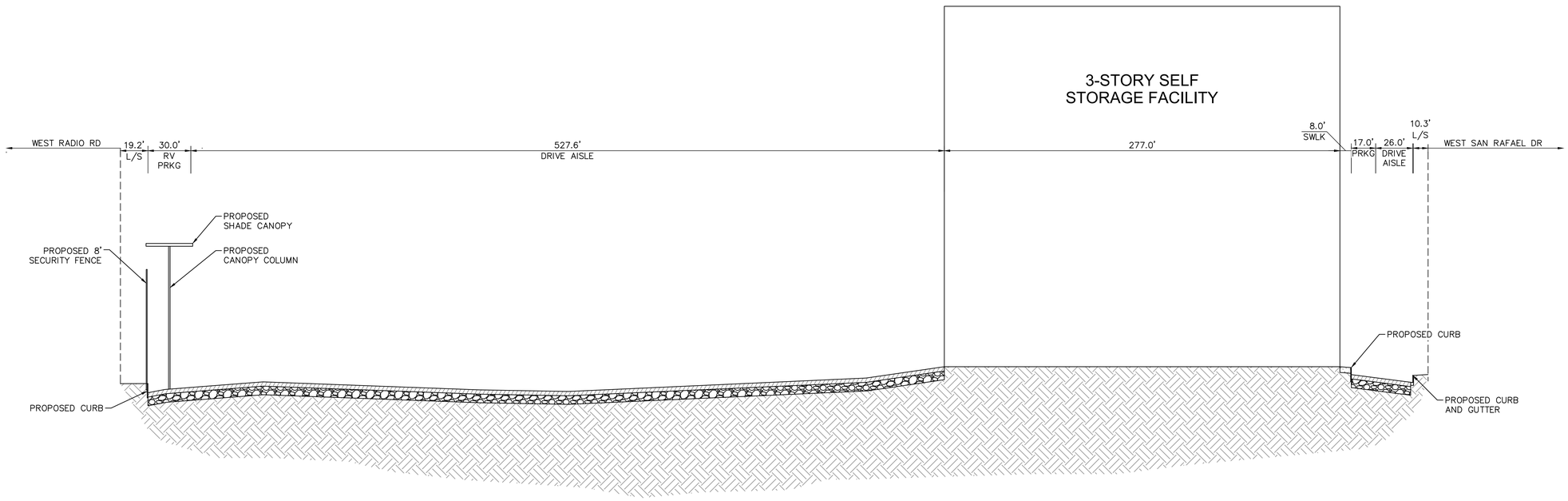
KHA PROJECT 197425015
DATE 10/19/22
SCALE AS SHOWN
DESIGNED BY BH
DRAWN BY TC
CHECKED BY BH

PRELIMINARY CIVIL SITE PLAN

SECURE SPACE SELF STORAGE

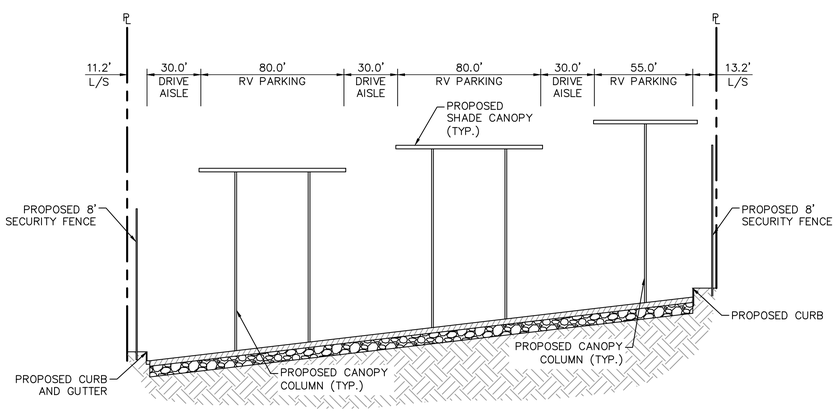
PREPARED FOR
INSITE PROPERTY GROUP CA
CITY OF PALM SPRINGS

SHEET NUMBER
C100



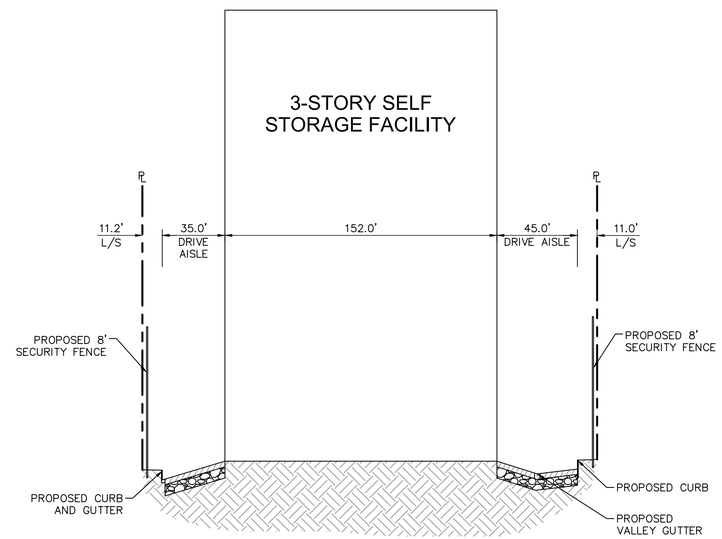
SECTION 1
N.T.S.

1



SECTION 2
N.T.S.

2



SECTION 3
N.T.S.

3

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer BENJAMIN Z. HUBER
P.E. No. 69512
Date 10/21/2022

KHA PROJECT 019742015
DATE 10/19/22
SCALE AS SHOWN
DESIGNED BY BH
DRAWN BY TC
CHECKED BY BH

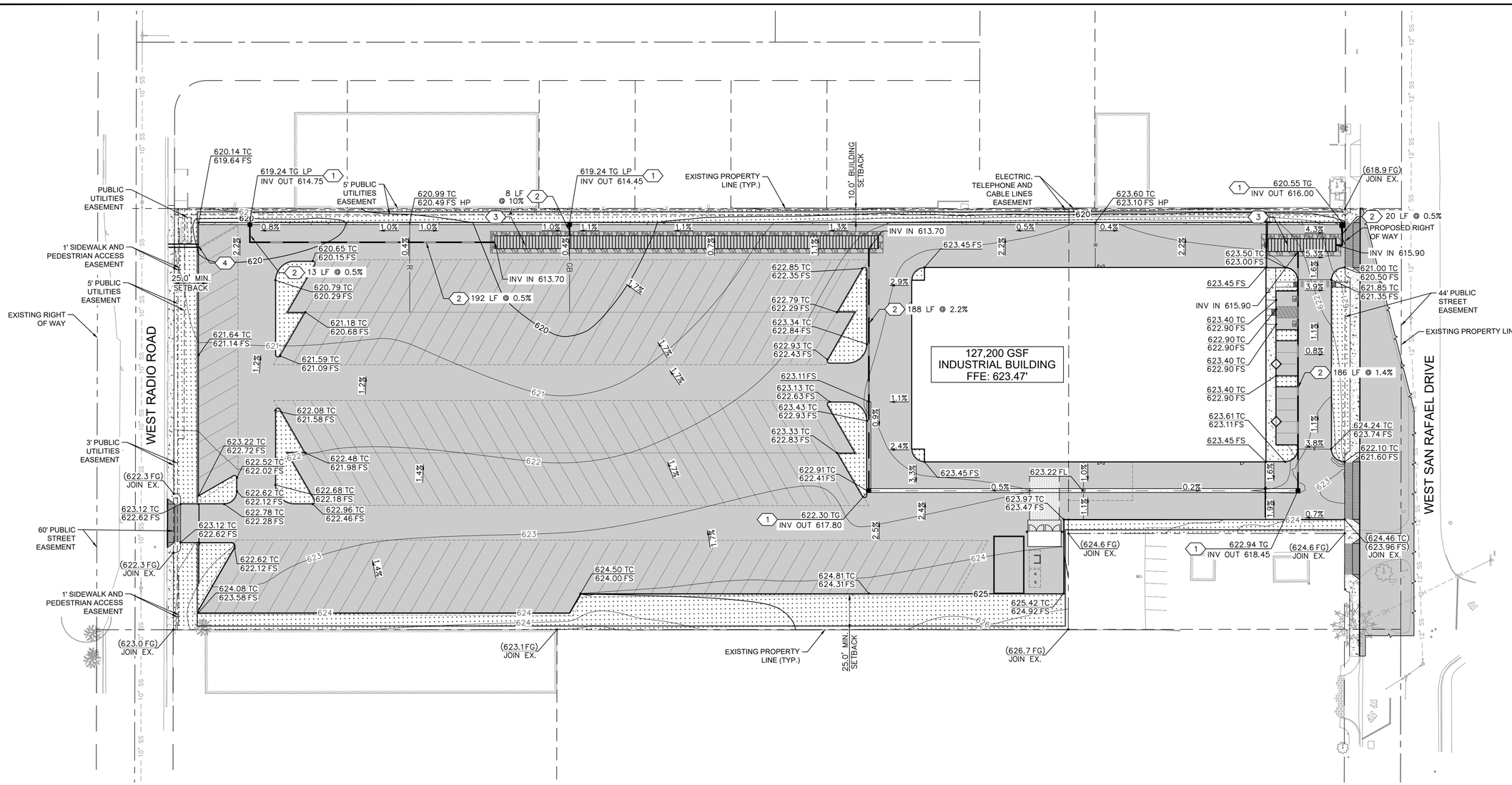
SITE CROSS SECTIONS

SECURE SPACE SELF STORAGE

PREPARED FOR
INSITE PROPERTY GROUP

CITY OF PALM SPRINGS CA

SHEET NUMBER
C101



LEGEND

- PROPERTY LINE
- SETBACK LINE
- RIDGE LINE
- PROPOSED STORMDRAIN LINE
- PROPOSED STORMDRAIN INLET
- PROPOSED STORMDRAIN MANHOLE
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED ASPHALT CONCRETE

