



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Sun Community Bank
Case No.	Conditional Use Permit No. 2024-0009 Administrative Minor Modification No. 2024-0006 Major Development Permit No. 2024-0005 Major Architectural Review No. 2024-0054 Change of Zone No. 2024-0001
Assessor's Parcel No.	680-072-013, -014, -019, -020, -021, & -022
Lead Agency Name and Address:	City of Palm Springs, 3200 E Tahquitz Canyon Way, Palm Springs, CA 92262
Project Location:	Southeast corner of Ramon Road and Calle Santa Cruz
Project Sponsor's Name and Address:	Sun Community Federal Credit Union 1086 Broadway Avenue, El Centro, CA 92243 Phone: (760) 323-8253 Contact: Patrick Carey
General Plan Designation(s):	Office
Zoning:	Professional Zone (P)
Contact Person:	Noriko Kikuchi, Associate Planner
Phone Number:	760-323-8245
Date Prepared	January, 2025

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CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Purpose of the Initial Study:

The City of Palm Springs, as Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Initial Study (IS) for the proposed Sun Community Bank Project, including a Change of Zone, Conditional Use Permit, Administrative Minor Modification, Major Development Permit, and Major Architectural Review Permit. These components are referred to as “the Project” or “the proposed Project” in this document.

The Initial Study has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., State CEQA Guidelines. Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. To paraphrase from this Section, the relevant purposes of an Initial Study are:

1. To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
2. To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
3. To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the Project's environmental review pursuant to CEQA.

Project Location:

The Project is proposed for a 1.08-acre site on the southeast corner of East Ramon Road and South Calle Santa Cruz in the City of Palm Springs, County of Riverside (APNs: 680-072-013, 014, 019, 020, 021, & 022). The Project location can also be described as the northeast quarter of Section 19, Township 4 south, Range 5 East, San Bernardino Base and Meridian (See Exhibits 1 and 2).

The site is currently vacant and has been graded, is devoid of vegetation and is covered with soil stabilizer chemicals. The site is bound to the north by Ramon Road and Palm Springs International Airport, to the west and south by commercial development, and to the east by a vacant lot.

The proposed site is currently designated “Office” in the City's General Plan, and zoned “Professional (P).”

Description of the Project

The Project proposes the construction of a new 2,895 square foot (SF) freestanding bank with a drive-through ATM and on-site parking (see Exhibit 3). The Project includes five City applications, including:

- Change of Zone No. 2024-0001
- Conditional Use Permit No. 2024-0009
- Administrative Minor Modification No. 2024-0006

- Major Development Permit No. 2024-0005
- Major Architectural Review No. 2024-0054

The Change of Zone (COZ) and Conditional Use Permit (CUP) is to modify the site's zoning designation from Professional (P) to Service/Manufacturing (M-1) and to allow for the proposed freestanding bank and drive-through ATM. The Administrative Minor Modification (AMM) is to allow a 2.4' yard setback reduction from the 25' requirement along Ramon Road, proposing a 22'6" setback for the bank building. The Major Development Permit (DP) and Major Architectural Review (AR) are part of the standard review process for development projects.

Two two-way access points are proposed for the Project. The primary access point will be from the site's western boundary on Calle Santa Cruz, and the secondary access point will be from the southern boundary on Calle de Ricardo. The Project provides a total of 19 on-site parking stalls, of which 2 are ADA compliant and 1 provides electric vehicle (EV) charging.

In accordance with City of Palm Springs Municipal Code 8.70.100, an on-site surface retention basin with capacity to retain the incremental volume of stormwater runoff generated during the project storm (100 year) is provided on the southwest quadrant of the site.

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
3. Electricity: Southern California Edison
4. Gas: Southern California Gas Company
5. Telephone: Frontier
6. Cable: Time Warner Cable

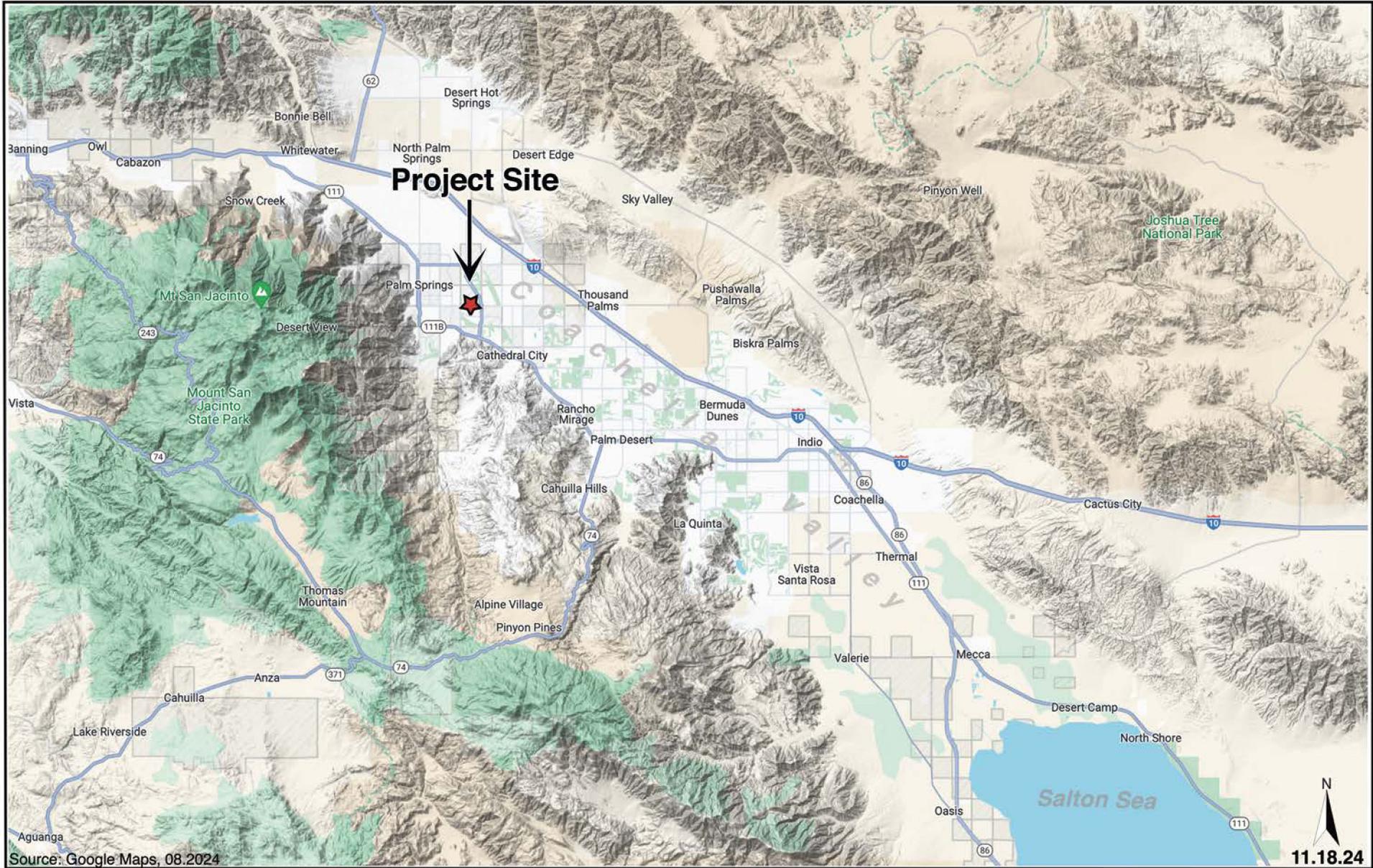
Environmental Setting and Surrounding Land Uses:

The site is currently vacant, undeveloped and has been previously graded in the past.

North: Ramon Road, Palm Springs International Airport
South: Calle De Ricardo, Commercial
East: Vacant lot, Vella Road
West: Calle Santa Cruz, Commercial

Other public agencies whose approval is required.

Regional Water Quality Control Board.



**Regional Vicinity Map
Sun Community Bank
Palm Springs, California**



Source: Google Earth Image, 10.31.2022

11.18.24



Ramon Rd.

STOP

Calle Santa Cruz

Project Site

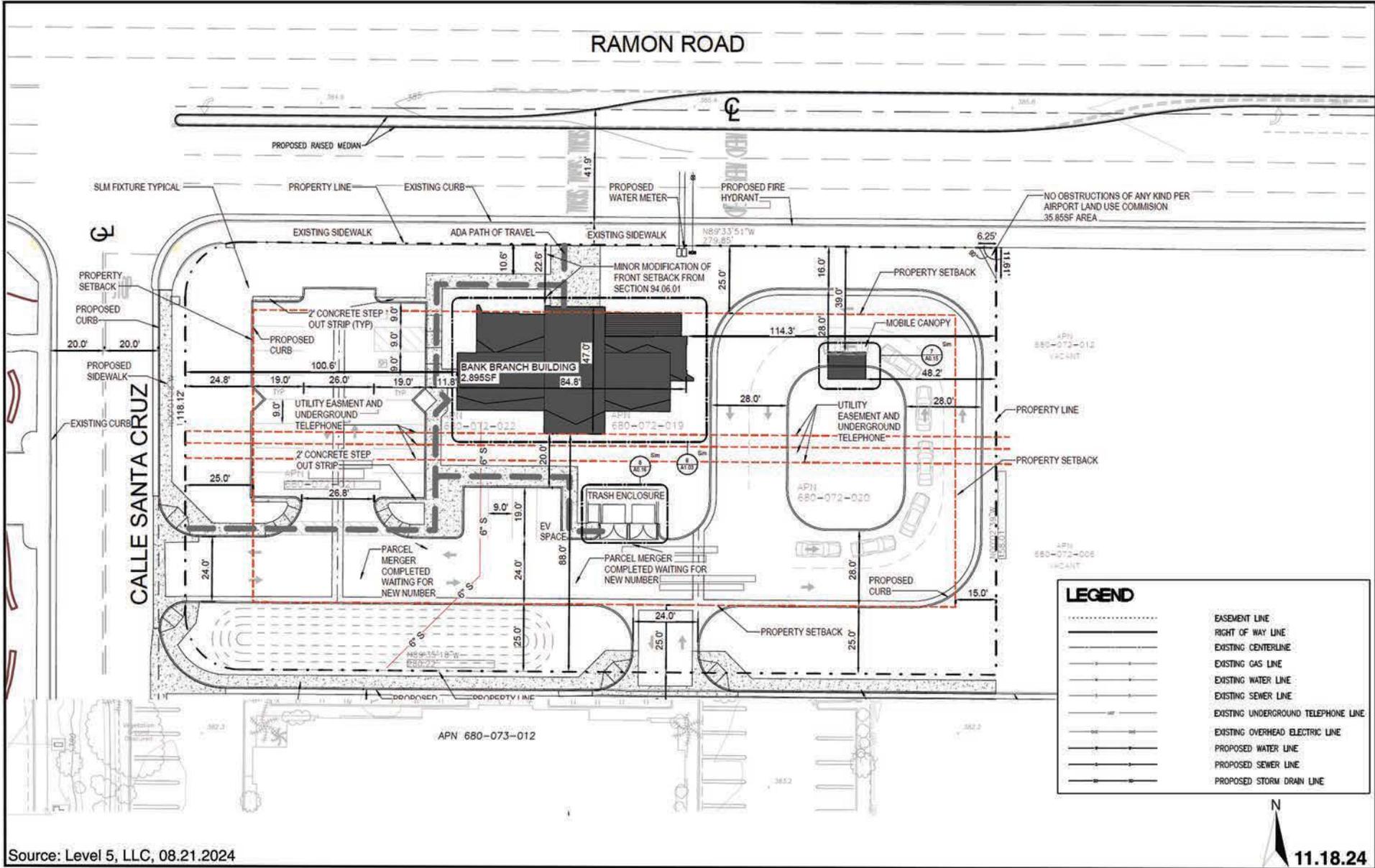
STOP

Calle De Ricardo

N

Source: Google Earth Image, 10.31.2022

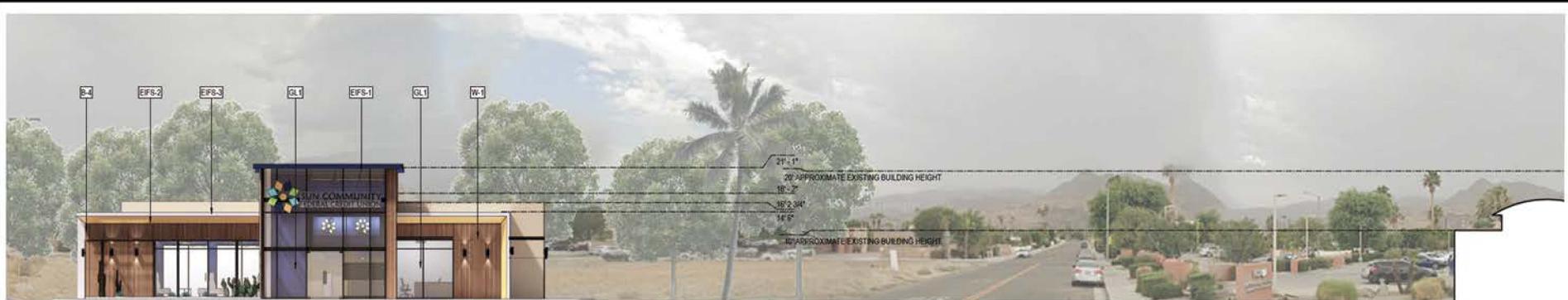
11.18.24



Source: Level 5, LLC, 08.21.2024



Site Plan
Sun Community Bank
Palm Springs, California



PALM SPRINGS NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PALM SPRINGS SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	EXTERIOR FINISH	MANUFACTURER	COLOR
05 METALS			
B-1	BRAKE METAL TYPE ONE	DRIP EDGE-ANCHOR-TITE- 6" FACE HEIGHT	BRONZE- TBD
B-2	BRAKE METAL TYPE TWO	DRIP EDGE-ANCHOR-TITE- 7-1/2" FACE HEIGHT	BLUE - INTERSTATE (REGAL) BLUE- TBD
B-3	BRAKE METAL TYPE THREE		YELLOW (PANTONE 124C, CMYK 0 29 100 1)
B-4	BRAKE METAL TYPE FOUR		GRAY - TBD
MC-1	METAL COPING TYPE ONE	METAL-ERA PERMA-TITE COPING- TAPERED	BRONZE- TBD
MS-1	WOOD LOOK PRIVACY SCREEN	LONGBOARD PRODUCTS - 6" SMOOTH PLANK	DARK / LIGHT FIR
MTL-1	METAL CANOPY		