GRADING AND DRAINAGE NOTES

1. PROPOSED STORM DRAIN INLET
2. PROPOSED STORM DRAIN PIPE
3. PROPOSED UNDERGROUND CONTECH INFILTRATION BASIN SIZE TO TREAT WQMP DESIGN STORM EVENT AND RETAIN THE 100-YR STORM EVENT
4. PROPOSED OVERLAND RELEASE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

CUT:	6,199 CY
FILL:	12,589 CY
NET:	6,390 CY (FILL)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer BENJAMIN Z HUBER
P.E. No. 88512
Date 10/17/2022

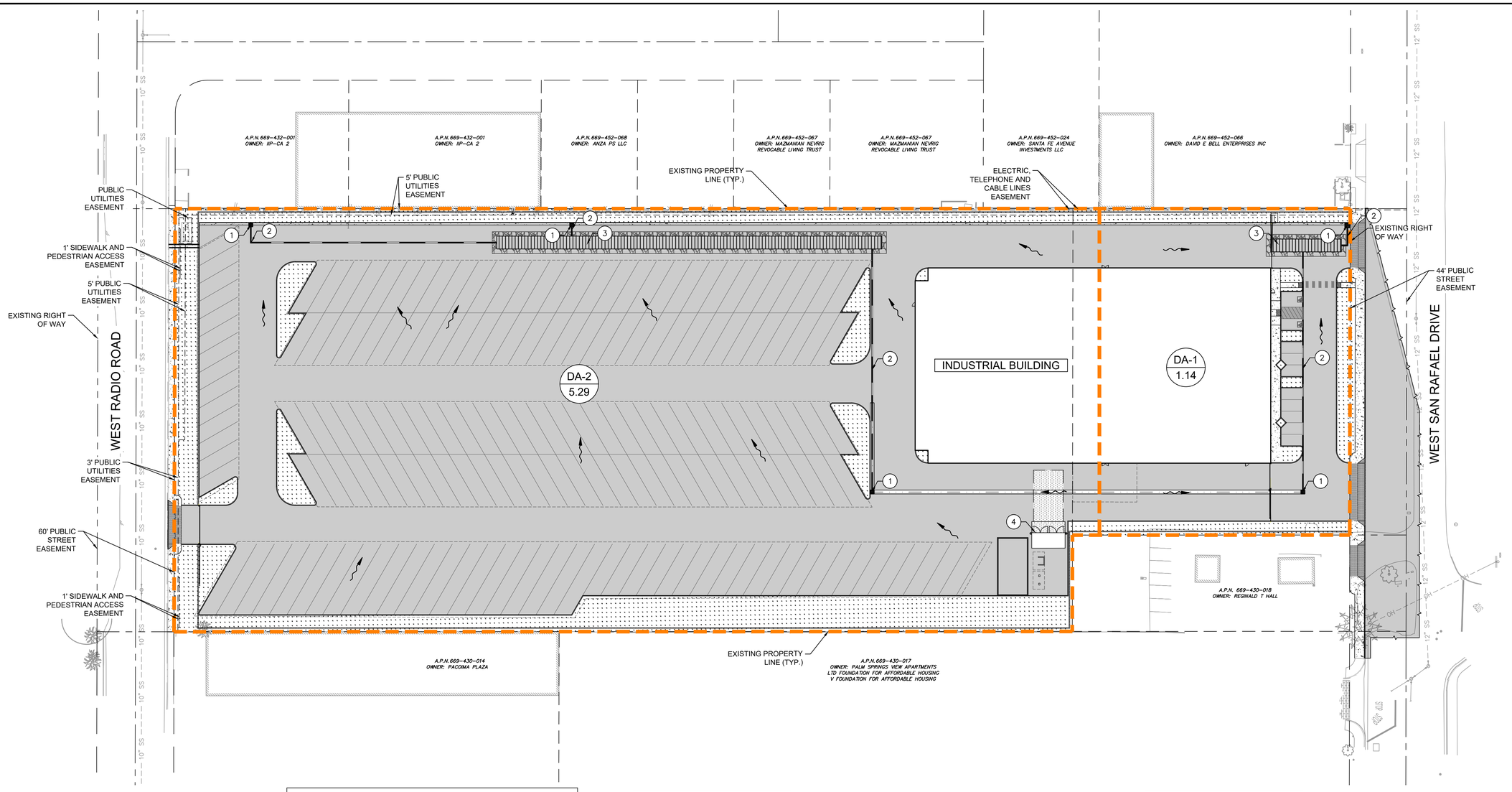
KHA PROJECT	197425015
DATE	10/19/22
SCALE	AS SHOWN
DESIGNED BY	BH
DRAWN BY	TC
CHECKED BY	BH

PRELIMINARY GRADING AND DRAINAGE PLAN

SECURE SPACE SELF STORAGE

PREPARED FOR
INSITE PROPERTY GROUP
CITY OF PALM SPRINGS, CA

SHEET NUMBER
C200



LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- DRAINAGE MANAGEMENT AREA
- PROPOSED STORMDRAIN LINE
- A / 0.00 — DA NAME / DA AREA (IN ACRES)
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED ASPHALT CONCRETE

	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)
EXISTING CONDITIONS	285278	0	285278
PROPOSED CONDITIONS (TOTAL)	285278	245927	39351
DMA 1	49615	43382	6233
DMA 2	235663	202545	33118

SOURCE CONTROL BMPS	
BMP ID	BMP DESCRIPTION
SC-1	PREVENT ILLICIT DISCHARGE INTO MS4 – ALL LANDSCAPE AREAS (TYP.)
SC-2	STORM DRAIN STENCILING AND SIGNAGE – ALL CURB CUTS (TYP.)
SC-5	TRASH AND STORAGE AREAS
SC-6	ADDITIONAL BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS
A.	ON-SITE STORM DRAIN INLETS
D.	NEED FOR FUTURE INDOOR AND SOURCE CONTROL
E.	LANDSCAPE / OUTDOOR PESTICIDE USE
G.	FOOD PREPARATION AND / OR SERVICE
H.	REFUSE / TRASH COLLECTION AREAS
O.	FIRE SPRINKLER TEST WATER AND RELIEF POINT
P.	MISCELLANEOUS DRAIN OR WASH DOWN AREAS
Q.	PLAZA, SIDEWALKS, PARKING LOTS
SITE DESIGN BMPS	
BMP ID	BMP DESCRIPTION
SD-2	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
SD-3	MINIMIZE IMPERVIOUS AREAS
SD-4	MINIMIZE SOIL COMPACTION
SD-7	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT LANDSCAPING.

Whitewater Watershed
BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	KIMLEY-HORN	Date	3/16/2022
Designed by	AJA	County/City Case No	
Company Project Number/Name	197425015 - PALM SPRINGS		
Drainage Area Number/Name	DMA 1		

Enter the Area Tributary to this Feature — A_T = 1.14 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction — I_f = 0.87

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method
$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$ — C = 0.69

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$ — V_u = 0.28 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$ — V_{BMP} = 1,159 ft^3

Notes:

Whitewater Watershed
BMP Design Volume, V_{BMP} (Rev. 03-2012)

Legend: Required Entries / Calculated Cells

Company Name	KIMLEY-HORN	Date	3/16/2022
Designed by	AJA	County/City Case No	
Company Project Number/Name	197425015 - PALM SPRINGS		
Drainage Area Number/Name	DMA 2		

Enter the Area Tributary to this Feature — A_T = 5.29 acres

Determine the Effective Impervious Fraction

Type of post-development surface cover (use pull down menu): Mixed Surface Types

Effective Impervious Fraction — I_f = 0.87

Calculate the composite Runoff Coefficient, C for the BMP Tributary Area

Use the following equation based on the WEF/ASCE Method
$C = 0.858I_f^3 - 0.78I_f^2 + 0.774I_f + 0.04$ — C = 0.69

Determine Design Storage Volume, V_{BMP}

Calculate V_U, the 85% Unit Storage Volume $V_U = 0.40 \times C$ — V_u = 0.28 (in*ac)/ac

Calculate the design storage volume of the BMP, V_{BMP}.

$V_{BMP}\ (ft^3) = \frac{V_U\ (in\text{-}ac/ac) \times A_T\ (ac) \times 43{,}560\ (ft^2/ac)}{12\ (in/ft)}$ — V_{BMP} = 5,377 ft^3

Notes:

DRAINAGE NOTES

1. PROPOSED STORM DRAIN INLET.
2. PROPOSED STORM DRAIN PIPE.
3. PROPOSED UNDERGROUND CONTECH INFILTRATION BASIN SIZE TO TREAT WQMP DESIGN STORM EVENT AND RETAIN THE 100-YR STORM EVENT.
4. PROPOSED TRASH ENCLOSURE.