07 THERMAL AND MOISTURE PROTECTION

EFS-1	EIFS TYPE ONE	DRYVIT	BLUE (PANTONE 2865C, CMYK 100 52 0 58)
EFS-2	EIFS TYPE TWO	DRYVIT- PRICE ALTERNATE FOR BRAKE METAL AT ACCENT BROWS	YELLOW (PANTONE 124C, CMYK 0 29 100 1)
EFS-3	EIFS TYPE THREE	DRYVIT	TAUPE TBD
EFS-4	EIFS TYPE FOUR	DRYVIT	MATCH BRONZE- TBD
W-1	WOOD LOOK RAINSCREEN	LONGBOARD PRODUCTS - 6" SMOOTH PLANK	DARK / LIGHT FIR

08 OPENINGS

AL1	STOREFRONT FINISH- ALUMINUM COLOR 1- DARK BRONZE- FINISH TBD	KAWNEER	FINISH TBD
GL1	INSULATING TEMPERED VISION GLAZING TINTED - 1"	CONTRACTOR TO PROVIDE SAMPLES FROM MANUFACTURER'S STANDARD OPTIONS FOR APPROVAL	
GL2	INSULATING TEMPERED VISION GLAZING TINTED - 1" WITH VINYL FILM APPLIED TO INTERIOR	CONTRACTOR TO PROVIDE SAMPLES FROM MANUFACTURER'S STANDARD OPTIONS FOR APPROVAL. FILM TO BE DECORATIVEFILMS-SOLYX	

Source: Level 5, LLC, 08.21.2024

11.18.24

**Elevations North and South
Sun Community Bank
Palm Springs, California**

Exhibit



PALM SPRINGS EAST ELEVATION
SCALE: 1/8" = 1'-0"



PALM SPRINGS WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	EXTERIOR FINISH	MANUFACTURER	COLOR
05 METALS			
B-1	BRAKE METAL TYPE ONE	DRIP EDGE: ANCHOR-TITE: 6" FACE HEIGHT	BRONZE: TBD
B-2	BRAKE METAL TYPE TWO	DRIP EDGE: ANCHOR-TITE: 7-1/2" FACE HEIGHT	BLUE - INTERSTATE (REGAL) BLUE: TBD
B-3	BRAKE METAL TYPE THREE		YELLOW (PANTONE 124C, CMYK 0 29 100 1)
B-4	BRAKE METAL TYPE FOUR		GRAY: TBD
MC-1	METAL COPING TYPE ONE	METAL ERA PERMA-TITE COPING- TAPERED	BRONZE: TBD
MS-1	WOOD LOOK PRIVACY SCREEN	LONGBOARD PRODUCTS - 8" SMOOTH PLANK	DARK / LIGHT FIR
MFL-1	METAL CANOPY		
07 THERMAL AND MOISTURE PROTECTION			
EFS-1	EFS TYPE ONE	ORVIT	BLUE (PANTONE 2655C, CMYK 100 52 0 58)
EFS-2	EFS TYPE TWO	ORVIT- PRICE ALTERNATE FOR BRAKE METAL AT ACCENT BROWS	YELLOW (PANTONE 124C, CMYK 0 29 100 1)
EFS-3	EFS TYPE THREE	ORVIT	TAUPE: TBD
EFS-4	EFS TYPE FOUR	ORVIT	MATCH BRONZE: TBD
W-1	WOOD LOOK RAINSCREEN	LONGBOARD PRODUCTS - 8" SMOOTH PLANK	DARK / LIGHT FIR
08 OPENINGS			
AL-1	STOREFRONT FINISH- ALUMINUM COLOR 1- DARK BRONZE: FINISH TBD	NAVAHEER	FINISH TBD
GL-1	INSULATING TEMPERED VISION GLAZING TINTED - 1"	CONTRACTOR TO PROVIDE SAMPLES FROM MANUFACTURER'S STANDARD OPTIONS FOR APPROVAL.	
GL-2	INSULATING TEMPERED VISION GLAZING TINTED - 1" WITH VINYL FILM APPLIED TO INTERIOR	CONTRACTOR TO PROVIDE SAMPLES FROM MANUFACTURER'S STANDARD OPTIONS FOR APPROVAL. FILM TO BE DECORATIVE FILM- SOLYX.	

Source: Level 5, LLC, 08.21.2024

11.18.24

**Elevations East and West
Sun Community Bank
Palm Springs, California**

Exhibit

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.

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

For 

Noriko Kikuchi,
Associate Planner

1.6.24

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		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The subject property is in the Coachella Valley, a low-lying and relatively flat desert valley surrounded by the San Bernardino, Little San Bernardino, San Jacinto, and Santa Rosa Mountains. The mountains rise significantly above the valley floor with peak elevations up to 11,503 feet above sea level. The mountains are of high aesthetic value across the Coachella Valley, including the City of Palm Springs. The city regulates new development to ensure that it does not conflict with or adversely impact scenic resources.

The Project area is urbanized, and the subject property is surrounded by commercial, residential and airport development. The nearest scenic resources to the subject property are the Santa Rosa Mountain foothills, approximately 1.5 miles to the south, and the San Jacinto Mountains, approximately 3 miles to the west.

Discussion of Impacts

a) Less Than Significant Impact. A significant impact may occur if a project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest).

The Project site is located in an urbanized area of Palm Springs that supports a mix of commercial and residential land uses and is immediately south the Palms Springs International Airport. The primary scenic resources in the Project area are the Santa Rosa Mountains and San Jacinto Mountains approximately 1.5 miles south and 3 miles west, respectively. From the Project site, views of the lower elevations of the mountains to the south and west are blocked by intervening urban developments. However, middle and upper elevations of the mountains are visible above. Distant views of the mid- and upper elevations of the San Bernardino Mountains are visible to the north and northeast but do not provide significant viewsheds because of their low topography and distance. There are no scenic vistas to the east.

Construction of the proposed Project would require the use and storage of heavy equipment on-site. Standard construction methods would be used for the construction of the Project. Construction activities would be visible from the surrounding streets, as well as commercial developments; however, impacts from construction are temporary and thus, fails to meet the qualification for potential significant impact under CEQA guidelines.

The Project proposes to develop a freestanding bank with separate drive-thru structure with a maximum height of 21'1". The Project includes a Change of Zone which would change the site's existing zoning from "Professional (P)" to "Service Manufacturing (M-1)." The M-1 zone allows maximum structure heights of 40 feet. Therefore, the Project complies with the building height standards of the proposed M-1 zone.

North of the site is Ramon Road, a vacant parcel, and the Palm Springs International Airport runway. There is a vacant parcel immediately east of the site, with commercial development beyond. Lands immediately to the south and west are currently developed as roadways and commercial uses. There are no habitable structures to the north or east, and viewers are limited to travelers along Ramon Road and distant commercial uses. Viewers from the north and east looking to the south and west would experience partially blocked views of the San Jacinto and Santa Rosa Mountain as a result of the Project, however mid-range and upper elevation views would remain. Viewers from the south and west would not lose views of the San Jacinto or Santa Rosa Mountain from any direction. Distant views of the San Bernardino Mountains to the north would be partially obstructed from viewers to the south, however due to their distance and current level of existing development obstruction, impacts are expected to be less than significant. There are no scenic vista views to the east, therefore no impact to eastern views would occur.

Building and site design on the Project site would be guided by the City's Zoning Code and General Plan. The proposed architectural style (Exhibits 5 and 6) is consistent with styles in the city and region. Color palettes and building materials would be compatible with the desert environment and existing development in the Project vicinity. Buildings would be somewhat shielded with landscaping that will further soften visual impacts. Mechanical equipment, utility boxes, and trash receptacles would be screened from street view. Therefore, Project impacts to scenic vistas would be less than significant.

- b) Less Than Significant Impact.** A significant impact would occur only if scenic resources would be damaged and/or removed by the development of a project within a state scenic highway. The subject property is currently undeveloped and has been previous graded, and there are no rock outcroppings or historic buildings on site. There are no State-designated scenic highways within Palm Springs, although Highway 111 is eligible for designation in the future. The Project site is located on Ramon Road which is a City-designated scenic corridor (General Plan Figure 9-4). The General Plan also identifies Ramon Road as requiring "Special

Streetscape Treatments” (Figure 9-2). According to the General Plan, “special care should be taken to ensure that intensified landscaping and other streetscape treatments frame rather than block [scenic] views.” The Project has been designed with high quality architecture and landscaping that will limit impacts to existing viewsheds and visual character along the corridor. With adherence to city development standards, the Project would result in less than significant impacts to scenic resources.

- c) **Less Than Significant Impact.** The Project is located in the City's urban core. A significant impact would occur if the Project design conflicted with applicable zoning or other regulations governing scenic quality. The Project includes a Change of Zone (COZ) which would change the site's existing zoning from “Professional (P)” to “Service Manufacturing (M-1)” to allow for the proposed drive-through use. The Project also proposes an Administrative Minor Modification (AMM) to reduce the front yard setbacks by 2'6” required by Section 92.17.03 D using Section 94.06.01 (minor modification) of the Zoning Code. The Project will be developed in accordance with the development standards and guidelines of the M-1 zone, and proposed AMM, with regard to mass, scale, site planning, architectural design and landscaping. Therefore, the Project will have less than significant impacts and will not violate any scenic quality regulation.
- d) **Less Than Significant Impact.** A significant impact may occur if a project introduces new sources of light or glare on or from the project site which would be incompatible with the areas surrounding the project site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The Project is located in an urban environment that includes existing sources of light and glare associated with nearby land uses. Nearby sources of light include exterior lighting on commercial and residential buildings, airport uses, street lighting on the adjacent roadways, passing vehicle headlights, and outdoor lighting on surface parking lots. The site undeveloped

The Project will generate light and glare primarily from buildings, landscape lighting, exterior safety and security lighting, parking lot lighting, and mobile light sources from vehicles accessing the site. City of Palm Springs Municipal Code Chapter 93.21.00 (Outdoor Lighting Standards) regulates outdoor lighting and establishes requirements which are intended to minimize light pollution and light trespass onto adjacent properties. Landscape and lighting plans will be subject to review by the City. With adherence to City standards, Project-related impacts associated with increased light and glare will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: California State Scenic Highway System Map, Caltrans. Website:
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Agriculture is a significant part of the Coachella Valley economy; however, agricultural land and operations are largely located east of Palm Springs. The City is in a desert environment and has no

forests or forest production lands. It is predominantly built out with urban uses and does not contain any land designated or zoned for agricultural uses. Neither the General Plan nor the Zoning Ordinance includes forestry or forest production designations.

Discussion of Impacts

a-e) No Impact.

Prime Farmland: No prime or unique farmland, or farmland of statewide importance exists within the Project site or vicinity. The Project site is not located on or near any property zoned or otherwise intended for agricultural uses. Therefore, no impact to state-designated agricultural land would occur.

Williamson Act: No land on or near the project site is under Williamson Act contract. The proposed Project will not conflict with zoning for agricultural uses or a Williamson Act contract. Therefore, no impact would occur.

Forest Land: The Project site is currently zoned as “Professional” (P) with a proposed Change of Zone to “Service Manufacturing” (M-1). The subject site does not contain forest land, timberland, or timberland zoned as Timberland Production. The proposed project will not result in the loss or conversion of forestland to non-forest use. No impacts will occur.

Mitigation Measures: None required.

Monitoring: None required.

Sources: 2007 Palm Springs General Plan, Land Use Map; Palm Springs Zoning Map.

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.		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The Coachella Valley is in the Salton Sea Air Basin (SSAB), which includes part of Riverside County and all of Imperial County. The SSAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to the 2022 SCAQMD Air Quality Management Plan (2022 AQMP), and the Coachella Valley region is subject to the 2003 Coachella Valley PM₁₀ State Implementation Plan (CV PM₁₀ SIP). SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The Project site is within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs, Indio, and Mecca.

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. The SSAB exceeds state and federal standards for fugitive dust (PM₁₀) and ozone (O₃), and is in attainment for PM_{2.5}, except the City of Calexico. Ambient air quality in the SSAB, including the Project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or vinyl chloride.

Buildout of the proposed Project will result in air quality impacts during construction and operation. The California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to project air quality emissions that will be generated by the Project (Appendix A). CalEEMod is a Statewide land use emission computer model developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts, including the SCAQMD, that provides a uniform platform to quantify potential criteria pollutant and greenhouse emissions associated with construction and operation of land development projects.

Discussion of Impacts

- a) **Less than Significant Impact.** The Project site is within the Salton Sea Air Basin (SSAB) and will be subject to SCAQMD's 2022 AQMP and the 2003 Coachella Valley PM10 SIP. The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of jurisdictions in the region. The Project site is designated for Office uses in the General Plan and is zoned for Professional uses. The AQMP factored office and professional land uses on this site into its Plan. The Project proposes suitable office/professional uses and is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (2024 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The proposed Project would be developed in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the office/professional land uses, and its associated job creation potential were included in the SCAG analysis.

Furthermore, the Project will adhere to all the standards and requirements outlined in the updated Air Quality Management Plan and the Coachella Valley PM₁₀ Plan. As shown in Tables 1 and 2, below, Project emissions would not exceed SCAQMD thresholds of significance. Therefore, the Project will not conflict with or obstruct the implementation of any air quality plan. Air quality impacts related to violating said plans will be less than significant.

- b) **Less than Significant Impact.** A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM₁₀ and ozone. Therefore, if the project's construction and/or operational emissions exceed SCAQMD thresholds for PM₁₀ and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NOx), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant.

The California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to project air quality emissions that will be generated by the proposed Project (Appendix A). Criteria air pollutants will be released during both the construction and operation phases of the proposed Project, as shown in Tables 1 and 2. Table 1 summarizes short-term construction-related emissions, and Table 2 summarizes ongoing emissions generated during operation.

Construction Emissions:

For the purposes of analysis, it is assumed that construction will occur over a 6-month period. The construction period includes all aspects of project development, including site preparation, grading, paving, building construction, and application of architectural coatings.

As shown in Table 1, emissions generated by construction activities will not exceed SCAQMD thresholds for any criteria pollutant during construction. The data reflect average daily unmitigated emissions over the 6-month construction period, including summer and winter weather conditions. The analysis assumes a net balance of material onsite (no import/export) because the site had been previously graded. Applicable standard requirements and best management practices include, but are not limited to, the implementation of a dust control and management plan in conformance with SCQAMD Rule 403, proper maintenance and limited idling of heavy equipment, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113.

Given that criteria pollutant thresholds will not be exceeded, and standard best management practices will be applied during construction, impacts will be less than significant.

Table 1 Maximum Daily Construction-Related Emissions Summary (pounds per day)						
Construction Emissions	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	17.8	14.1	3.96	0.03	3.54	1.96
SCAQMD Thresholds	550	100	75	150	150	55
Exceeds?	No	No	No	No	No	No

Source: CalEEMod model, version 2022.1

Operational Emissions:

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions.

According to the trip generation rates provided in the Institute of Transportation Engineers (ITE) Trip Generation (11th Edition, 2021) for "Drive-in Bank" (ITE land use code 912), the Project is anticipated to generate a total of 291 vehicle trip-ends per day (see Section XVII, Transportation). As shown below, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts related to operational emissions will be less than significant.

Table 2 Maximum Daily Operational-Related Emissions Summary (pounds per day)						
	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Operational Emissions¹	9.37	1.06	1.24	0.02	1.61	0.42
SCAQMD Thresholds	550	55	55	150	150	55
Exceeds?	No	No	No	No	No	No

Source: CalEEMod model, version 2022.1

Cumulative Contribution: Non-Attainment Criteria Pollutants

A significant impact could occur if the Project would make a considerable cumulative contribution to federal or State non-attainment pollutants. The Coachella Valley portion of the

SSAB is classified as a “non-attainment” area for PM₁₀ and ozone. Cumulative air quality analysis is evaluated on a regional scale (rather than a neighborhood scale or city scale, for example) given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any development project or activity resulting in emissions of PM₁₀, ozone, or ozone precursors will contribute, to some degree, to regional non-attainment designations of ozone and PM₁₀.

The SCAQMD does not currently recommend quantified analyses of construction and/or operational emissions from multiple development projects, nor does it provide methodologies or thresholds of significance to be used to assess the significance of cumulative emissions generated by multiple cumulative projects. However, it is recommended that a project’s potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As shown in the tables above, Project-related PM₁₀, CO, NO_x, and ROG emissions are projected to be below established SCAQMD thresholds. Emissions will be further reduced through required best management practices, which require implementation of a Dust Control Plan in accordance with SCAQMD Rule 403.1. Therefore, the proposed Project will result in incremental, but not cumulatively considerable impacts on regional PM₁₀ or ozone levels.

Summary

As shown above, both construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Overall, impacts related to construction and operation will be less than significant and are not cumulatively considerable from a non-attainment standpoint.

- c) **Less than Significant Impact.** Sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and other land uses occupied by individuals who are potentially more sensitive to pollutants than the average person. The nearest sensitive receptors are residents in the residential neighborhood located immediately 125 feet (38 meters) south of the Project site. To determine if the proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used.

Analysis of LSTs by a local government is voluntary and is designed for projects that are less than or equal to five acres that are within 500 meters of a sensitive receptor. The threshold intervals for site size are 1, 2, and 5 acres, and the intervals for distance are 25, 50, 100, 200, and 500 meters. The maximum area of disturbance associated with buildout of the proposed Project is approximately 1.08 acres, and it is assumed that buildout would occur over the course of six months. As such, the 1-acre look up table is appropriate under the SCAQMD’s methodology to screen for potential localized air quality impacts. Based on the Project’s proximity to existing housing, the 1-acre site tables at a distance of 25 meters (nearest measurement option in LST table) were used for LST analysis. Table 4 shows on-site emission concentrations for Project construction and operation will not exceed LST thresholds. Overall, the impacts will be less than significant.

Table 3 Localized Significance Thresholds Emissions (pounds per day)				
	CO	NOx	PM₁₀	PM_{2.5}
Construction				
Max. Onsite Emissions	17.8	14.1	3.54	1.96
LST Threshold	878	132	4	3
Exceed?	No	No	No	No
Operation¹				
Max. Onsite Emissions	4.77	0.55	0.81	0.21
LST Thresholds	878	132	1	1
Exceed?	No	No	No	No
Source: CalEEMod model, version 2022.1 LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD. 1. Operational emissions that affect sensitive receptors are limited to on-site area emissions. The majority of mobile emissions occur off-site. For conservative analysis, assumes 50% of mobile emissions would occur onsite. See Appendix A, Table 2.5 Operations Emissions by Sector, Unmitigated.				

Health Impacts

As shown in Tables 1 and 2, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

d) Less Than Significant Impact. During construction, odors associated with construction activities, particularly paving, will be generated. However, any such odors would be short-term and quickly dispersed below detectable levels as distance from the construction site increases. Project buildout is estimated to occur over a 6-month period, and construction odors would be generated across various time periods and locations throughout the site such that odors would not be concentrated in one area for an extended duration.

During long-term operation, odors typical of commercial uses include exhaust from vehicles accessing the site and the comingling of trash within the designated trash receptacle. None of these smells are expected to generate an intense odor source to the extent of becoming

unpleasant and/or leading to distress among the public, especially sensitive receptors within proximity to the site. The Project will adhere to any applicable odor ordinance to ensure potential impacts are reduced to the farthest extent possible. Therefore, impacts from objectionable odors will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: South Coast Air Quality Management District Annual Air Quality Monitoring Network Plan (2023), EPA Green Book PM-10 (1978), Federal Register, "Designation of Areas for Air Quality Planning Purposes"; California; Coachella Valley Ozone Nonattainment Area; Reclassification to Extreme", <https://federalregister.gov/documents/>; Project-specific Air Quality Report (Appendix A), September 2024; CalEEMod Version 2022.1.1.28; Google Earth Pro.

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

Setting

The City of Palm Springs and the Coachella Valley are located in the Colorado subunit of the Sonoran Desert. The Sonoran Desert supports a wide range of biological resources that are highly specialized and endemic to the region. Valley floor habitat covers much of Palm Springs and the central Coachella Valley. It is characterized by low-lying, relatively flat terrain with sparse vegetation and sand deposits that originated from the erosion of adjacent hills and have been transported by strong winds. It can contain "active" sand dunes in which the continuous process of sand accumulation, depletion, and shifting occurs, uninterrupted by windbreaks or other impediments.

Among the special status species in the region, the city is home to two plants (Coachella Valley milk-vetch and the triple-ribbed milk-vetch), three amphibians (arroyo southwestern toad, mountain yellow-legged frog, and California red-legged frog), two reptiles (desert tortoise and Coachella Valley fringe-toed lizard (CVFTL)), two birds (least Bell's vireo and southwestern flycatcher) and one mammal species (Peninsular bighorn sheep). Palm Springs also contains five general habitats, including the Sonoran Desert Scrub, Chaparral, Riparian Forest and Woodland, Juniper Woodland, and Desert Interior Dune habitats. According to Figure 5-2, Biological Sensitivity & Conservation Areas, of the General Plan, the site is not located in a biologically sensitive area, or in a conservation area.

The City is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), a comprehensive regional plan encompassing approximately 1.1 million acres in the Coachella Valley that addresses the conservation needs of 27 native flora and fauna species and 27 natural vegetation communities. The City of Palm Springs is a CVMSHCP Permittee and subject to its provisions.

The site is currently vacant, undeveloped and has been previously graded. The site is surrounded by urban development including roadways, commercial and residential developments.

Discussion of Impacts

- a) Less than Significant Impact.** The site is vacant with sparse vegetation and is highly disturbed due to previous grading and the edge effects of surrounding urban development. The site is not located within a biologically sensitive area or conservation area, according to Figure 5-2 of the General Plan. Because the Project is within the boundaries of the CVMSHCP and the City is a Permittee to the CVMSHCP, the Project will be required to pay the standard local development mitigation fee to mitigate impacts to covered species that may result from the Project. The Project is not within or adjacent to a CVMSHCP conservation area and, therefore, no additional restrictions apply. Participation in the CVMSHCP will mitigate potential impacts to CVMSHCP covered species, and impacts will be less than significant.

Nesting Birds

The burrowing owl nests and roosts underground, including along canals and flood control channels, and is particularly sensitive to noise and ground disturbances, such as grading and construction up to 500 feet away. It is a Species of Special Concern (state designation) and Bird of Conservation Concern (federal designation) and is protected under the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) code. It is also a covered species under the CVMSHCP, but the federal permit for the CVMSHCP does not allow take under the MBTA. The subject property is a vacant lot surrounded by roadways, commercial development and is in proximity to the Palm Springs International Airport. Due to the proximity to Ramon Road and urban development, the likelihood of burrowing owl being present is negligible. Also, the site does not contain trees or shrubs suitable for nesting birds protected under the MBTA. Development of the Project site would have no impact to nesting birds.

- b,c) No Impact.** The Project site does not contain any riparian habitat or sensitive natural communities protected by local plans, the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service. Review of the National Wetlands Inventory (NWI) indicated that no known blue-line streams (drainages) traverse the subject property. Onsite soils have been disturbed by previous grading activity, and onsite vegetation is limited to vegetative regrowth and invasive weed species. No Project-related impacts to riparian habitats or protected wetlands would occur and no mitigation measures would be required.

- d) **No Impact.** The subject property is an isolated vacant lot surrounded by roadways and commercial development. No wildlife corridors or biological linkages are mapped, known, or expected on the Project site. The site does not contain vegetation or other conditions suitable for migratory or nesting birds. Therefore, the Project will have no impact on migratory species or corridors
- e) **No Impact.** The proposed Project will not conflict with any local ordinances protecting biological species and development of the site will be required to comply with the landscaping requirements, and other applicable requirements of the Municipal Code. No impact will occur.
- f) **No Impact.** The subject property is within the boundaries of the CVMSHCP, and the City of Palm Springs is a Permittee to the CVMSHCP. Therefore, the Project proponent will be required to pay the local development mitigation fee to mitigate impacts to covered species. Payment of the fee is a standard requirement of projects in the CVMSHCP coverage area. The Project will not conflict with this or any other habitat conservation plan or natural community conservation plan. No impact will occur.

Mitigation Measures: None required.

Monitoring: None required.

Sources: 2007 Palm Springs General Plan; National Wetlands Inventory, Wetlands Mapper:
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The City of Palm Springs is located in the Coachella Valley where the Cahuilla Indians settled centuries ago. The Cahuilla Indians were a Tatic-speaking people of hunters and gatherers generally divided into three groups by geographic setting: the Pass Cahuilla of the San Gorgonio Pass – Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley; and the Desert Cahuilla of the eastern Coachella Valley. Today, Native Americans of Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in the Coachella Valley, including Agua Caliente, Torres Martinez, Cabazon, Augustine, and Morongo.

The City of Palm Springs is within the vast traditional lands of the local Cahuilla Indian tribes. In the Coachella Valley, the Cahuilla typically lived in camps of between 75 and 100 individuals, along the lower edges of alluvial fans near permanent sources of water, food and fiber. One such camp was the Palm Oasis at modern-day Thousand Palms, along the fault scarp where diked groundwater rises to the surface to support several palm groves (*Washingtonia filifera*).

Non-Indian settlement in the Coachella Valley began in the 1870s, with the establishment of railroad stations along the Southern Pacific Railroad, and spread further in the 1880s, after public land was opened for claims under the Homestead Act, the Desert Land Act, and other federal land laws. Starting in the 1920s, a new industry, featuring equestrian camps, resort hotels, and eventually country clubs, gradually spread throughout the Coachella Valley, and since then transformed it into southern California's leading winter retreat.

According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the Lead Agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria of historical significance, CEQA guidelines mandate that "a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria

for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Palm Spring's Historic Preservation Ordinance (Chapter 8.05, Palm Springs Municipal Code) provides for the establishment of a historic resources inventory as the official local register for properties within the City.

Discussion of Impacts

- a) **No Impact.** A significant impact could occur if the Project would disturb historic resources that presently exist within site boundaries. Historic structures and sites are defined by local, state, and federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are historically significant. The site is currently vacant and contains no structures. A search through the California Office of Historic Preservation, California Historical Resources database¹ and review of the Citywide Historic Resource Inventory indicated that the site not listed in the National or California Registrar, nor is it listed on a local inventory. As a result, no impacts to historic structures will occur.
- b) **Less than Significant with Impact.** The city has contacted Tribal representatives as part of the AB 52 consultation process described in Section XVIII (Tribal Cultural Resources) of this Initial Study. The Project site is located in an urbanized area of the city and has been previously graded. The Project does not include any subterranean levels, so no significant depth of excavation of the Project site beyond that needed for minor grading. Due to the disturbed nature of the site, and the lack of resources known to occur in the Project vicinity, impacts to archaeological resources are expected to be less than significant. Nonetheless, to protect any potential buried Tribal resources that may be uncovered during Project development and to reduce potential impacts to less than significant levels, Mitigation Measure CUL.1 is provided below. Please also see Section XVIII, Tribal Cultural Resources. With implementation of CUL.1, potential impacts to archaeological resources will be reduced to less than significant levels.
- c) **No Impact.** No cemeteries or human remains are known to occur onsite. It is unlikely that human remains will be uncovered during Project development. However, should human remains be uncovered, California law requires that all activity cease and the coroner be notified to determine the nature of the remains and whether Native American consultation is needed. This requirement of law assures that there will be no impact to cemeteries or human remains.

¹ California Office of Historic Preservation, <https://ohp.parks.ca.gov/listedresources/>. Accessed November 2024.

Mitigation Measures:

CUL.1. Tribal Monitoring

Earth-moving activities, including grading, grubbing, trenching, or excavations at the site shall be monitored by a qualified Native American monitor(s).

If any cultural materials are discovered, they shall be recorded and evaluated in the field. The monitors shall be prepared to recover artifacts quickly to avoid construction delays but must have the power to temporarily halt or divert construction equipment to allow for controlled archaeological recovery if a substantial cultural deposit is encountered. The monitors shall determine when excavations have reached sufficient depth to preclude the occurrence of cultural resources, and when monitoring should conclude.

If artifacts are discovered, these shall be processed, catalogued, analyzed, and prepared for permanent curation in a repository with permanent retrievable storage that would allow for additional research in the future.

Monitoring:

CUL.A. Prior to the issuance of a grading permit for the site, the applicant shall provide fully executed monitoring agreement(s) to the City.

Responsible parties: Project applicant, Planning Division, City Engineer.

CUL.B. Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

Responsible parties: Project applicant, Project archaeologist, Tribal monitor, Planning Division, City Engineer.

Sources: 2007 Palm Springs General Plan.

VI. ENERGY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The two main energy providers for the Palm Springs are Southern California Edison and Southern California Gas Company.

Southern California Edison (SCE) is among the state's largest energy utility providers, covering eastern and southern California, including Riverside Counties. SCE's service area is approximately 50,000 square-miles, encompassing a population of more than 15 million people. The company generates electricity from natural sources including fossil fuel (coal, natural gas, and oil), renewables sources including hydro, solar, wind, and nuclear. In Palm Springs, SCE maintains major transmission lines within the City along their normal distribution systems to deliver power and bring voltages down to usable levels.

The Southern California Gas Company (SoCalGas) serves central and southern California, encompassing approximately 24,000 square miles and 21.1 million consumers. SoCalGas operates gas transmission systems consisting of pipelines carrying natural gas from Texas and New Mexico throughout its service region and storage facilities located in Aliso Canyon, Honor Rancho, La Goleta, and Playa del Rey. SoCalGas provides natural gas services to Palm Springs residential, commercial, and industrial facilities.

The Project's energy supply will be serviced by SCE and SoCalGas.

Discussion of Impacts

a,b) Less than Significant Impact. The proposed Project will consume energy during both construction and long-term operation. During construction, energy demand will come from the operation of construction machinery and equipment, manufacturing of construction materials, delivery of building materials, hauling of construction debris, and commuting of workers to and from the Project site. The Project consists of typical commercial development, and has no characteristics that would result in unusually high use of energy for construction. Construction practices would be subject to current SCAQMD rules and regulations, such as source-specific standards for engines and limits on equipment idling duration. The Project would also adhere to state Low Carbon Fuel Standards for construction equipment and heavy-duty vehicle efficiency standards. These standards would reduce fuel consumption, help maximize fuel efficiency, and reduce pollutant emissions.