GENERAL NOTES:

1) SITE SPECIFIC INFILTRATION RATES PROVIDED BY THE GEOTECHNICAL ENGINEER YIELDED UNFACTORED RESULTS OF 20 IN/HR.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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Kimley»Horn
Engineer BENJAMIN Z HUBER
P.E. No. 68512
Date 03/17/2022

KHA PROJECT	197425015
DATE	10/19/22
SCALE	AS SHOWN
DESIGNED BY	BH
DRAWN BY	TC
CHECKED BY	BH

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

SECURE SPACE SELF STORAGE

PREPARED FOR
INSITE PROPERTY GROUP
CITY OF PALM SPRINGS CA

SHEET NUMBER
C300

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

CHRISTOPHER L. FREY, LLA 6623

SHADE REQUIREMENTS:

30% SHADE REQUIRED OVER PARKING AREAS AFTER 15 YEARS OF GROWTH.

TOTAL PARKING AREA: **1,546 SF**
REQUIRED SHADE AREA: 1,546 * .30 = **463 SF**
PROPOSED SHADE AREA: **1,064 SF**

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF PALM SPRINGS MUNICIPAL CODE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	AG	14	AFROCARPUS GRACILIOR / AFRICAN FERN PINE	36" BOX	12-14' HT. X 3'-4' SPR.	3" CAL.	MODERATE
	OE	5	OLEA EUROPAEA / EUROPEAN OLIVE	36" BOX	12-14' HT. X 5-6' SPR. (20'-30' SPR. AT MATURITY)	3" CAL.	LOW
	QS	15	QUERCUS SUBER / CORK OAK	36" BOX	12-14' HT. X 5-6' SPR. (30' SPR. AT MATURITY)	3" CAL.	LOW

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	AL	126	ARTEMISIA LUDOVICIANA 'SILVER KING' / SILVER KING WHITE SAGEBRUSH	5 GAL.	AS SHOWN	LOW
	BS	65	BACCHARIS SAROTHROIDES / DESERTBROOM BACCHARIS	5 GAL.	72" O.C.	LOW
	LB	9	LANDSCAPE BOULDER	4`-5` DIA.		
	LA	47	LARREA TRIDENTATA / CREOSOTE BUSH	5 GAL.	72" O.C.	VERY LOW
	LT	36	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / THUNDER CLOUD TEXAS SAGE	5 GAL.	48" O.C.	LOW
	MR	37	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	AS SHOWN	MODERATE
	SC	76	SIMMONDSIA CHINENSIS / JOJOBA	5 GAL.	72" O.C.	LOW

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	GR	9,821 SF	CRUSHED GRAVEL / CINNABAR RUBBLE SOURCED FROM SOUTHWEST BOULDER & STONE OR EQUAL. 6" DEPTH	-		
	DG	5,260 SF	DECOMPOSED GRANITE / APACHE BROWN COLOR SOURCED FROM SOUTHWEST BOULDER & STONE OR EQUAL	3" DEPTH		
	DS	4,249 SF	NON-IRRIGATED SEED MIX / DESERT SAGE SCRUB MIX	SEED MIX		N/A
	ND	9,758 SF	NON-IRRIGATED SEED MIX / SOUTHWEST DESERT WILDFLOWER MIX	SEED MIX		N/A

No.	REVISIONS	DATE	BY

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Engineer JEREMIAH Z HUBER
P.E. No. 88172
Date 10/7/2022

KHA PROJECT 197425015
DATE 10/19/22
SCALE AS SHOWN
DESIGNED BY CF
DRAWN BY CF
CHECKED BY JO

NOTES & SCHEDULE

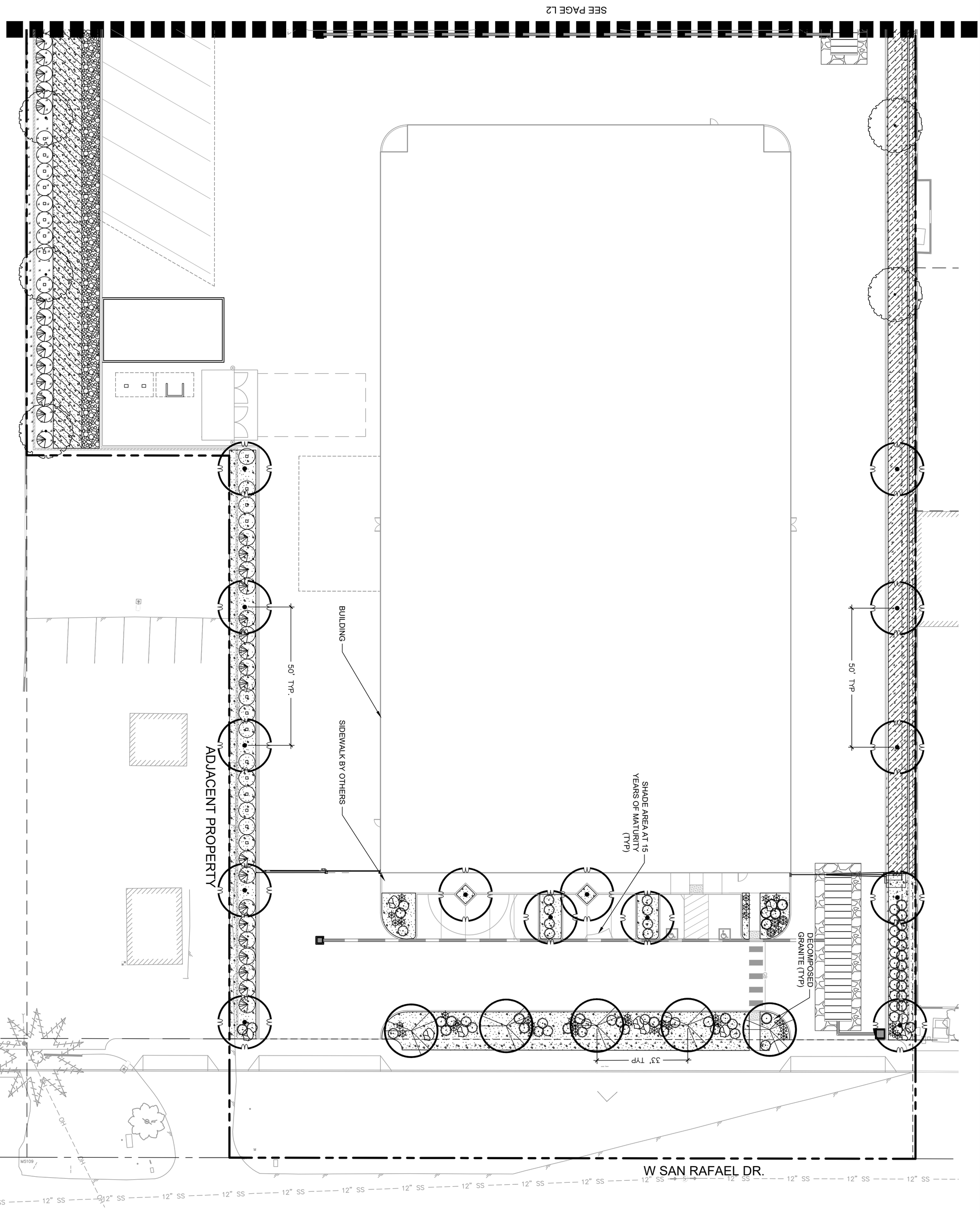
SECURE SPACE SELF STORAGE
PREPARED FOR
INSITE PROPERTY GROUP
CA
CITY OF PALM SPRINGS

SHEET NUMBER
LS-0

K:\BAY_LDEV\197425015 - Insite - Palm Springs - BZH\03 CADD\PlanSheets\Entitlement Package\LS-1.dwg