Project will result in a free-standing bank typical of commercial construction throughout the City and region. Long-term operational energy demand will be generated by Project lighting, heating/ventilation/air conditioning (HVAC) systems, landscape irrigation, the transport and conveyance of water, solid waste hauling and disposal, and other building operations typical of commercial uses. The Project will be constructed in accordance with the state Building Code, Green Building Code, and Energy Code in effect at the time that development occurs, to ensure the most efficient building technologies are used, which will benefit overall building operations, ensure energy efficiency, and will reduce wasteful and unnecessary consumption of energy resources. The Project will be required to comply with these standards.

The Project is estimated to generate 291 vehicle trips per day (see Section XVII, Transportation). The Environmental Protection Agency (EPA) and California Air Resources Board (CARB) set forth vehicle fuel efficiency standards to reduce vehicle emissions. Although the Project will increase vehicle trips, it will not interfere with increased fuel efficiency standards or result in wasteful, inefficient, or unnecessary consumption of transportation energy resources during operation.

SCE engages in renewable power generation and procurement, administers a variety of energy efficiency programs, and encourages rooftop solar energy. According to the Project-specific CalEEMod analysis (Appendix A), at buildout, the Project is projected to consume approximately 27,702 kWh of electricity and approximately 1,244 therms (124,321 kBtu) of natural gas per year. The Project will be required to comply with solar and zero net energy requirements of the 2019 California Building Code and will not interfere with any state or local plan that promotes renewable energy or energy efficiency.

Adherence to applicable laws and standards enforced by government agencies, SCE, and SoCalGas will ensure the Project is consistent with current energy standards and conservation goals laid out in the City's General Plan and Sustainability Plan. Therefore, Project impacts will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Southern California Edison website: www.sce.com; SoCalGas website: www.socalgas.com

VII. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Geologic Setting

The Project is located in the City of Palm Springs which is part of the Coachella Valley. The geology and seismicity of the Coachella Valley is primarily influenced by the tectonics of the San Andrea and San Jacinto fault systems. The San Andreas Fault is a continental transform fault that extends roughly 750 miles through California. It forms the tectonic boundary between the Pacific Plate and the North American Plate, and its motion is right-lateral strike-slip (horizontal). The San Jacinto Fault Zone (SJFZ)

is a major strike-slip fault zone that runs through San Bernardino, Riverside, San Diego, and Imperial Counties in Southern California. The SJFZ is a component of the larger San Andreas transform system and is considered to be the most seismically active fault zone in the area.

The Coachella Valley is located in the northwestern portion of the Salton Trough which is bounded by the San Bernardino Mountains on the northwest, San Jacinto Mountains on the west, Santa Rosa Mountains on the south, and Little San Bernardino Mountains and Indio Hills on the northeast. Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream deposited) and aeolian (wind deposited) sediments on the central valley floor. Episodic flooding of major regional drainages, including the Whitewater River, results in the deposition of sand and gravel on the valley floor. Strong sustained winds emanating from the San Geronimo Pass cause wind erosion and transport and deposit dry, finely granulated, sandy soils on the central valley floor. The base of the Santa Rosa Mountains consists of alluvial and stream-washed deposits, which are coarse sands and gravels.

Paleontological Resources

Paleontological resources are the fossilized remains of prehistoric animals and plants, created more than 12,000 years ago in the Pleistocene era. Fossils are usually buried resources, and often cannot be identified on the surface. A relatively thick sequence (20,000 feet) of sediment has been deposited in the Coachella Valley portion of the Salton Trough from the Miocene era to present times. These sediments are predominantly terrestrial in nature with some lacustrine (lake) and minor marine deposits. The major contributor of these sediments has been the Colorado River. The mountains surrounding the Coachella Valley are composed primarily of Precambrian metamorphic and Mesozoic "granitic" rock. According to the Riverside County General Plan, the City and Project site contain recent alluvium soils which have a low potential to contain significant paleontological resources.²

Site-Specific Geotechnical Engineering Report

A Geotechnical Engineering Report was prepared for the site by Earth Systems Pacific in November 2023 (Appendix B). The report included review of literature and photographs, a utility clearance and Dig Alert, a field exploration, and laboratory testing. The report also included recommendations for grading, excavations and utility trenches, foundations, slabs-on-grade, retaining walls, seismic design criteria, slope construction, streets/driveways/parking areas, and site drainage and maintenance. For the full description of recommendations, see Appendix B, Section 5 Recommendations. The results of the report are summarized below.

Discussion of Impacts

- a.i) No Impact.** The subject property is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone. The closest active faults are segments of the San Andreas fault zone, including the Garnet Hill, Banning, and Mission Creek faults, located approximately 3 to 8 miles northeast of the site. There are no active faults in the vicinity of the subject property. Fault rupture is not expected on the project site because it does not occur on any of these faults. No impact is anticipated.

² Riverside County General Plan, "Multipurpose Open Space Element," fig. OS-8, "Paleontological Sensitivity Resources Map."

- a.ii) Less Than Significant Impact.** The Project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. A Geotechnical Engineering Report was prepared for the site by Earth Systems Pacific in November 2023 (Appendix B) which provided recommendations for the Project's seismic design and overall site development. The City will require that the recommendations included in the geotechnical report are followed to ensure impacts from strong seismic groundshaking are reduced to less than significant levels. Buildings proposed for the site will be required to conform to the most recent edition of the California Building Code (CBC) to provide collapse-resistant design. These building standards are designed to minimize the catastrophic failure of buildings, thereby lowering the potential impacts to life and property. According to the CBC, Site Class D may be used to estimate design seismic loading for the proposed structures. As a result of these standards, Project-related impacts associated with seismic ground shaking will be less than significant.
- a.iii) Less Than Significant Impact.** According to the geotechnical report, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. The report determined the Project site is located in a "MODERATE" liquefaction hazard zone as defined by Riverside County and parcel report. However, the geotechnical report found that historic groundwater depths on site are greater than 150 feet. Therefore, the potential for liquefaction is considered low or negligible. The City will require that the recommendations included in the geotechnical report are followed to ensure impacts from seismic-related ground failure are reduced to less than significant levels. According to the geotechnical report, the minimum seismic design should comply with the 2022 edition of the California Building Code and ASCE 7-16. Grading shall also be conducted in accordance with 2022 California Building code and excavations should be made in accordance with OSHA requirements. As a result of these standards, Project-related impacts associated with seismic related ground failure will be less than significant.
- a.iv) No Impact.** The Project site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes and hillsides (approximately 1.65 miles south). According to Palm Springs General Plan Figure 6.2, Landslide Susceptibility, areas susceptible to landslide are limited to those immediately adjacent to the San Jacinto and Santa Rosa Mountain foothills to the west and south, respectively. No impact will occur.
- b) Less Than Significant Impact.** Development of the Project site has the potential to result in the erosion of soils during site preparation, grading, and building construction. The subject property is highly susceptible to wind erosion according to the Palm Springs General Plan (Figure 6-4). According to the General Plan, site soils consist of fine-grained granular sediments and are prone to wind and water erosion. The site is essentially flat, thus minimizing the potential for water erosion. The site will be mostly covered by buildings, pavement or landscaping at build out, minimizing long-term wind erosion potential.

Grading and construction may require removal of the topsoil; however, this would occur in accordance with erosion control requirements, including grading and dust control measures imposed by the City pursuant to grading permit regulations, including adherence to SCAQMD Rule 403.1, that requires a fugitive dust control plan. Specifically, Project construction would be required to comply with the City's Municipal Code, including submittal and approval of grading permits, site and building plans, and inspections to ensure that the Project does not generate excessive soil erosion. In addition, the Project will be adhere to the site-specific geotechnical report and Water Quality Management Plan (WQMP) (See Section X, Hydrology

and Water Quality). As part of the WQMP, Best Management Practices (BMPs) would be implemented during grading and construction to reduce sedimentation and soil erosion to the maximum extent practicable. Therefore, impacts would be less than significant.

c) Less than Significant Impact.

Subsidence

Subsidence is the settlement or sinking of the land surface that, in the Coachella Valley, has been associated with long-term groundwater withdrawal. Subsidence is considered a regional issue and is being addressed by the water agencies and government agencies through water conservation and supplemental groundwater recharge efforts. According to the geotechnical report, the site is not within an area of known ground subsidence. The report determined that the risk of ground subsidence on site is considered low or negligible.

Landslide and Rockfall

See Response VII.a.iv, above.

Liquefaction

See Response VII.a.iii, above.

Hydrocollapsible Soils

Hydrocollapsible soils are subject to collapse upon the introduction of water. The volume of collapsible soils reduces when the pores in the soil become saturated, causing loss of grain-to-grain contact. Collapsible soils can cause uniform or differential damage to foundations and walls built on this soil type. The geotechnical report determined that the potential for soil collapse is low assuming grading is accomplished according to the recommendations set forth in the report. Recommendations include conformance with the 2022 California Building code and all over-excavations should extend to a depth where the project geologist, engineer or his representative has deemed the exposed soils as being suitable for receiving compacted fill. The materials exposed at the bottom of excavations should be observed by a geotechnical engineer or geologist prior to the placement of any compacted fill soils to verify that all potentially hydrocollapsible soil or fill is removed.

d) Less Than Significant Impact. Expansive soils typically contain large amounts of clay that expands when water is absorbed and shrinks when it dries. According to the geotechnical report, site soils consist predominantly of Poorly Graded Sand with Silt, Poorly Graded Sand, Silty Sand and to a lesser degree Well Graded Sand, which have a “very low” Expansion Index classification. The geotechnical report recommends that samples of building pad soils should be evaluated during grading to confirm or modify these preliminary findings. Provided that grading and other development plans for the Project site are designed in accordance with the recommendations of the geotechnical report, Project-related impacts from expansive soils will be less than significant.

e) No Impact. The subject property is in an urban area that is served by a community sewer system, and the proposed Project will be connected to the sewer system. The Project will not result in new septic tanks or alternative wastewater disposal systems. No impact will occur.

f) Less Than Significant Impact. Paleontological resources are the fossilized remains of organisms that lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, most of which are now extinct. The site has been previously graded and the

Project site is not known to contain unique paleontological features. Also, there are no unique geological features (rivers, lakes, hills, faults, folds, etc.) located onsite that would directly or indirectly be destroyed by the proposed Project. According to the Riverside County Map My County GIS web tool, the Project area is of low paleontological sensitivity. The Project site is not known to have unique paleontological or geologic features. No impact will occur.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs General Plan, "Administration" (2007); Palm Springs General Plan, "Recreation, Open Space and Conservation Element" (2007); Palm Springs General Plan, "Safety Element" (2007); Geotechnical Engineering Report Proposed Santa Cruz Project, prepared by Earth Systems Pacific. November 2023

VIII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Air quality has become an increasing concern because of human health issues, but also because greenhouse gas emissions are contributing to global warming and climate change. The primary contributor to greenhouse gas emissions is the burning of fossil fuels through the use of automobiles, power and heat generators, and industrial processes.

The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and water vapor (H₂O), which are generated by both mobile and stationary sources, including vehicles, electricity and natural gas consumption, and emissions associated with water pumping and application of fertilizers.

The State of California has taken a leading role to curb GHG emissions and has developed laws and regulations to reduce these emissions. State legislation and regulations call for better integrated land use planning and curtailing energy production away from nonrenewable sources and toward new renewable sources, such as solar and wind. California SB 375 in part implements greenhouse gas reduction targets set forth in AB 32 and encourages regional land use planning to reduce vehicle miles traveled; it also requires jurisdictions to adopt a sustainable communities strategy. The California Air Resources Board continues to draft regulations to implement the Scoping Plan. Senate Bill 350 requires that, by the year 2020, 50% of the electricity used in California is from renewables to help reduce statewide GHG emissions.

State law mandates that all cities decrease their GHG emissions to 1990 levels by the year 2020. Executive Order B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050, as set forth in Executive Order S-3-05.

City of Palm Springs 2013 Climate Action Plan and GHG Emissions Inventory

The City of Palm Springs 2013 Climate Action Plan (the Plan) sets GHG emission reduction benchmarks and applies policies, programs, and initiatives to meet those expectations within its own operations. The Plan is in accordance with statewide mandates to reduce emissions and achieve reductions which encompass the Global Warming Solutions Act (California AB 32) and Governor Executive Order S-3-05. The California AB 32 reduces emissions to 1990 levels by the year 2020, and the Executive Order reduces emissions by 80% below 1990 levels by 2050. The Plan outlines a plan of action to cut carbon emissions while being cost-effective and creating new jobs.

In 2010 (baseline year), Palm Springs emissions total was 431,594 tonnes of CO₂(e), approximately 9.7 tonnes per person, based on a population of 44,552. The City's was over its 1990 level emission benchmark by 4,263 tonnes. Palm Springs will continue to operate with "Business-as-Usual" (BAU) while maintaining carbon footprint constant despite projected population growth of 18% from 2010-2020. This is possible due to local initiative and federal, and state regulations on utilities and automobiles. For 2020, the projected GHG emissions was 436,339 tonnes, requiring a 1.0% or 4,263 tonnes per year reduction to meet 1990 levels and comply with California AB 32.

The following is a summary of major findings in the Palm Springs 2013 Greenhouse Gas Inventory:

- In 2010, Palm Springs emitted 431,594 metric tonnes CO₂(e), performing slightly below the 1990 levels. At present the City has met its AB 32 target.
- Palm Springs must maintain its emissions equal to or below 432,136 tonnes, the 1990 level. Currently Palm Springs shows to be on course to meet AB 32 targets.
- In 2010, over 41% of emissions came from electricity use to power homes in the City. These homes and their residents' activities will continue to be a focus for the City's efforts.

In 2020, the City updated the 2010 community-wide inventory based on current greenhouse gas emissions inventory methodologies that revealed a 35% increase in 2010 emissions levels over what was initially reported. Specifically, the updated equivalent is 538,200 MTCO₂e. This increase was largely due to more current methodologies used to assess transportation impacts and increases in the global warming potential for some greenhouse gases such as methane that are released from water and wastewater operations and from waste sent to landfill.³

City of Palm Springs 2016 Sustainability Plan

The 2016 Sustainability Plan builds from the City's 2009 Sustainability Master Plan by providing a roadmap of new initiatives, policies and programs. The City's current Climate Change & Resilience goal as stated in the 2016 Sustainability Plan is to reduce greenhouse gas emissions to 1990 levels by 2020, 80% below 1990 by 2050, and achieve carbon neutrality for municipal emissions by 2030. This is consistent with the target identified by the state in AB 32.

In addition to the above Sustainability Plan goals, SB 32 signed by Governor Brown in 2016 requires the California Air Resources Board to ensure that statewide greenhouse gas emissions are reduced at least 40 percent below 1990 levels by December 31, 2030.

GHG Thresholds

The SCAQMD Governing Board signed a proposal for a GHG threshold surpassing no more than 10,000 metric tons of CO₂ equivalent emission per year (MTCO₂eq/yr). The requirement only applies to stationary sources where SCAQMD is the lead agency. This threshold was adopted based upon an October 2008 staff report which recommends a threshold for all projects using a tiered system approach. The tiered grading system is utilized to determine if the Project is subject to GHG threshold.

It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" 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 MTCO₂(e)/year for industrial projects; 3,000 MTCO₂(e)/year for residential and commercial projects)?

³ City of Palm Springs Climate Action Roadmap, October 28, 2021.

- 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 this tiered approach.

Discussion of Impacts

a,b) Less than Significant Impact. The proposed Project will generate GHG emissions during both construction and operation. As described in Section III, Air Quality, above, the California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to quantify air quality emission projections, including greenhouse gas emissions (Appendix A).

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 4, the project will generate 113 CO₂e metric tons during the 6-month construction period. There are currently no construction-related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulatively considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 4, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. Table 4 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

According to the SCAQMD's recommended threshold Tier 3, a commercial project would have a less than significant impact if it would be below an absolute threshold of 3,000 MTCO₂e per year. As shown in Table 4, the Project's anticipated operational emissions would be 296.96 MTCO₂e.

Table 4 Projected GHG Emissions Summary (Metric Tons)	
Phase	CO₂e (MT/YR)
Construction	
Construction Total	113
Operation	
Area	0.04
Energy	11
Mobile	281
Waste	0.84
Water	0.31
Construction: 30-year amortized ¹	3.77

Total Operational	296.96
SCAQMD Threshold	3,000
Exceeds Threshold?	No
1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. $113/30 = 3.77$	

Plan Consistency

In 2013, the Palm Springs Climate Action Plan was adopted in compliance with Assembly Bill 32 (AB 32) which set a statewide emission goal of reducing GHG emissions to 1990 levels by 2020. To ensure adequate GHG reduction practices and initiatives were implemented, the City created a guide to establish local emission reduction goals, policies, and programs to reach local and state emission goals. Since then, emission goals under AB 32 have been updated and current statewide goal is to reduce GHG emission by 40% below 1990 levels by 2030. Although, the 2013 Climate Action Plan was catered to the state's previous GHG emission reduction goal, subsequent plans and policies including the 2016 Sustainability Plan and the City's Climate Action Roadmap follows the principle of increasing energy efficiency for building construction and operation, reducing VMT, diversifying the transportation network, and implementing renewable energy sources, and thus the standards remain applicable measures to reduce GHG emissions in compliance with AB 32. Table 5 compares the Project with the applicable Climate Action Plan measures.

Table 5 Consistency with Applicable Climate Action Reduction Measures	
Measure	Consistency
Mobility-3: Charging Stations: Foster public/private partnerships to promote 5 EV charging stations with public access.	Consistent: Under California Building Code and the City Municipal Code Section 93.06.00(12)(b), new commercial constructions are required to provided electrical vehicle changing stations consistent with the total number of actual parking spaces. Given the Project proposes 19 parking spaces, 1 EV charging station is required, and proposed, onsite.
Live-15: Drought-Tolerant Landscaping: Continue to promote drought tolerate landscaping.	Consistent: The Project includes a preliminary landscaping plan where 22,500 SF, or 47.6% of building area, will be landscaped. Landscape plans shall adhere to Municipal Code Section 8.60 (Water Efficient Landscape Ordinance).
Work-3: Energy-Efficient, Commercial Sector Lighting: Promote and leverage existing incentives for efficient lighting and educate and locally incent building owners to eliminate any remaining T-12 lamps in commercial buildings.	Consistent: Under Title 24, California Energy Code, the Project will be consistent with energy-efficient standards for new commercial structure.

Table 5 Consistency with Applicable Climate Action Reduction Measures	
Measure	Consistency
Build-6: Green Building Program: Adopt the Voluntary Green Building Program to prepare for enhanced Title 24 requirements and green building standards.	Consistent: The Project will adhere to Title 24 standards as applicable for construction and operation for commercial land uses.

As shown in the table, the proposed Project would implement applicable GHG reduction measures and would therefore be consistent with the City Climate Action Plan. Many of the reduction measures concerning energy-efficiency and building standards are satisfied by the current California Energy and Green Building Code which impose stringent development standards to ensure new building constructions and operations minimize GHG emissions to the farthest extent possible. The Project will be subject to the most current state energy and building code, as required by law.

Conclusion:

All components of construction and operation including equipment, construction material, fuels, and management practices would be subject to the most current Energy and Green Building Code which in practice, exceed the guided actions under the Palm Springs Climate Action Plan and Sustainability Plans, and thus ensures the Project's compliance with the AB 32. Based on these findings, the proposed Project will not conflict with any applicable plan, policy, or regulation with the purpose of reducing GHG emissions and impacts will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palms Springs 2013 Climate Action Plan; Palm Springs 2016 Sustainability Plan; Climate Action Roadmap, City of Palm Springs, October 28, 2021; CalEEMod 2022.1.

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

Setting

The proper management of hazardous materials is a common concern for all communities within the Coachella Valley. Beginning in the 1970s, governments at the federal, state, and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment. Numerous laws and regulations were developed to investigate and mitigate these effects. As a result, the storage, use, generation, transport, and disposal of hazardous materials are highly regulated by federal, state, and local laws and regulations.

The subject property is surrounded by commercial development and roadways. The site is currently vacant, undeveloped and was previously graded in the past. No chemical or hazardous waste disposal has been documented on the site. There are no known underground tanks or buried materials on the Project site.

Discussion of Impacts

a,b) Less than Significant Impact. The Project proposes a free-standing bank with drive through ATM. The construction phase of the Project would involve the use of heavy equipment and vehicles, which will use limited quantities of oil and fuels and other potentially flammable substances. During construction, equipment could require refueling and minor maintenance on site that could lead to fuel and oil spills. The contractor will be required to identify a staging area for storing materials and will be subject to laws regarding the handling, storage, and use of hazardous materials during construction.

During long-term operation, the Project will involve the routine transport, use, and storage of cleaning materials for commercial use and various chemical products for landscaping. None of these products will be used in sufficient quantities to pose a foreseeable threat to humans or cause a chemical release into the environment. The use and handling of hazardous materials would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (CalOSHA) requirements. Impacts would be less than significant.

c) Less than Significant Impact. The Project site is located approximately 0.1 miles northeast of Cielo Vista Charter School. Due to the nature of the proposed project (bank with drive-through ATM), no hazardous materials will be used onsite beyond those which are used for routine cleaning and maintenance of the building and property. The Project will not result in an increased hazard to the school, because no significant amount of hazardous materials will be stored, transported or used within the Project. As a result, the potential impacts are considered to be less than significant.

d) No Impact. The Project site is not listed in the California Department of Toxic Substance Control Hazardous Waste and Substance database, as required by CEQA and the Government Code §65962.5. In addition, the Project's site is not listed within a LUST Cleanup Sites, Cleanup Program Sites, or Military Cleanup Sites, according to the State Water Resources Board GeoTracker database. The nearest active hazardous cleanup sites are located along Indian Canyon Drive, more than 2.7 miles west of the site. The Project will not contribute to existing or create new hazardous site. No impacts are anticipated.

e) Less than Significant Impact. The Project site is located approximately 560 feet south of the Palm Springs International Airport within Compatibility Zone B1, the Inner Approach/Departure Zone, of the Airport's Land Use Compatibility Plan (General Plan Figure 6-8). According to the Riverside County Airport Land Use Compatibility Plan Policy Document (March 2005), Zone B1 is within the Southeast Industrial/Commercial Area of the Airport Plan, in which the proposed bank is considered a compatible commercial land use.

According to Figure 8-2 of the General Plan, acceptable exterior noise levels for office buildings, businesses, commercial and professional uses range from 70 to 76 dBA CNEL. The Palm Springs 2007 General Plan includes airport noise contours (Figure 8-6) that represent a composite of year 2002 and year 2020 noise levels derived from the Palm Springs International Airport Master Plan Study (May 2003). As shown in General Plan Figure 8-6, the site is located

on the border line of the 60 and 65 dB CNEL contours. The anticipated airport noise levels the site would experience are within the acceptable exterior noise levels set forth in the General Plan.

The Riverside County Airport Land Use Commission (ALUC) reviewed Project plans and determined the Project was "Conditionally Consistent" with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the conditions listed in the ALUC determination letter dated September 24, 2024. The Project has been conditioned by the Airport Land Use Commission (ALUC) to incorporate noise attenuation measures into the design of the office areas to ensure that interior noise levels from aircraft operations do not exceed 45 dBA CNEL. It should also be noted that aircraft noise would be intermittent and not sustained for more than several minutes per departure/arrival. In addition to the noise attenuation measures, the ALUC conditions incorporated provisions of the FAA's Determination of No Hazard to Air Navigation letters issued on September 19, 2024. Adherence to standard requirements of the CA Uniform Building Code and ALUC development requirements will ensure the Project would not result in a safety hazard or excessive noise for people residing or working in the project area, and impacts would be less than significant.

- f) Less than Significant Impact.** The Project will not prevent the implementation of Palm Springs Emergency Operation Plans (EOP) which outline emergency and major disasters procedures and responsibilities of the federal, state, county, and local entities. The Project's nearest evacuation route is Ramon Road, immediately north of the site. The Project's primary access points on Calle Santa Cruz and Calle De Ricardo will not alter the existing circulation pattern in the Project area or adversely impact evacuation plans.

The majority of construction activities for the Project would be confined to the Project site itself. Some partial lane closures, detours, or other traffic disruptions are likely. The Project's proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways are adequate for emergency vehicles. In addition, construction traffic management plans will be required to assure that the proposed Project will not interfere with an adopted emergency response plan or emergency evacuation plan. These standard requirements will assure that impacts associated with emergency response will be less than significant.

- g) No Impact.** According to the California Fire Hazard Severity Zones maps, the site is not in or near fire hazardous zone denoted as very high or a Federal Responsibility Area (FRA). The Project will not expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires. The proposed development will contribute less than significant impact.

Mitigation Measure: None required.

Monitoring: None required.

Sources: City of Palm Springs General Plan, 2007; California Department of Toxic Substance Control Hazardous Waste and Substance Cortese List, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=palm+springs>, accessed 2024; State Water Resources Control Board GeoTracker, <https://geotracker.waterboard.ca.gov/>; Palm Springs Emergency Operations Plan, updated September 2019; Fire Hazard Severity Zone Map, California Department of Forestry and Fire Protection, updated April 2024; Project Airport Land Use Commission (ALUC) Development Review, Riverside County. Letter dated September 24, 2024.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Domestic Water:

The Desert Water Agency (DWA) provides domestic water services to the City of Palm Springs. Groundwater comprises 95% of water the Agency distributes within its service area with the remainder being surface water from mountain streams including Chino Creek, Snow Creek, and Falls Creek. The

DWA pumps groundwater from the Whitewater River subbasin that underlies the City floor using 27 active wells which includes 23,000 active water services throughout 425 miles of pipeline. The Whitewater River subbasin has a groundwater storage capacity of approximately 30-million acres-foot (af).⁴ Of which, the DWA pumped and supplied approximately 32,000 AFY in 2020.⁵

DWA's management of the water supply include artificial groundwater replenishment as part of a joint groundwater basin management agreement with the Coachella Valley Water District (CVWD). In compliance with the State's Sustainable Groundwater Management Act (SGMA), the effort is to maintain constant aquifer levels in the Whitewater River subbasin.

Wastewater: The City of Palm Springs and Desert Water Agency provide wastewater treatment services to the City's developed area. Palm Springs maintains a sanitary sewer collection system consisting of ±250 miles of sewer pipe within the city limit. Under the agreement, the City provides primary and secondary treatment at the City Wastewater Treatment Plants, after which the partially treated wastewater is piped to DWA's Recycled Water Treatment Facility for tertiary treatment or to a collection of percolation ponds for recharge back into the groundwater basin.

The DWA's recycled water system facility consists of a Recycled Water Treatment Facility (RWTF), two booster pumping plants, and transmission pipelines. The facility has a capacity of 10 million gallons per day (MGD) as of 1995. Currently, all recycled water produced by DWA's facility is utilized for non-portable irrigation purposes.

Flood Control: The City's northwest and central region, which encompasses the Project site, is susceptible to 100-year floods according to Palm Springs 2007 General Plan Figure 6-5. In response to the City's vulnerability, flood control structures are located throughout Palm Springs and include the Whitewater River Levee, the Chino Canyon Levee and Channel, and the Palm Canyon Wash Levee. The levee between Palm Canyon Wash and Gene Autry Trail protects the northern part of Palm Springs developed area from 100- and 500-year floods from Chino Creek and the Whitewater Channel. Additionally, flood-control structures built and maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD) help reduce flood damage in the City.

Surface Water Quality: The Desert Water Agency gathers surface water from the Chino Creek, Snow Creek, and Falls Creek. The creeks are all tributary to the Whitewater River. DWA divert surface water for municipal water service or agricultural use. Surface water quality is licensed by the State Water Resources Control Board Water Rights Division. And surface water quality is monitored by DWA in accordance with the Clean Water Act.

A Preliminary Hydrology Report was prepared for the Project by the Altum Group in June 2024 (Appendix C).

Discussion of Impacts

a, e) Less than Significant Impact. A significant impact may occur if a Project discharges water which does not meet the quality standards of agencies that regulate surface or ground water quality and water discharge into stormwater drainage systems.

⁴ California Department of Water Resources, Coachella Valley Groundwater Basin: Indio/Whitewater River Subbasin, Updated February 2004.

⁵ Urban Water Management Plan, DWR 2-1R Public Water Systems, Table 6-1, 2020.

The proposed Project will generate demand for domestic water and wastewater, which will be governed by DWA standard requirements. Construction of on-site connections will be subject to all DWA requirements. The proposed Project will not violate water quality standards or waste discharge requirements.

The proposed Project will be required to comply with DWA and National Pollutant Discharge Elimination System (NPDES) regulations to minimize the pollutant load associated with urban activities. Meeting those standards requires the preparation and approval of a site-specific Water Quality Management Plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP), both of which must be approved by the City prior to the initiation of construction activities. Both plans will include Best Management Practices that will protect surface waters from pollutants in storm flows during both construction and long-term operation of the Project. Disposal of grease and oil would be required to comply with Riverside County Department of Environmental Health and Regional Water Quality Control Board (RWQCB) regulations. The imposition of conditions of approval and adherence to local, state and federal requirements will assure that impacts associated with water quality standards are less than significant.

- b) Less than Significant Impact.** The proposed Project will require potable water for use in the commercial building and landscaping. The American Water Works Association Research Foundation (AWWARF) has developed demand factors for land use categories including office uses. As shown in the table below, the Project has the potential to generate a demand of 0.483 acre-feet per year.