LANDSCAPE NOTE

1. ALL TREES SHALL BE 12'-14' IN HEIGHT AT TIME OF PLANTING.



SHEET NUMBER
LS-1

SECURE SPACE SELF STORAGE

PREPARED FOR

INSITE PROPERTY GROUP

CITY OF PALM SPRINGS CA

LANDSCAPE PLAN

KHA PROJECT	197425015
DATE	10/19/22
SCALE	AS SHOWN
DESIGNED BY	CF
DRAWN BY	CF
CHECKED BY	JO

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Kimley»Horn

Engineer BENJAMIN Z HUBER

P.E. No. 88412

Date 03/17/2022

Kimley»Horn

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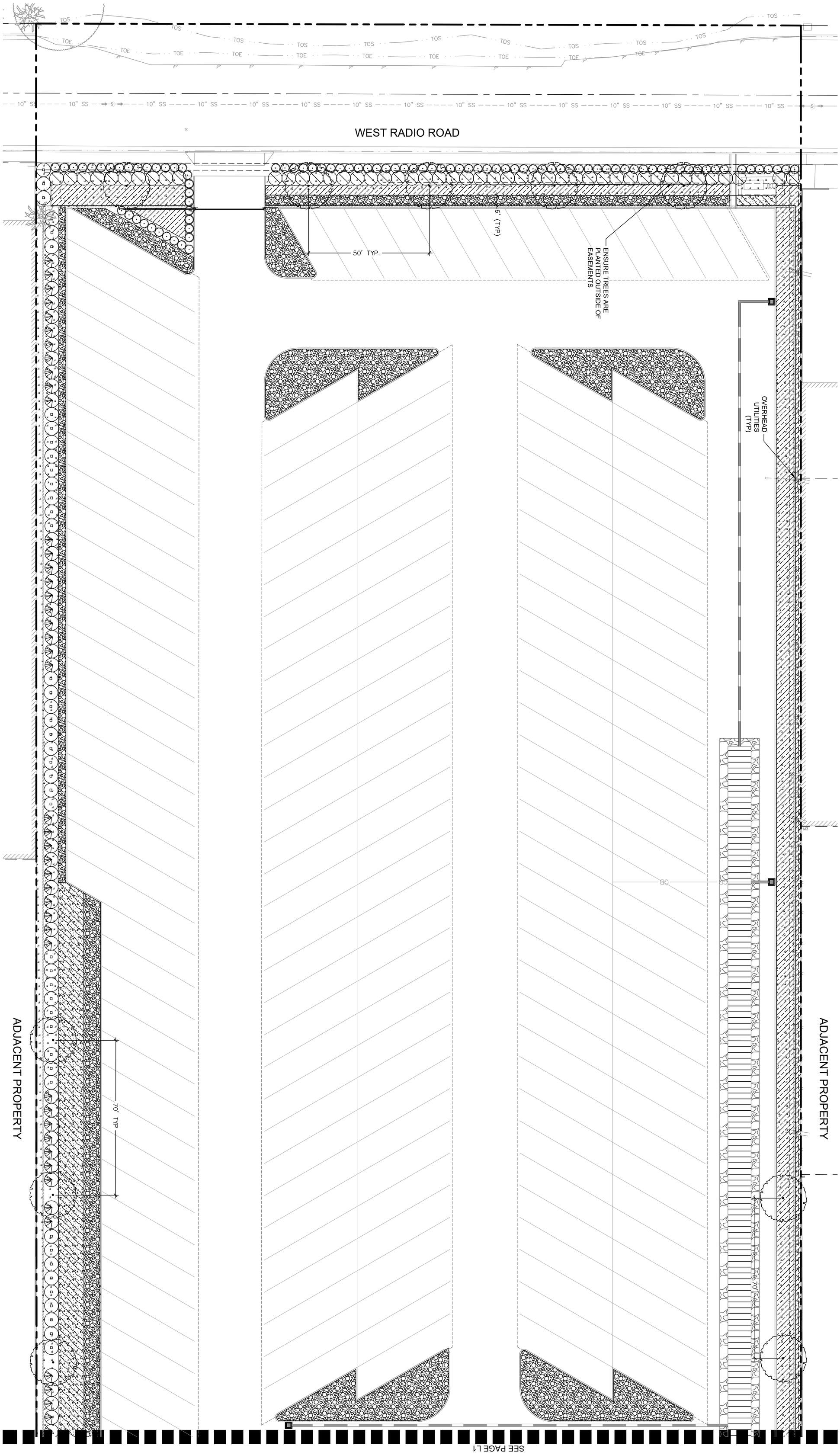
No.	REVISIONS	DATE	BY

LANDSCAPE NOTE

1. ALL TREES SHALL BE 12'-14' IN HEIGHT AT TIME OF PLANTING.



SECURE SPACE SELF STORAGE

PREPARED FOR

INSITE PROPERTY GROUP

CITY OF PALM SPRINGS CA

LANDSCAPE PLAN

SHEET NUMBER LS-2

KHA PROJECT 197425015

DATE 10/19/22

SCALE AS SHOWN

DESIGNED BY CF

DRAWN BY CF

CHECKED BY JO

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Kimley»Horn

Engineer BENJAMIN Z HUBER

P.E. No. 88412

Date 03/17/2022

Kimley»Horn

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PHONE: 925-398-4840 FAX: 925-398-4849
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No.	REVISIONS	DATE	BY

PROJECT INFORMATION

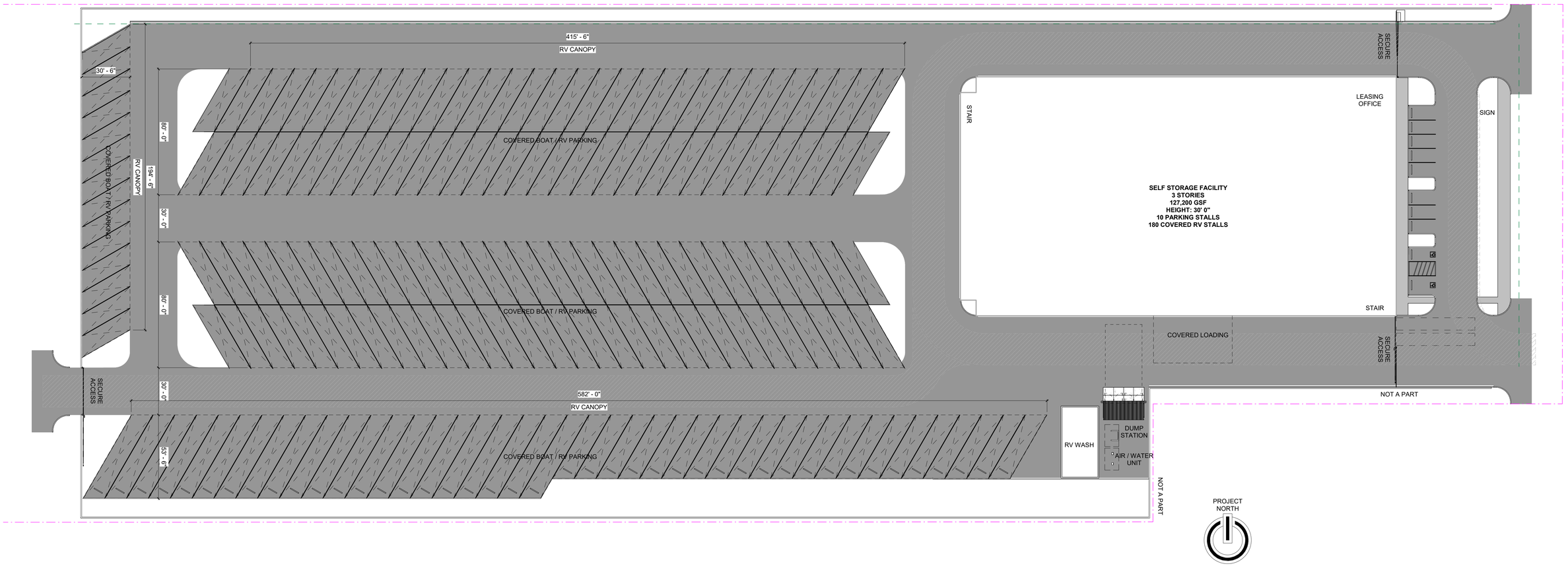
PROJECT ADDRESS:	W SAN RAFAEL DR PALM SPRINGS, CA 92262
PARCEL NUMBER(S):	669430019 (5.23 ACRES) 669430016 (1.26 ACRES)
ZONING:	M-1
TOTAL SITE AREA:	6.43 ACRES
TOTAL DISTURBED AREA:	6.43 ACRES
FAR:	.45 (.5 ALLOWED)
SITE COVERAGE:	47% (60% ALLOWED)

BUILDING INFORMATION

CONSTRUCTION TYPE:		TYPE II-B FULLY SPRINKLERED PER NFPA 13
OCCUPANCY:		S-1 STORAGE INDUSTRIAL
TOTAL BUILDING AREA:		127,200 SF
SETBACKS:		
	FRONT:	25' -0"
	SIDE:	10'-0" AND 25'-0" (RESIDENTIAL ADJACENT)
	REAR:	10'-0"
PARKING REQUIRED:		6 STALLS
PARKING PROVIDED		10 STALLS