Table 6 Water Demand at Project Buildout				
Proposed Land Use	Unit	Water Consumption Factor	Water Demand (GPY)	Total Water Demand At buildout (AFY)
Bank (Office)	2,895 SF	15-gallons per SF per year	43,425	0.133
Landscaping	7,000 SF	Footnote 1	113,274	0.35
TOTAL				0.483
¹ Outdoor water demand calculations based on landscape SF, Evapotranspiration (Eto), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor (gal/SF). Landscape (SF) x ETo (in/yr) x ETAF x Outdoor Conversion Factor, or 7,000 SF x 58 (inches) x 0.45 x 0.62				

The Coachella Valley's largest water supply source is groundwater from the Whitewater River Basin. DWA works with five other Coachella Valley water suppliers to manage the underground water basins and to better serve the City and greater Coachella Valley. The proposed Project is consistent with the land use designation assigned to it in the General Plan (office uses), on which, in part, DWA based its future water demand analysis when contributing to the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP). According to the 2020 RUWMP, DWA anticipated a total water demand (deliveries) of 36,228 AF/year in 2025.⁶ The proposed Project will increase water demand (expected DWA deliveries) by <0.001% over the projected 2020 demand. The Project will connect to existing water lines beneath Ramon Road and/or surrounding roadways. No new wells or additional water infrastructure are proposed. Therefore, project impacts associated with domestic water demand are expected to be less than significant.

⁶ Table 6-7. DWR 4-2 Projected Demands for Water (AF), 2020 Coachella Valley Regional Urban Water Management Plan, prepared by Water Systems Consulting, Inc. June 30, 2021

The Project will be required to comply with the DWA's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Landscaping water demands will marginally increase the Project's overall water demand, however DWA offers non-potable, recycled water may be available for commercial irrigation. Buildings will be equipped with water efficient fixtures in compliance with Building Code requirements to reduce water consumption. Implementation of these and other applicable requirements will assure that water-related impacts remain at less than significant levels.

- ci-iv) Less than Significant Impact.** The Project site consists of generally flat terrain that gently slopes from north to south and contains no rivers or streams. Stormwater runoff from the development site will be designed to convey runoff via surface flow from the NE to the SW corner of the site towards an on-site retention basin located at the southwest corner of the site where stormwater will infiltrate into the soil. Per City requirements, the on-site retention basin is sized to capture the "worst case" increase in runoff when comparing predevelopment and post development conditions during the 100-year design storm event.

Siltation occurs when dirt, soil, or sediment (collectively known as silt) is carried by the tons into a river, stream, or lake. Siltation is the result of erosion and land disturbance activities which pollutes the water. In compliance with the National Pollutant Discharge Elimination System (NPDES) the Project will mitigate silt runoff from erosion and construction. These preventative measures will prevent the Project from depositing silt on- and off-site. Other pollutant prevention plans including the State Water Resources Control Board Best Management Plan (BMP), the Water Quality Management Plan (WQMP), and the Storm Water Pollution Prevention Plan (SWPPP) which the Project is required to adhere by reducing erosion, siltation, and in-flow of pollutants in stormwater runoff. These regulations required by the NPDES, BMP, WQMP, and SWPPP will reduce the Project's impact of surface and groundwater quality.

The proposed Project will be required to comply with the City's storm water retention requirements, including the approval of a project-specific final hydrology study and water quality management plan prior to the issuance of building permits. In addition, implementation of City required BMPs will reduce pollutants of concern that may enter nearby receiving waters and help reduce short and long-term water quality impacts caused by the construction and operation of the proposed Project. Approval of the WQMP, SWPPP, and the required BMPs will reduce impacts to surface waters by reducing erosion, siltation, and eliminating pollutants in storm flows. With the implementation of this standard requirement, the impacts to downstream water bodies associated with surface water pollution will be less than significant.

- d) Less than Significant Impact.** The site is not near an ocean or river, in which tsunami and seiche zones would be a significant hazard. However, the site is in Palm Springs which is an area that experiences flash floods from severe storms during the winter months. As mentioned above, in the Hazardous Section, the Project site will contain typical cleaning and landscaping products onsite but not in a significant quantity. According to the Federal Emergency Management Agency (FEMA) Flood Map (FIRM No. 06065C1578G), the Project site is located in a low-risk annual flood hazard zone (Zone X) and not within a 100- to 500-year flood zone, thus reducing the chance of releasing pollutants due to flooding. Impacts are expected to be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: National Flood Hazard Layer FIRMette, accessed November 2024; Preliminary Hydrology Report for Level 5 – Santa Cruz – Palm Springs, prepared by the Altum Group. June 7, 2024.

XI. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The proposed site is currently designated “Office” in the City’s General Plan, and zoned “Professional (P).” The Project proposes a Change of Zone (COZ) which would change the site’s existing zoning from “Professional (P)” to “Service Manufacturing (M-1)” and a Conditional Use Permit (CUP) to allow for the proposed drive-up ATM component of the bank.

The surrounding development consists of Ramon Road and the Palm Springs International Airport to the north, a vacant lot and commercial uses to the east, Calle De Ricardo and commercial uses (CV Escrow) to the south, and Calle Santa Cruz and commercial uses (VCA Desert Animal Hospital) to the west.

Discussion of Impacts

- a) **No Impact.** The Project site is currently vacant and designated for office and professional uses. The surrounding area is developed with a mix of commercial, office and residential uses. All non-residential uses and residential communities operate independently and will not be divided by the Project. The Project will not physically divide an established community, and no impact will occur.
- b) **Less than Significant Impact.** The Project proposes a free-standing bank with drive through ATM and parking lot. The Project is consistent with surrounding land uses, which are developed with a mix of commercial and professional office uses, with single-family residential uses further south. The Project proposes a free-standing bank with drive-through ATM, which is consistent with the professional land uses envisioned for the Office designation. Additionally, the Project aligns with the goals and policies stated in the City 2007 General Plan, as listed below.

General Plan

The site is designed “Office” in the General Plan, which allows for the development of office uses such as executive, administrative and clerical offices, medical offices, and small office centers.

GOAL LU1: Establish a balanced pattern of land uses that complements the pattern and character of existing uses, offers opportunities for the intensification of key targeted sites, minimizes adverse environmental impacts, and has positive economic results.

LU1.2 Encourage the exchange of public and private lands and the consolidation of parcels to create buildable sites and to achieve greater efficiency of land use. *(Project consolidates several parcels along Ramon Road)*

LU1.5 Allow for flexible development standards provided that the potential benefits and merit of projects can be balanced with potential impacts. *(Project is requesting a Administrative Minor Modification for set back reductions)*

GOAL LU4: Attract and retain high-quality, sustainable commercial development.

LU4.2 Develop commercial facilities as integrated, attractive centers, with adequate parking, provision for pedestrian access from adjacent neighborhoods when feasible, organized traffic movement for motorists, and safety and convenience for pedestrians. *(Project provides adequate parking and sidewalks for pedestrian access to the residential neighborhoods to the south)*

LU4.4 Encourage the reuse of obsolete commercial properties and discourage the proliferation of strip commercial centers through rezoning, parcel consolidation, or incorporation of midblock residential development in selected areas. *(Project consolidates multiple parcels fronting Ramon Road)*

LU4.6 Foster development of commercial centers and small-scale commercial retail in residential areas that encourage walkable connections between retail and residential uses. *(Project provides banking services to the residential neighborhood located 250 feet south of the site)*

GOAL LU11: Promote the Palm Springs International Airport as the premier flight center of the Coachella Valley

LU11.2 Discourage sensitive uses such as schools, hospitals, daycare facilities, or new residential development from locating in close proximity to the airport. *(Project proposes a commercial/office/service use in proximity to the airport)*

LU11.4 Ensure that proposed land uses and developments around the airport comply with the policies set forth in the Riverside County Airport Land Use Compatibility Plan *(Project is located in Compatibility Zone B1 of the Airport Land Use Compatibility Plan, and is consistent with the allowed uses for the zone)*

The Project is consistent with the Palm Springs General Plan, and no conflict would occur.

Zoning

The project site is zoned for "Professional" uses (P). The Project includes a Change of Zone (COZ) which would change the site's existing zoning from "Professional (P)" to "Service Manufacturing (M-1)" and a Conditional Use Permit (CUP) to allow for the proposed drive-up ATM component of the bank. The Project also includes an Administrative Minor Modification (AMM) to receive a 2'6" reduction in front yard setbacks. An Architectural Review (AR) and Development Permit (DP) are also provided to ensure the Project meets the City's development and design standards. The proposed Project will not conflict with surrounding commercial land uses; therefore, the Project is consistent with the city's existing commercial development pattern and will not conflict with existing zoning. Further, the Project is designed to be consistent with the City's development standards for the M-1 zone and will implement contemporary commercial architecture. Therefore, impacts are considered less than significant.

Riverside County Airport Land Use Compatibility Plan

The Project site is located approximately 560 feet south of the Palm Springs International Airport within Compatibility Zone B1, the Inner Approach/Departure Zone, of the Airport's Land Use Compatibility Plan (General Plan Figure 6-8). According to the Riverside County Airport Land Use Compatibility Plan Policy Document (March 2005), Zone B1 is within the Southeast Industrial/Commercial Area of the Airport Plan, in which the proposed bank is considered a compatible commercial land use. The Riverside County Airport Land Use Commission (ALUC) reviewed Project Plans and determined the Project was "Conditionally Consistent" with the 2005 Palm Springs International Airport Land Use Compatibility Plan, subject to the conditions listed in the ALUC determination letter dated September 24, 2024. Because the Project is conditionally compliant with requirements set forth by ALUC in the development review determination letter, the Project would not conflict with the Riverside County Airport Land Use Compatibility Plan.

Mitigation Measures: None required.

Monitoring: None required.

Sources: 2007 Palm Springs General Plan; Palm Springs Municipal Code; Project Airport Land Use Commission (ALUC) Development Review, Riverside County. Letter dated September 24, 2024.

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

Setting

Palm Springs' predominant mineral resources are sand and gravel.⁷ These mineral resources are collectively known as aggregate and are key components of construction materials including asphalt, concrete, road base, stucco, and plaster. The Palm Spring 2007 General Plan Figure 5-3 classifies most of the City's developed area as an MRZ-3 Zone, including the Project site. An MRZ-3 Zone indicates that the significance of mineral deposits cannot be determined from the available data.

Discussion of Impacts

a,b) No Impact. As mentioned, the Project site is located in an MRZ-3 Zone which indicates that there is a likelihood of mineral resources occurring onsite, only that the significance cannot be determined with the available data. The Project includes a Change of Zone (COZ) which would change the site's existing zoning from "Professional (P)" to "Service Manufacturing (M-1)" and a Conditional Use Permit (CUP) to allow for the proposed drive-up ATM component of the bank. Neither of these designations allow for mineral production. No portion of the Project site is allocated for mineral land uses. Furthermore, the likelihood of significant mineral resources being uncovered and/or identified onsite is low to very low because the site has been graded and no evidence of mineral resources occurring onsite have been reported. The development of the Project is therefore unlikely to cause the loss of mineral resources or locally important mineral deposits. No impacts will occur.

Mitigation Measures: None Required.

Monitoring: None Required.

Sources: City of Palm Springs General Plan, Recreation, Open Space & Conservation Element (2007); City of Palm Springs General Plan, Managed Production of Resources Map, Figure 5-3 (2007).

⁷ City of Palm Springs General Plan, Recreation, Open Space & Conservation Element, 2007.

XIII. NOISE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

Noise sources can be divided into two general categories, transportation sources (primarily traffic) and non-transportation or “stationary” sources. Transportation sources are by far the largest contributor to community noise levels. Local government has little direct control over transportation noise; rather, state and federal agencies assume the responsibility over vehicle noise emission levels. Methods to reduce the impacts of noise on sensitive land uses may include vehicle trip reduction, noise barriers, and setbacks.

The City of Palm Spring's noise environment consists of transportation-related noise by motor vehicles, trucks, airplanes, and commercial-related noise by construction, community, and residential activities.

City's Noise Regulations

Figure 8-2 (Land Use Compatibility for Community Noise Exposure) of the General Plan shows acceptable noise levels for various land uses. Acceptable exterior noise levels for office buildings, businesses, commercial and professional uses range from 70 to 76 dBA CNEL. These noise levels do not include construction-related noise levels, as construction activities generate temporary noise. General Plan standards are supplemented by Municipal Code Chapter 11.74, the Noise Ordinance, which regulates noise throughout the City.

The Project will generate noise during the construction phase by the use of machinery and motor vehicles. The noise in relation to the construction is temporary and will cease after the project has finished. During the Project's operation, it will become a source of noise due to the increased volume of occupants, vehicles and commercial activities. Per the City's Noise Ordinance, Section 11.74.031, commercial noise levels are limited to 50 dBA between 10 p.m. and 7 a.m., 60 dBA from 7 a.m. to 6 p.m., and 55 dBA from 6 p.m. to 10 p.m.

Discussion of Impacts

- a) **Less than Significant Impact.** The site is currently undeveloped and does not generate noise. The main noise source in the area is vehicular traffic on Ramon Road, Calle Santa Cruz and Calle De Ricardo. The surrounding area mainly consists of commercial development with residential development further south. The nearest sensitive receptors are the single-family residences 150-250 feet south of the site.

Construction Noise

Project construction will temporarily increase ambient noise levels from the operation of heavy equipment and machinery. Grading, construction, paving, and other development activities will involve the operation of graders, excavators, bulldozers, dump trucks, and similar equipment. Heavy equipment can generate noise levels ranging from 70 to 90 dBA at 50 feet from the source. However, such equipment will be mobile and will not create a source of constant noise at any one location on the site.

Noise from construction activities will be temporary and will cease once the Project is operational. Construction noise is exempt from the noise standards of Section 11.74.031 of the City Municipal Code. Instead, it is subject to Municipal Code Section 8.04.220, which limits construction activities to the least sensitive hours of the day including 7 am to 7 pm on weekdays and 8 am to 5 pm on Saturdays, excluding Sundays and holidays. Adherence to these restrictions will ensure that construction-related impacts are compatible with the Municipal Code and less than significant.

Operational Noise

During long-term operation, the Project will permanently increase ambient noise levels in the Project area. Noise will be generated by vehicles accessing the site, mechanical equipment (such as HVAC units), and landscaping equipment. However, the Project will be required to comply with the noise level limits of the Noise Ordinance, Chapter 11.74. Commercial noise levels are limited to 50 dBA between 10 p.m. and 7 a.m., 60 dBA from 7 a.m. to 6 p.m., and 55 dBA from 6 p.m. to 10 p.m. The proposed bank is consistent with the existing land use designation for the site (office, professional); therefore, Project-related operational noise levels are expected and were previously considered during the City's long-term planning process. The Project is not expected to permanently increase ambient noise levels such that they exceed the City's standards.