CONTACT / APPLICANT

INSITE PROPERTY GROUP
DEVELOPMENT MANAGER
MIKE DIACOS
MIKE@INSITEPG.COM
805.766.0292



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5/10/2022 8:39:07 AM

InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

PRELIMINARY SITE PLAN

A101

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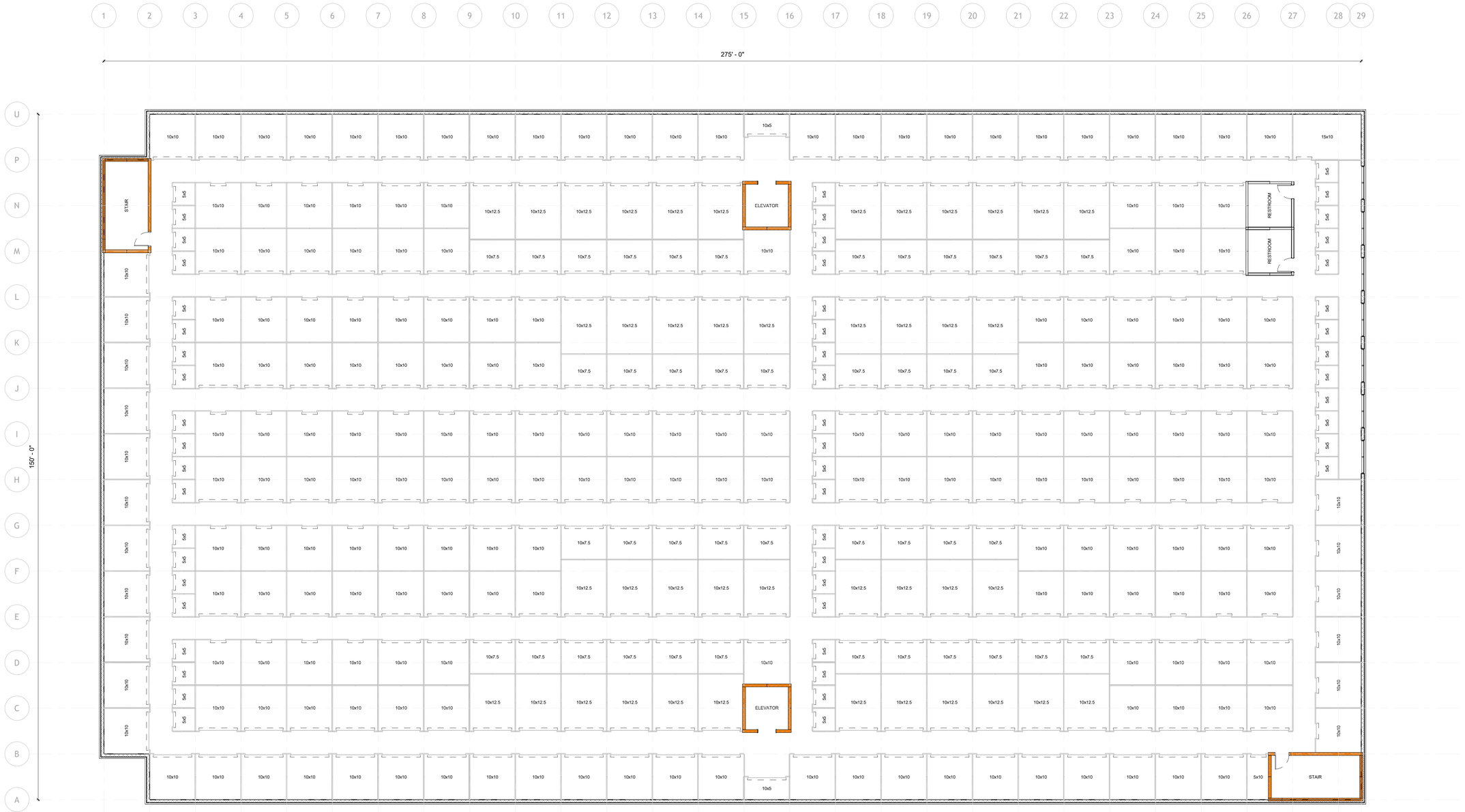
7/11/2022 3:39:58 PM

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

LEVEL 1 - OVERALL FLOOR PLAN

A201



NOT FOR CONSTRUCTION

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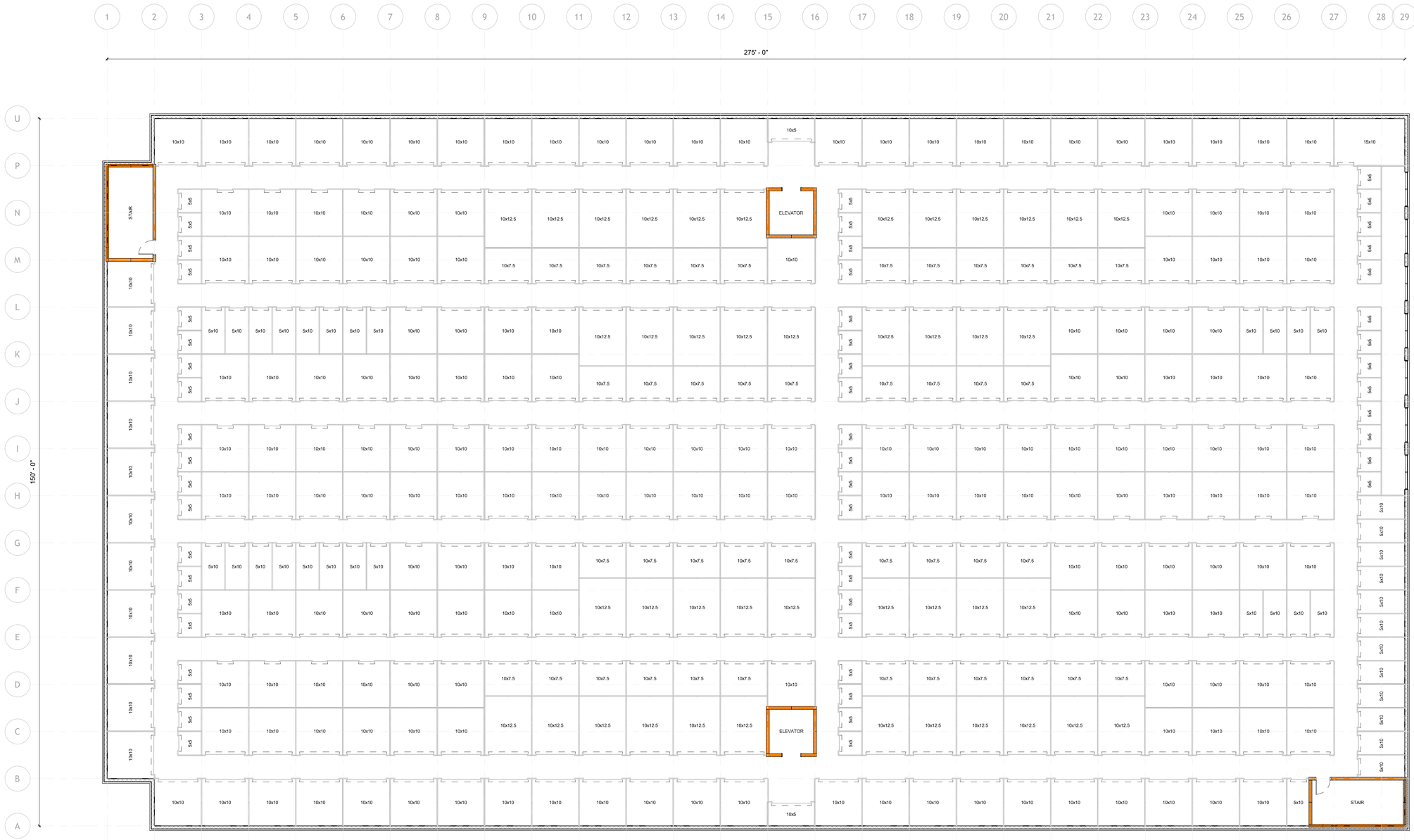
InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

LEVEL 2 - OVERALL FLOOR PLAN

A202



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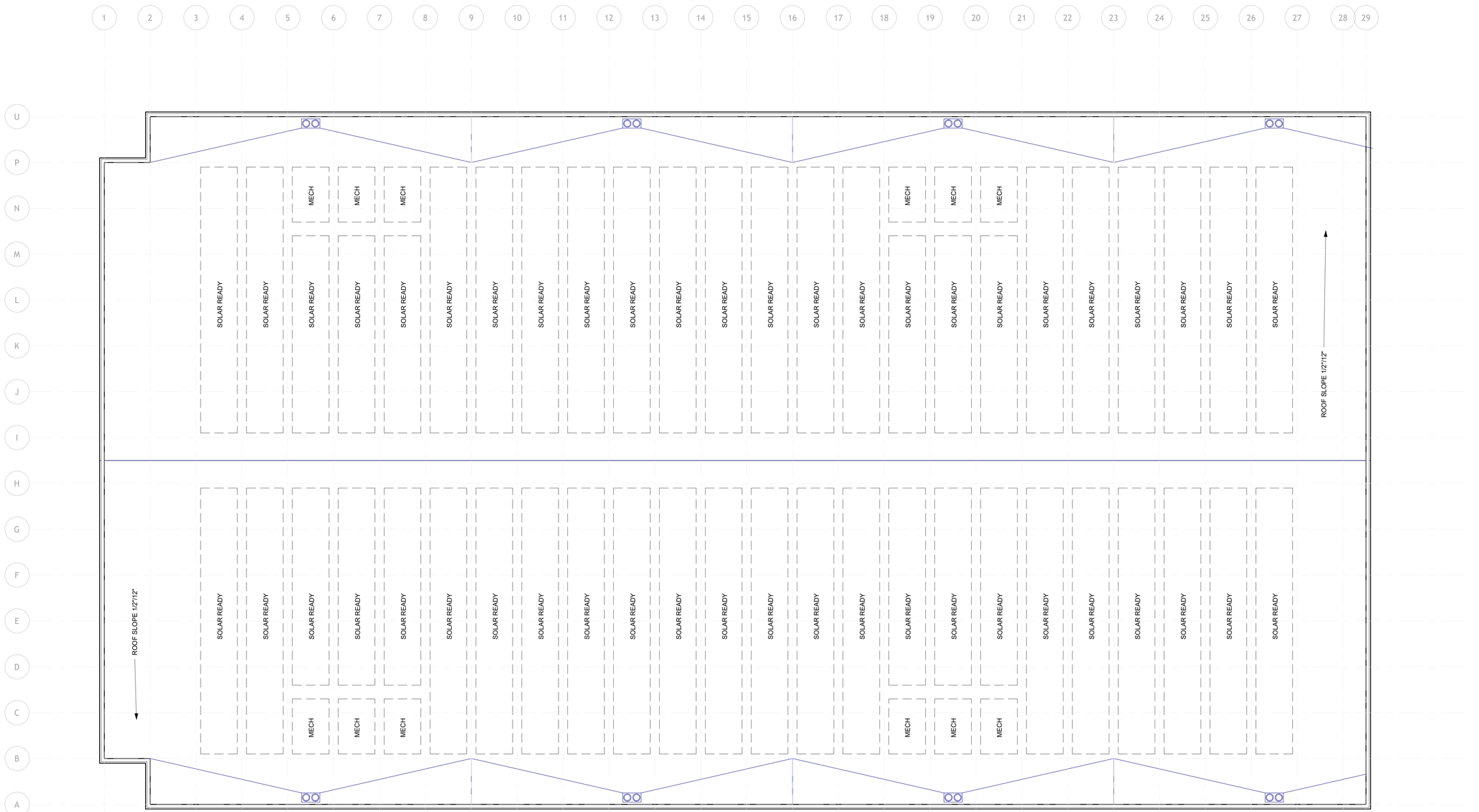
7/11/2022 3:40:16 PM

InSite

SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

LEVEL 3 - OVERALL FLOOR PLAN

A203



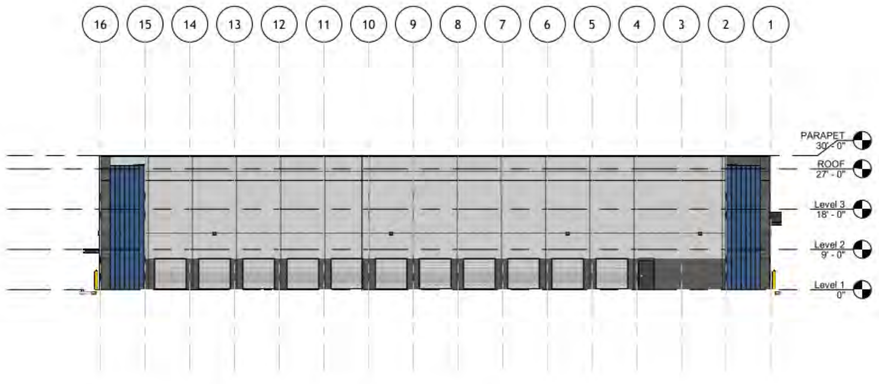
NOT FOR CONSTRUCTION

7/11/2022 3:40:17 PM

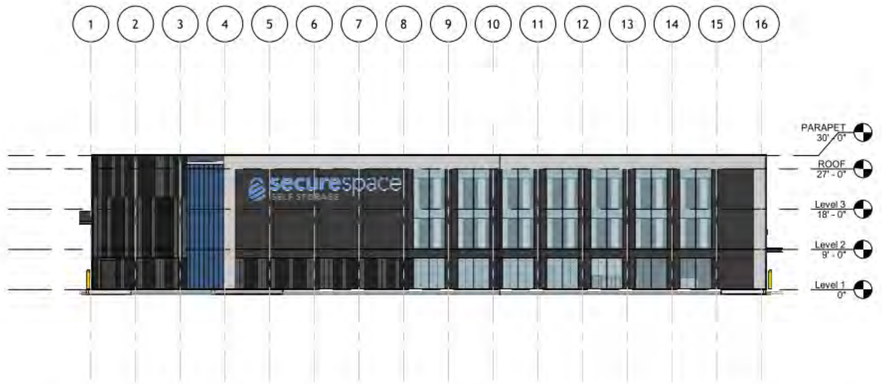
SECURE SPACE SELF STORAGE
W San Rafael Drive Palm Springs, CA 92262
Schematic Design

OVERALL ROOF PLAN

A204



OVERALL BUILDING ELEVATION - PROJECT NORTH



OVERALL BUILDING ELEVATION - PROJECT SOUTH

OVERALL BUILDING ELEVATION - PROJECT WEST

OVERALL BUILDING ELEVATION - PROJECT EAST

- BLACK: SHERWIN WILLIAMS SW7069 "IRON ORE"
- DARK GREY: SHERWIN WILLIAMS SW7067 "CITYSCAPE"
- MEDIUM GREY: SHERWIN WILLIAMS SW7058 "MAGNETIC GREY"
- WHITE: SHERWIN WILLIAMS SW6238 "ICICLE"
- SECURE SPACE BLUE: SHERWIN WILLIAMS SW6523 "DENIM"
- EXISTING DOORS (BLUE): SHERWIN WILLIAMS SW6524 "COMMODORE BLUE"
- EXISTING DOORS (WHITE): SHERWIN WILLIAMS SW7006 "EXTRA WHITE"
- CMU SMOOTH - LIGHT GREY: ANGELUS BLOCK CO. "SILVER PRECISION"
- CMU BURNISHED - LIGHT GREY: ANGELUS BLOCK CO. "SILVER BURNISHED"
- CMU SHOTBLAST - LIGHT GREY: ANGELUS BLOCK CO. "SILVER SHOTBLAST"
- CMU SPLITFACE - LIGHT GREY: ANGELUS BLOCK CO. "SILVER SHOTBLAST"
- CMU SMOOTH - MEDIUM GREY: ANGELUS BLOCK CO. "GREYSTONE PRECISION"
- CMU BURNISHED - MEDIUM GREY: ANGELUS BLOCK CO. "GREYSTONE BURNISHED"
- CMU SHOTBLAST - MEDIUM GRAY: ANGELUS BLOCK CO. "GREYSTONE SHOTBLAST"
- CMU SPLITFACE - MEDIUM GREY: ANGELUS BLOCK CO. "GREYSTONE SPLITFACE"
- INSULATED METAL PANEL - DARK GREY: KINGSPAN "WEATHERED ZINC"
- INSULATED METAL PANEL - LIGHT GREY: KINGSPAN "SILVERSMITH"

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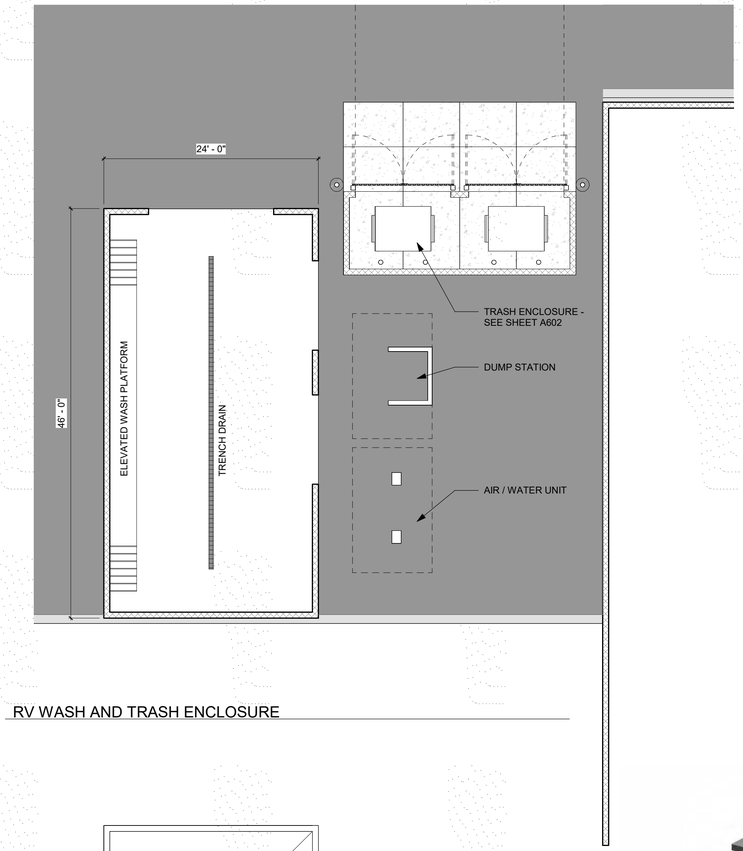
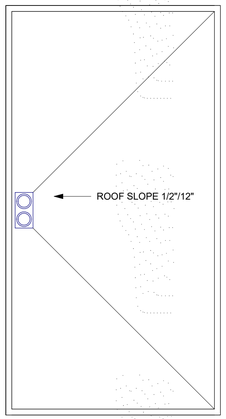
OVERALL BUILDING ELEVATIONS

A401



RV WASH AND TRASH ENCLOSURE



RV WASH ROOF

A DARK GREY: SHERWIN WILLIAMS SW7067 "CITYSCAPE"

B WHITE: SHERWIN WILLIAMS SW6238 "ICICLE"

C SECURE SPACE BLUE: SHERWIN WILLIAMS SW6523 "DENIM"