According to Figure 8-2 of the General Plan, acceptable exterior noise levels for office buildings, businesses, commercial and professional uses range from 70 to 76 dBA CNEL. The General Plan EIR projected future noise levels at General Plan buildout using land use designations assigned by the General Plan land use map. These noise projections include future noise generated by buildout of the subject site. According to the General Plan (Figure 8-5 Future Roadway Noise Contours Detail (Central City)), the Project site is projected to experience noise levels of 70 dBA CNEL immediately adjacent to roadways. These noise levels are within the normally acceptable noise range for office buildings, businesses, commercial and professional uses (maximum of 76 dBA CNEL) established in General Plan Noise Element Figure 8-2, Land Use Compatibility for Community Noise Exposure table. Therefore, Project operational noise will increase noise levels in the area, but they will not exceed General Plan standards. Impacts will be less than significant.

- b) **Less than Significant Impact.** The City has not adopted a vibration threshold for either construction or operation. Therefore, the Project site will be subject to the State's Department of Transportation (Caltrans) vibration limitations for construction-related impacts.

During construction, the Project site will use heavy construction equipment for a short-term duration. Construction of the proposed Project site will not require the use of equipment such as pile driver, which are known to generate substantial construction vibration levels. The site is likely to generate groundborne vibration during the paving phase of construction due to the operation of a vibratory roller.

Based on the Federal Transit Administration (FTA) data, vibration velocities from vibratory rollers operations are estimated to be approximately 0.1980 inch-per-second PPV at 26 feet from the source of activity. As a result, structures located at a distance greater than 26 feet are not expected to experience significant groundborne vibrations that exceeds Caltrans significant threshold. The nearest habitable structure is a commercial office located more than 30 feet south of the Project site. There are no sensitive receptors or habitable structures within 26 feet of the Project site, therefore development of the Project would not exceed Caltrans' current thresholds. For this reason, less than significant impacts may be assumed.

- c) **Less than Significant Impact.** The Project site is located approximately 560 feet south of the Palm Springs International Airport within Compatibility Zone B1, the Inner Approach/Departure Zone, of the Airport's Land Use Compatibility Plan (General Plan Figure 6-8). According to the Riverside County Airport Land Use Compatibility Plan Policy Document (March 2005), Zone B1 is within the Southeast Industrial/Commercial Area of the Airport Plan, in which the proposed bank is considered a compatible commercial land use. According to Figure 8-2 of the General Plan, acceptable exterior noise levels for office buildings, businesses, commercial and professional uses range from 70 to 76 dBA CNEL. The Palm Springs 2007 General Plan includes airport noise contours (Figure 8-6) that represent a composite of year 2002 and year 2020 noise levels derived from the Palm Springs International Airport Master Plan Study (May 2003). As shown in General Plan Figure 8-6, the site is located on the border line of the 60 and 65 dBA CNEL contours. The anticipated airport noise levels the site would experience are within the acceptable exterior noise levels set forth in the General Plan.

The Project has been conditioned by the Airport Land Use Commission (ALUC) to incorporate noise attenuation measures into the design of the office areas to ensure that interior noise levels from aircraft operations do not exceed 45 dBA CNEL. It should also be noted that aircraft noise would be intermittent and not sustained for more than several minutes per departure/arrival. Adherence to standard requirements of the CA Uniform Building Code and ALUC requirements will ensure the Project would not result in a safety hazard or excessive noise for people residing or working in the project area, and impacts would be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Project Airport Land Use Commission (ALUC) Development Review, Riverside County. Letter dated September 24, 2024.

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

Setting

According to the California Department of Finance, the population of the City of Palm Springs was estimated to be 43,791 (2024).⁸ The city housing stock is composed of a mix of single-family and multi-family development, but the majority of housing units are single-family detached homes. The Southern California Association of Governments (SCAG) estimates that the city will have a total population of 48,900 in 2050.⁹

Discussion of Impacts

- a) **Less than Significant Impact.** The Project proposes the development of a freestanding, drive-through bank that will be served by existing roadways and utility infrastructure. The Project does not propose new homes that would directly induce population growth. The types of jobs that would be made available by the Project could be filled by people already living in the Project area and surrounding communities. As a result, the impacts are less than significant.
- b) **No Impact.** No housing currently exists within the project boundary and the proposed Project will not displace existing housing or require the construction of replacement housing elsewhere.

Mitigation Measures: None required.

Monitoring: None required.

Sources: CA Department of Finance; 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, SCAG.

⁸ California Department of Finance 2024 data on City/County Population and Housing Estimates.

⁹ Connect SoCal 2024 – Demographics and Growth Forecasts Technica Report, Table 14: Jurisdiction-Level Growth Forecast. 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Fire Protection:

The City employs the Palm Springs Fire Department to operate five stations located on 277 N. Indian Canyon Drive, 300 N. El Cielo Road, 590 E. Racquet Club, 1300 La Verne Way, and 5800 Bolero Road, and services a 96-square mile area. In relation to the site, the nearest Fire Department is Fire Station 2, located at 300 N. El Cielo Road, approximately 0.95 miles northwest of the site. The Department serves the community by providing immediate emergency, paramedic, and fire response. Additionally, the Department services the City by reviewing development plans, coordinating disaster preparedness programs, and participating in the Hazardous Materials Business Program.

The City's fire codes and measures follow the California Fire Code (Title 24, Part 9) establishing practices for safeguarding life and property from fire related disasters. These standards and services protect Palm Springs, including Indian Reservation lands such as Section 14.

Police Protection:

Palm Springs has one Police Department, located at 200 S Civil Dr, 0.84 miles northwest from the site. The police department offers response service, criminal investigation, traffic enforcement, and preventive patrol. The Department has two divisions: Operations and Services. Operations including patrol, jail, and airport operations. Services encompass investigation, records, animal control, and communications. These divisions employ in total 88 sworn and 59 nonsworn personnel.

Police personnel would access the site by heading south on El Cielo Road and east on Ramon Road. The drive distance from the Police Department to the site is approximately 1.2 miles northwest, with an estimated 4-minute drive time. The Departments response time for emergency calls is 5-minutes and nonemergency calls is 30-minutes.

Schools:

The nearest school to the Project is Cielo Vista Charter School located 0.1 miles southwest from the site. The school is under the Palm Springs Unified School District (PSUSD). Currently, the district has sixteen elementary schools, five middle schools, four high schools, and two continuation high schools. These schools are located in the cities of Desert Hot Springs, Palm Springs, Cathedral, Rancho Mirage, and the community Thousand Palms.

Parks:

The City's regional, local, and neighboring parks account for 156-acres of developed parkland, and public and private golf course account for 160-acres. The nearest active recreational area to the site is DeMuth Park located 0.5 miles south of the site.

Other public facilities:

Other public facilities include the Palm Spring City Hall, located 0.88 miles northwest on 3200 E Tahquitz Canyon Way, and the Palm Springs Public Library, located 1.6 miles west on 300 S Sunrise Way.

Discussion of Impacts

Fire Protection:

Less Than Significant Impact. Palm Springs currently operates five fire stations throughout the City. Their location is key for the Department to have a response time under 5-minutes, in compliance with the National Fire Protection Association (NFPA) Standard 1710 requirements for response time. The Department responds to 6,400 calls per year, approximately. Each year, they experience a 5-7% increase of call-responses, according to the City's General Plan.

The Project proposes a free-standing bank and drive-through ATM. It is expected for professional staff and patrons to be present during normal business hours. The Project will increase the demand for fire protect services. The Palm Springs Fire Station 2 is the nearest to the site and it is within proximity where no new facility or expansion of the existing facility is necessary to meet the NFPA Standard 1710 requirements. Project development will be in accordance with all state and local (Municipal Code and RCFD) fire standards to assure adequate fire safety and emergency access. The Project will be required to pay City development impact fees to contribute its fair share of costs for future fire facilities, personnel, and apparatus. Therefore, the proposed development will not cause physical environmental impacts in relation to alternatives and thus the impact will be less than significant.

Police Protection:

Less Than Significant Impact. The site is currently undeveloped. The Project proposes a free-standing bank and drive-through ATM which will increase demand for policing services. The Department has one location at 200 S. Civil Drive, and six patrol beats throughout the city. These patrol beats surveil an area on foot, bicycle, or car to ensure the protection and safety of the community in their vicinity. However, with greater development, more patrol beats will be required. The addition of patrol beats will not have an environmental impact since it does not require construction activities such as excavation or grading. The Project will not require the construction of new facilities or expansion of existing facilities to receive adequate services.

The Project will be required to comply with all Police Department regulations and procedures, and Project plans will be reviewed by the Police Department to assure adequate emergency access is provided. The Project is not expected to require the construction of new or expanded police services or facilities. Impacts will be less than significant.

Schools:

Less Than Significant Impact. The Project is within the PSUSD boundaries. The Project consists of a commercial development and will not directly increase the student population. Nevertheless, the proposed Project will be subject to the PSUSD developer fees in place at the time development occurs, which currently stands at \$0.84 per square foot of commercial development. Payment of the developer fee would mitigate potential significant impacts to school resources to less than significant levels.

Parks and other public spaces:

Less Than Significant Impact. The Project does not include residential uses that would increase the need for parks and recreational facilities. As such, the Project would not create the need for new parks and recreational facilities. Therefore, no impacts related to parks and recreational facilities would occur as a result of the Project.

Mitigation Measures: Not required.

Monitoring: Not required.

Sources: City of Palm Springs General Plan, 2007; Palm Springs Unified School District, <https://www.psusd.us/Page/2400>.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Palm Springs owns and maintains 156 acres of developed park land, 160 acres of the Tahquitz Creek Legend Golf Course, and miles of developed greenbelts along major thoroughfares throughout the City which are all available and accessible by the public. Nearest to the Project site is DeMuth Park, located 0.5 miles south of the site.

Discussion of Impacts

a,b) No Impact. The Project does not propose residential uses, which would directly increase the city's population and demand for recreational resources. It is expected that the proposed Project will be staffed by existing and future residents occurring as a result of annual growth. The proposed Project will not require the construction or expansion of recreational facilities, nor will it result in a noticeable increase of use, if any. No adverse impacts to recreational facilities are expected.

Mitigation Measures: None required.

Monitoring: None required.

Sources: 2007 Palm Springs General Plan; Google Earth.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting

The City of Palm Springs transportation system consist of roadways, nine bus routes managed by SunLine Transit, bikeways in and around the City, and sidewalks. The project's site is located on the southeast corner of Ramon Road and Calle Santa Cruz. According to the City of Palm Springs General Plan, there are six roadway classifications, consisting of freeway, expressway, major and secondary thoroughfare, collector, and local and private streets. Under these classifications, Ramon Road is a Major Thoroughfare (6-lane divided) and Calle Santa Cruz is a Local roadway.

The Level of Service (LOS) system is utilized to qualitatively determine the travel efficiency of existing and future roadways in Palm Springs. The LOS is determined by multiple variables including speed and travel time, traffic interruption, freedom to maneuver, safety, driving comfort, and convenience. The Levels of Service are designated by grades of A (excellent, free flow) through F (failure, delays with increasing queue lengths). The LOS standard for the City's roadway network is LOS D, at minimum.

CEQA requires lead agencies to adopt VMT as the measure for identifying transportation impacts for land use projects. To comply with CEQA, the City of Palm Springs adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in their adopted City of Palm Springs Transportation Impact Analyses Guidelines for Vehicle Miles Traveled and Level of Service Assessment (July 2020) (City Guidelines). City Guidelines identifies VMT per service population as the transportation efficiency metric to be compared to the City of Palm Springs General Plan Buildout VMT average.

Primary access to the site will be from Calle Santa Cruz, with a secondary access point on Calle De Ricardo.

Discussion of Impacts

a) Less than Significant Impact.

Existing Conditions

According to the General Plan EIR prepared in 2005, the segment of Ramon Road adjacent to the Project site was 6 lanes operating at a LOS D, with an average daily traffic count of 44,900 and roadway capacity of 53,900. Under the General Plan 2025 buildout forecast, the segment of Ramon Road from Paseo Dorotea to Vella Road (Project frontage), was projected to operate at LOS D with the average daily traffic count projected to be 44,900 with a roadway capacity of 53,900 for a volume to capacity ratio (V/C) ratio of 0.83. According to the EIR Traffic Analysis, arterial segments with a daily volume to capacity (V/C) ratio approaching 1.0 or slightly above 1.0 are expected to operate at acceptable levels of service with appropriate intersection improvements.

Project Traffic Impacts

Trip generation was calculated by land use type using the reference Trip Generation, 11th Edition (2021) prepared by the Institute of Transportation Engineers (ITE). The Drive-In Bank Land use type (ITE Code 912) was used. Based on the referenced material, upon buildout the Project will generate approximately 291 daily vehicle trips or average daily trips (ADT), with 29 ADT expected to be generated in the morning peak hour and 61 ADT in the evening peak hour.

Table 7 Project Trip Generation									
Land Use	ITE Code	Units	AM Peak			PM Peak			Daily Rate
			<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	
Drive-in Bank	912	TSF	5.77	4.18	9.95	10.505	10.505	21.01	100.35
Land Use	Qty.	Units	In	Out	Total	In	Out	Total	Daily Trips
Bank w/ Drive-Through	2,895	TSF	17	12	29	30	31	61	291
Total Daily Trips									291

Source: Institute of Engineers (ITE) Trip Generation Manual, Eleventh Edition (2021).

Per the City’s engineering department conditions of approval, the Project is constructing a 14-foot wide raised, landscaped median island along Ramon Road from Calle Santa Cruz to Vella Road with left turn pockets, as shown in the site plan (Exhibit 4). The future traffic projections analyzed in the General Plan EIR assumed the Project site would develop with office/professional uses, consistent with the General Plan land use designation. Therefore, it can be assumed that the 291 daily trips generated by the Project were accounted for in the EIR analysis because the proposed bank is consistent with the site’s office/professional land use designation. The General Plan EIR determined that all roadway and intersections in the Project area would operate at acceptable conditions at General Plan build out. Provided that the Project complies with the City’s conditions of approval, impacts to roadway capacity or traffic delays would be less than significant, and the Project would not conflict with a program, plan, ordinance or policy addressing the roadway or circulation system.

Alternative Transportation

SunLine Transit Agency provides bus transit services to the Coachella Valley, including Palm Springs. The closest bus stops to the Project site are on Ramon Road 230 feet east and 500 feet

west of the site. Bus service will therefore be available to employees and customers of the proposed Project. SunLine periodically reviews and updates its services and facilities based on ridership, budget, and community demand. The Project would have no impact on plans or policies addressing transit facilities.

Sidewalks exist on the site's northern boundary along Ramon Road. Ramon Road is designated as a Class 3 Bike Route in the City's General Plan. The city will require the applicant to implement sidewalk, curb-and-gutter, and landscaping improvements as needed along Ramon Road, Calle Santa Cruz and Calle De Ricardo. The Project would not conflict with plans or policies addressing multimodal facilities.