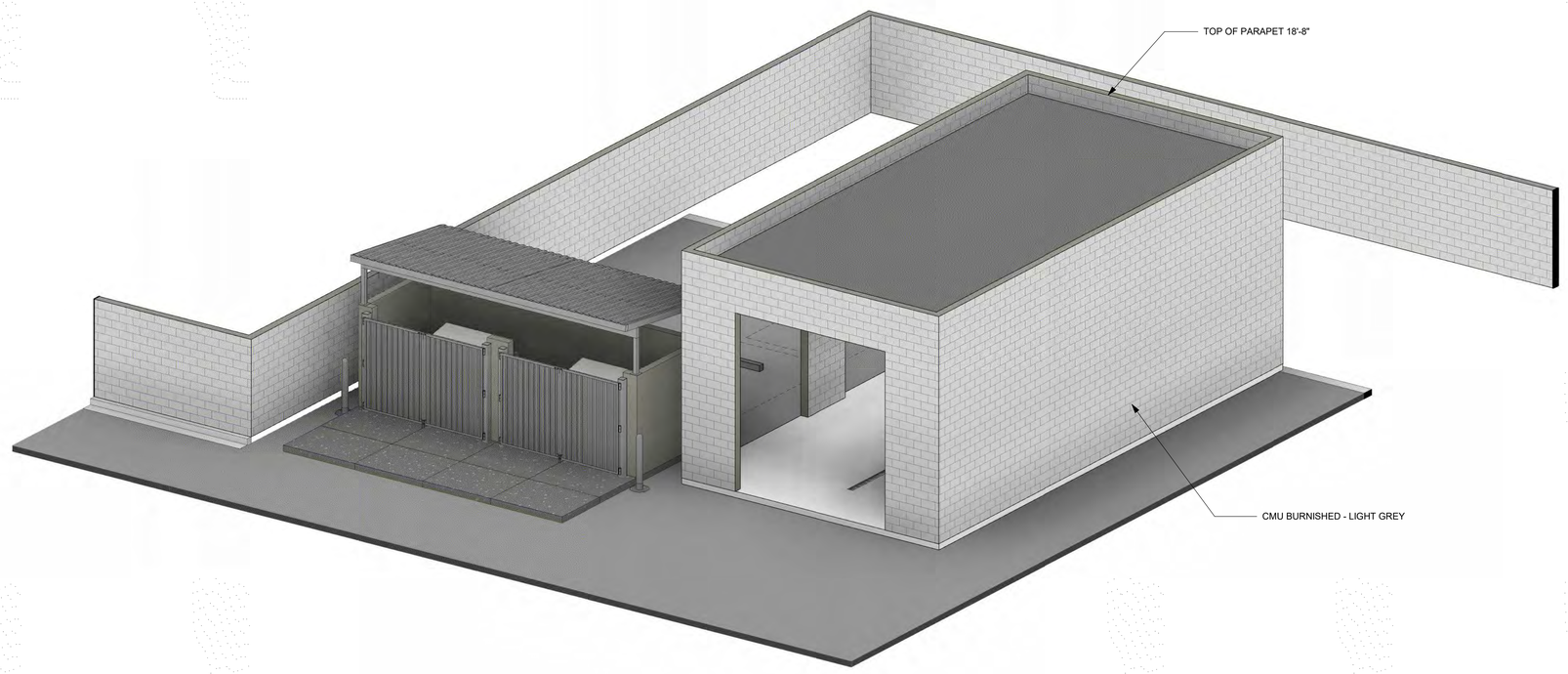
D EXISTING DOORS (WHITE): SHERWIN WILLIAMS SW7006 "EXTRA WHITE"

E CMU BURNISHED - LIGHT GREY: ANGELUS BLOCK CO. "SILVER BURNISHED"

F CMU SHOTBLAST - MEDIUM GRAY: ANGELUS BLOCK CO. "GREYSTONE SHOTBLAST"

G INSULATED METAL PANEL - DARK GREY: KINGSPAN "WEATHERED ZINC"

H INSULATED METAL PANEL - LIGHT GREY: KINGSPAN "SILVERSMITH"



3 RV WASH AND TRASH ENCLOSURE AXON
SCALE:

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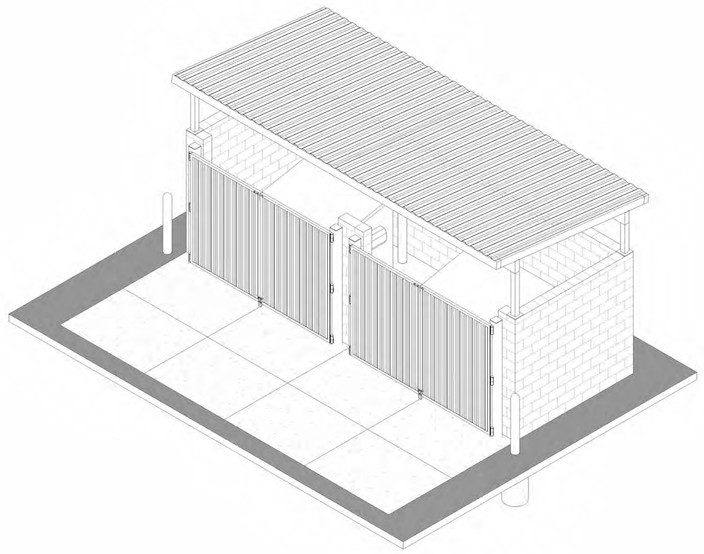
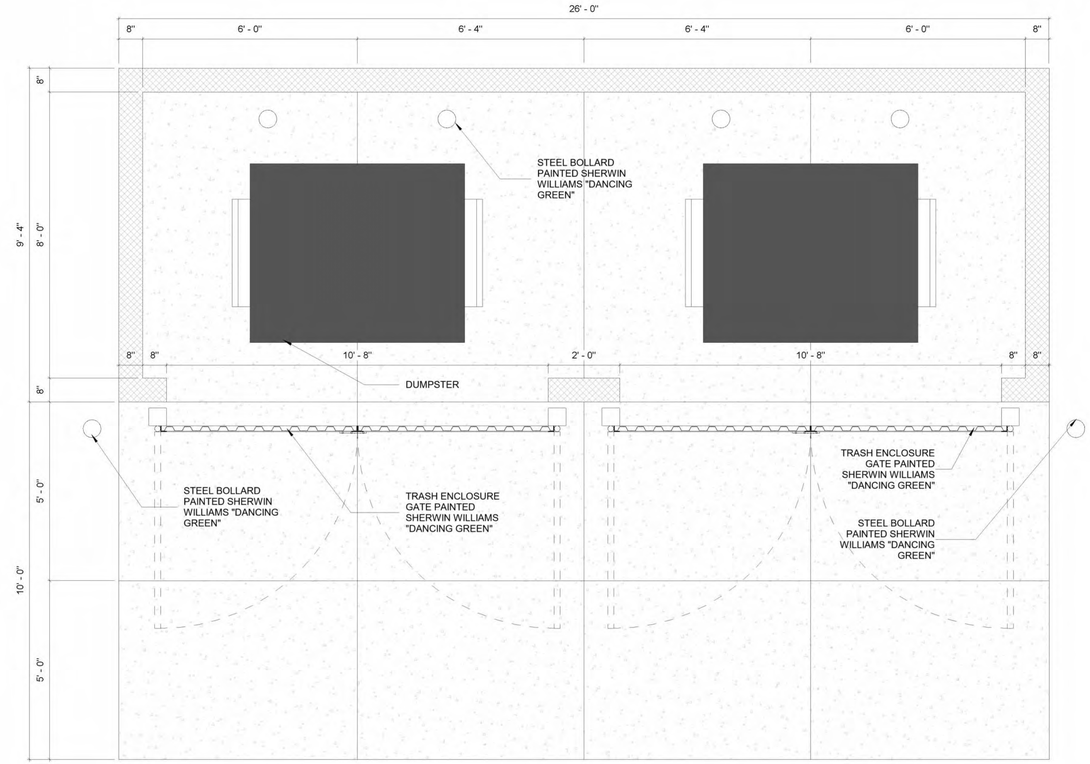
RV WASH

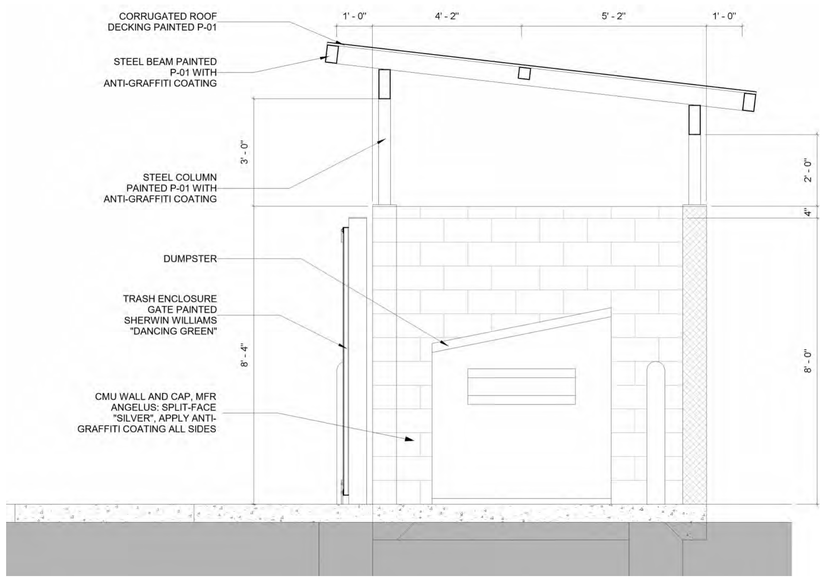
A601



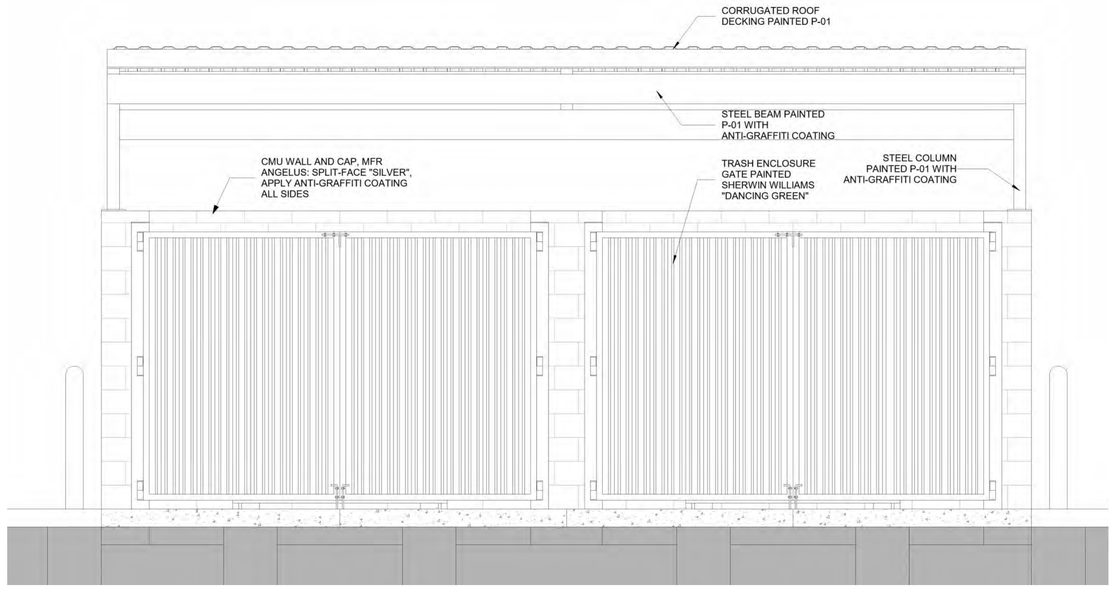
Trash Enclosure - 2 Bay - Axon



Trash Enclosure - 2 Bay - Plan



Trash Enclosure - 2 Bay - Section



Trash Enclosure - 2 Bay - Front

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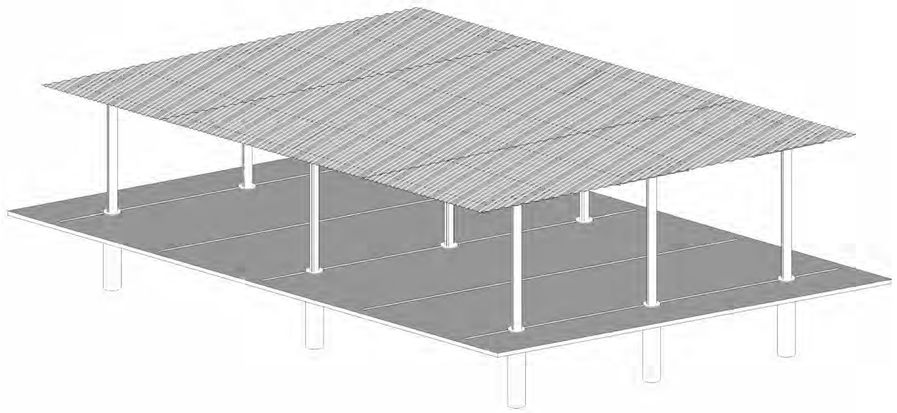
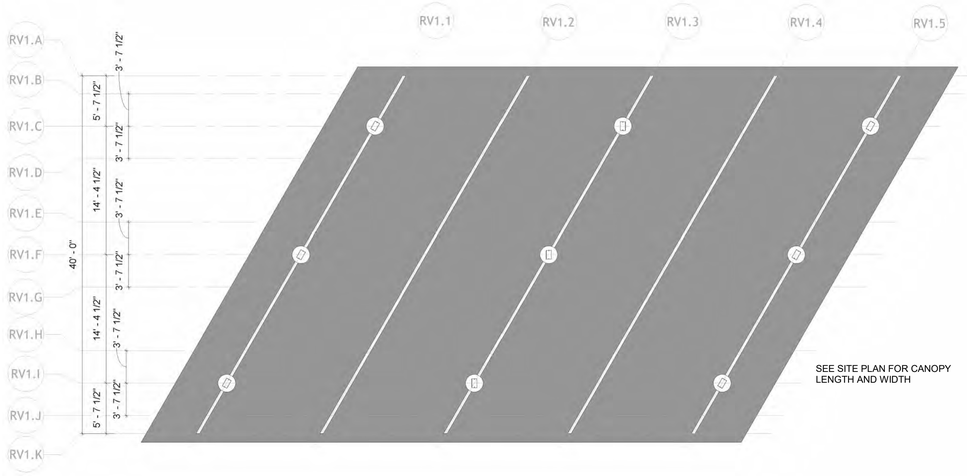
TRASH ENCLOSURE - 2 BAY

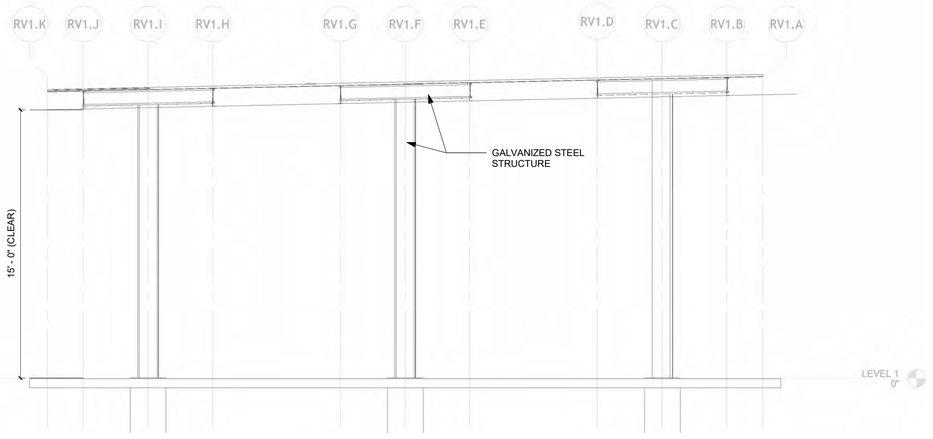
A602



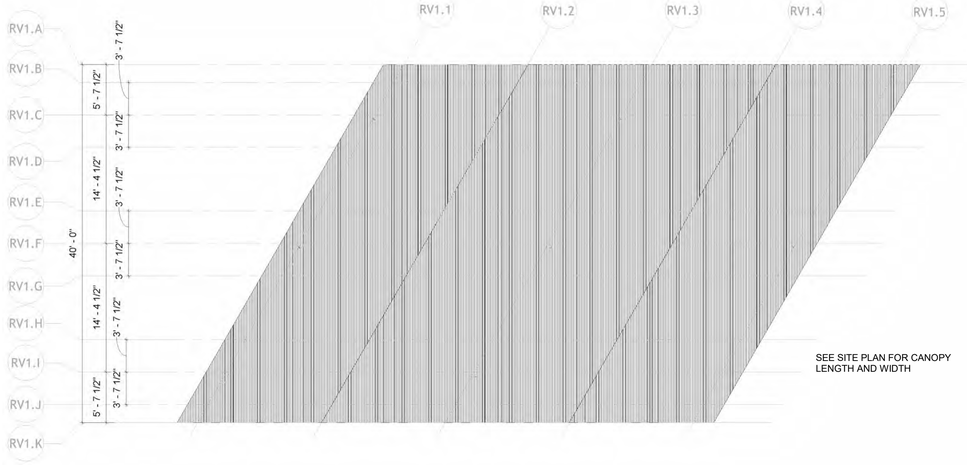
RV Canopy Axon



RV Canopy Floor Plan



RV Canopy Section



RV Canopy Roof Plan

RV Canopy Image 1

RV Canopy Image 2

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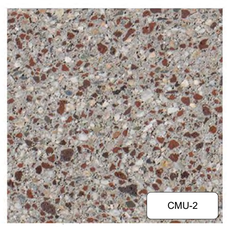
RV CANOPY

A603

CMU-1	SHOT BLAST CONCRETE MASONRY BLOCK
CMU-2	BURNISHED CONCRETE MASONRY BLOCK
S-1	SMOOTH FINISH STUCCO WITH 5/8" REVEALS, LIGHT GREY
S-2	SMOOTH FINISH STUCCO WITH 5/8" REVEALS, DARK GREY
M-1	MORIN M-12 CONCEALED FASTENER METAL PANEL, PAINTED - STATE BLUE
M-2	MORIN Z-12 CONCEALED FASTENER METAL PANEL, PAINTED - MEDIUM GRAY
GL	HIGH PERFORMANCE GLAZING WITH CLEAR ANODIZED WINDOW SYSTEM

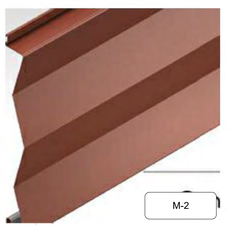

CMU-1

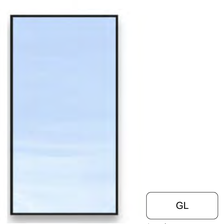

CMU-2


S-1


S-2


M-1


M-2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MATERIAL BOARD

A901

PROJECT RENDERING 1

PROJECT RENDERING 2

PROJECT RENDERING 3

PROJECT RENDERING 4

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PROJECT RENDERINGS

A902