- b) Less than Significant Impact.** CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743) which promotes GHG emission reduction, the development of multimodal transportation networks, and diversity of land uses. Amendments to CEQA Guidelines includes the evaluation of a project's transportation impact based on vehicle miles traveled or VMT metric. VMT refers to the amount and distance of automobile travel related to a project. To comply with CEQA, the City of Palm Springs adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in their adopted City of Palm Springs Transportation Impact Analyses Guidelines for Vehicle Miles Traveled And Level of Service Assessment (July 2020).

City Guidelines identifies that a project may be determined to have a non-significant transportation impact if it meets one or more VMT screening criteria. As described below, the Project meets the Project Type Screening criteria, and therefore does not require additional VMT analysis. Project impacts are considered less than significant.

- Project Type Screening: Projects that are local-serving retail under 50,000 square feet, Local Essential Services, and projects generating less than 110 daily vehicle trips are presumed to have a less than significant impact on VMT. The Project is considered local-serving retail and is only 2,895 SF. Therefore, the Project meets this screening criteria and is considered to have a less than significant impact on VMT.

- c) No Impact.** Access to the planning area is via major arterials, secondary arterials, Highway 111, Interstate-10, and a variety of local roads. Emergency access will be provided and preserved onsite. Both the Fire Department and Police Department will review project plans to ensure safety measures are addressed, including emergency access. The proposed project will not result in inadequate emergency access.

- d) No Impact.** Access to the Project site is via Ramon Road and local roads. Emergency access will be provided on Calle Santa Cruz and Calle De Ricardo. Both the Fire Department and Police Department will review project plans to ensure safety measures are addressed, including emergency access. The proposed Project will not result in inadequate emergency access.

Mitigation Measures: None required.

Monitoring: Non required.

Sources: City of Palm Springs Transportation Impact Analyses Guidelines for Vehicle Miles Traveled And Level of Service Assessment (July 2020); Institute of Engineers (ITE) Trip Generation Manual, Eleventh Edition (2021); General Plan Update Traffic Analysis, City of Palm Springs, prepared by Parsons Brinckerhoff Quade & Douglas, Inc. March 19, 2007.

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
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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

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

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

The Cahuilla Tribe were hunters and gathers in the San Bernardino basin, the San Jacinto Mountains, and the Coachella Valley. Cahuilla Indians inhabited the valley for centuries. They were a Taki-speaking people of hunters and gatherers generally divided into three groups based on their geographic setting: the Pass Cahuilla of the San Gorgonio Pass – Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley; and the Desert Cahuilla of the eastern Coachella Valley. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with the Indian reservations around the Coachella Valley, including the Cabazon, Augustine, Torres Martinez, Twenty-nine Palms, Agua Caliente, and Morongo.

The potential for the subject property to harbor tribal cultural resources, such as a site, feature, place, or cultural landscape, is considered to be very low given the disturbed nature of the site. However, under Tribal Cultural Resources Assembly Bill 52, Tribal consultation is required to ensure the protection of significant tribal cultural resources during the development of a project situated in Tribal lands.

Discussion of Impacts

a. i, ii) Less Than Significant with Mitigation. Assembly Bill 52 (AB 52) requires a lead agency to consult with tribes in the Project area during the CEQA process to allow tribes to be involved in the project development process and to address their concerns about potential impacts to tribal cultural resources. The consultation process requires the lead agency to provide written notification about a proposed project, as defined by CEQA, to tribes within the project's geographic area. If a tribe chooses to engage in consultation, it must respond to the lead agency within 30 days of receipt of the formal notification, and the lead agency must begin

the consultation process within 30 days of receiving the request for consultation. Consultation concludes when the parties agree to measures to mitigate or avoid a significant effect (if a significant effect exists) on the tribal cultural resources, or when a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (Public Resources Code section 21080.3.2 (b)(1) and (2)).

The City has initiated the tribal consultation process in conformance with AB 52 requirements. It has distributed consultation letters to the tribes who have requested consultation under AB 52. Each representative was contacted in writing regarding the proposed Project. The results of consultation will be included either as mitigation prior to the adoption of the Initial Study, or as conditions of approval. However, the mitigation measure included in Section V, Cultural Resources, requires a Tribal monitor(s) be present during ground disturbing round disturbing activities, to assure that impacts are reduced to less than significant levels. Should a consulting tribe request additional mitigation, it will be added to this Initial Study or to conditions of approval for the Project.

Mitigation Measures: See Section V, Cultural Resources.

Monitoring: See Section V, Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Wastewater Treatment

Wastewater is recycled by the Desert Water Agency (DWA) and the City of Palm Springs. The sewage is collected and processed initially at the Palm Springs' wastewater treatment plant, located at 4375 E Mesquite Avenue, approximately 0.5 miles from the site. Palm Spring contracts Veolia Water North American to operate its 10.9 million gallons per day (MGD) wastewater facility, 5 pump stations, 225 miles of sewer pipelines, 6 percolation ponds, and a biosolids disposal program. The facility's currently sewage flow is approximately 6.5 MGD.

The City's primary and secondary treated wastewater is treated again at the DWA's water recycling facility located at 1200 S Gene Autry Trail, approximately 0.65 miles southeast of the site. The DWA's facility carries a capacity of 10 MGD. The DWA distributes recycled wastewater to the Indian Canyons Golf Resort, Demuth Park, and Mid-Valley Parkway. This strategy replaces potable water with recycled wastewater for irrigation purposes; thereby helping conserve the groundwater aquifer.

Domestic Water

The DWA provides portable water to Desert Hot Springs, Palm Springs, and part of Cathedral City, encompassing a 325-square mile service area. About 95% of the serviced water comes from groundwater subbasins, the remaining 5% comes from surface water from mountain streams. Most of the groundwater is collected from the Whitewater River subbasin, which has a capacity of 28 million AF and extends 70 miles from the junction of SR-111 and I-10 to the Salton Sea.

The DWA operates 29 active pumps, including 23,000 active services throughout 392 miles of pipeline. The agency replenishes the basins by importing water from the Colorado River through the All-American Canal to ensure constant groundwater levels. Plus, it reduces the stress on groundwater aquifer by servicing water from mountain streams including the Chino Creek, Snow Creek, and Fall Creek. Through these means, DWA is the provider for a population of 72,000.

Flood Management

The City of Palm Spring is dry for most of the year, however, unexpected flash floods due to rain fall and severe storms affects the City's infrastructure. The City has taken preventative measures by building concrete levees, storm drainage, and detention basins. These flood control structures are located in special flood hazard areas. Palm Springs enforces the National Pollutant Discharge Elimination System (NPDES) onto new development projects to ensure the establishment of mitigation plans and programs addressing the development, adoption, and enforcement of stormwater management and non-stormwater runoff reduction.

Solid Waste

The Palm Springs Disposal Service collects and disposes of solid waste in the City. The waste is transported to the Edom Hill Transfer Station. The landfill has been carefully structured for trash to be isolated from the surrounding environment using bottom liners and daily covering of soil. The transfer station at Edom Hill is permitted to receive 3,500 tons of waste per day. From there solid waste is taken to the Lamb Canyon landfill in Beaumont, which has a permitted capacity of 5,000 tons per day, and a projected closure date in 2029. Other possible options include Badlands Landfill in Moreno Valley and El Sobrante Landfill in Corona. The County of Riverside operates Lamb Canyon and Badlands landfills, and El Sobrante Landfill is privately owned.

Discussion of Impacts

a-c) Less Than Significant Impact.

Wastewater

The Project site is currently undeveloped and will require construction of on-site sewer infrastructure to connect to the existing sewer mains in the adjacent roadways. According to the preliminary utility plans the Project would connect to existing 8" sewer lines in Calle De Ricardo via proposed 6" sewer lines. The Palm Springs and the DWA wastewater treatment facilities will provide wastewater collection and treatment services to the Project site. The proposed bank is consistent with the land use designation for the site and will not result in unplanned population growth that would increase wastewater generation projections used for wastewater treatment planning. The Project wastewater discharges will be typical of commercial uses, and no industrial discharge into the wastewater system would occur. No new wastewater treatment facility or the expansion of existing facilities is required to properly service the site.

Water

The DWA will provide domestic water to the Project. The DWA pumps water from the Whitewater River groundwater basin which has a capacity of 300,000 acre-feet per year (af/year). The DWA services a population of approximately 72,000 throughout 392 miles of pipeline running under the City. The Project will increase the demand for domestic water to the site.

The proposed Project is consistent with the commercial/office land use designation assigned to it in the General Plan (Office), on which, in part, DWA based its future water demand analysis when contributing to the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP). According to the RUWMP, the projected 2025 regional water supply is 36,228 AFY, and the projected 2045 regional water supply is 41,565 AFY. ¹⁰ The proposed Project's water demand (0.483 AFY, see Table 6) is <0.001% of projected 2025 and 2045 regional water supplies.

The Project will connect to existing 12" water lines located along Ramon Road. The project will be required to comply with the DWA's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Buildings will be equipped with water efficient fixtures in compliance with Building Code requirements to reduce water consumption. Implementation of these and other applicable requirements will assure that water-related impacts remain at less than significant levels.

Stormwater

Stormwater runoff from the development site will be designed to convey runoff via surface flow from the NE to the SW corner of the site towards an on-site retention basin located at the southwest corner of the site where stormwater will infiltrate into the soil. Per City requirements, the on-site retention basin is sized to capture the "worst case" increase in runoff when comparing predevelopment and post development conditions during the 100-year design storm event.

As required by the federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.) and the California Water Code (CWC) (commencing with section 13000), a Preliminary Water Quality Management Plan will be prepared for the Project. As discussed above in Section X, Hydrology and Water Resources, the Project site will incorporate BMPs for construction and post-construction conditions, designed to control pollutants that enter the on-site and off-site system, and is not expected to affect water quality. A final hydrologic analysis will be required to demonstrate that the Project meets the City's standards. These standard requirements will assure that impacts associated with storm water retention remain less than significant.

Other Utilities

The Project will require the addition of on-site electric power, natural gas, and telecommunication lines to connect to the existing infrastructure that currently exists in the vicinity of the Project site. There is an existing underground telephone line that bisects the site, and existing power poles on the sites eastern boundary. The Project will not require the expansion of existing or construction of new electric power, natural gas, or telecommunication facilities. The Project will not cause environmental impact related to the construction of these off-site facilities.

Overall, the Project is anticipated to result in less than significant impact.

¹⁰ Table 6-7. DWR 4-2R Projected Demands for Water (AF), 2020 Coachella Valley Regional Urban Water Management Plan, prepared by Water Systems Consulting, Inc. June 30, 2021

d, e) Less Than Significant Impact. The Palm Springs Disposal Service (PSDS) collects solid waste from residential, institutional, commercial, industrial, and hospitals located in the city. The waste is transferred to the Edom Hill Landfill located at 70100 Edom Hill, Cathedral City, approximately 5.8 miles northeast of the site. Lamb Canyon landfill has remaining capacity of 19,242,950 cubic yards, with a maximum permitted capacity of 39,681,513 cubic yards.¹¹ The project will generate 3.17 tons of solid waste per year, or 1.585 tons per year after 50% diversion as shown below.

Table 8 Estimated Solid Waste Disposal at Project Buildout				
Land Use	CIWMB Disposal Rates	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Office	0.006 lb/sf/day	2,895 SF	17.37	3.17
TOTAL (with 50% diversion)				1.585
Source: Estimated Solid Waste Generation Rates by CalRecycle, https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates , accessed November 2024.				

At buildout, the proposed Project will contribute less than 0.0001% of Lamb Canyons remaining capacity. PSDS is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

Sources: Coachella Valley Regional Urban Water Management Plan, June 2021; California Department of Water Resources: Coachella Valley Groundwater Basin, 2004; CalRecycle Solid Waste Information System Facility/Site Activity Details.

¹¹ CalRecycle, SWIS Facility/Site Activity Details.
<https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/>. Accessed November 2024.

XX. WILDFIRE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface (WUI) is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones.

The California Department of Forestry and Fire Protection publishes updates on fire hazard severity zones. The current map shows red flag warnings, recent perimeters, smoke/haze forecast, and 5-years fire history for all of California. The fire severity zones are determined based on the likelihood of a fire, the fire’s behavior. Other variables are considered such as fire history, existing and potential natural fuel, blowing embers, terrain, and typical fire weather. Each zone falls into the moderate, high, or very high classification. The Coachella Valley, located in the northwest region of Riverside County, is not within a fire designated zone according to the State’s Fire Hazard Severity Zone Map.

The San Jacinto Mountains bordering the City’s western boundary is the nearest fire hazard zone in proximity to Palm Springs, according to the updated 2024 Fire Hazard Severity Zones Map by the California Department of Forestry and Fire Protection (CalFire). The mountain region is classified as Very High Fire Hazard Severity Zone (VHFHSZ), as well as the development immediate to the mountain

foothill given its proximity to the fire hazard zone. The proposed Project site is located 3.5 miles east of the San Jacinto Mountain hillside and is not within the designated VHFHSZ.

The Palm Springs Emergency Operations Plan (EOP) outlines the City's planned response and recovery in case of an emergency or major disaster. Specifically, it assigns responsibility onto the City's emergency management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) and the overall responsibility of the federal, state, and county entities. For any type of emergency including a wildfire, the evacuation routes are expected to be major streets including Palm Canyon, Ramon Road, Tahquitz Way, Dinah Shore, and Sunrise. In relation to the Project, the nearest route is Ramon Road, which borders the site to the north.

Discussion of Impacts

- a) **Less Than Significant Impact.** The subject property is not located in or near a state responsibility area or lands classified as a Very High Fire Hazard Severity Zone. The Project does not propose major long-term changes to circulation in the Project area other than providing direct access to the subject property. Project construction could result in temporary lane closures or detours, particularly as new driveway improvements are made; however, potential disruptions to emergency access would be temporary and coordinated with and approved by the City. The Project will not alter the physical orientation of the planning area that it would interfere with the City's emergency response or evacuation procedures in the event of a wildfire. The Project does not propose changes to existing emergency response facilities or personnel. Impacts are anticipated to be less than significant.
- b) **Less Than Significant Impact.** The Project's site is not located on or near a very high wildfire hazardous zone. The site is subject to high winds due to the tunneling effect of air through the narrow San Gorgonio Pass, running between San Gorgonio Mountains to the north and San Jacinto Mountains to the south. The wind brings air from the northern region of the Riverside County where wildfire hazardous zones range from moderate to very high. However, the Coachella Valley's wildfire risk is very low and thereby minimizes the occupant's exposure to pollutant concentrations. The anticipated impact will be less than significant.
- c) **Less Than Significant Impact.** The Project is located in the center of Palm Springs. The area is highly developed with existing utility infrastructure such as roads, fuel breaks, emergency water sources, and power lines. The Project will be integrated into the currently operational utility system, thus additional maintenance or associated infrastructure for the site is not warranted. Therefore, no environmental impact or fire risk associated with the construction of utility infrastructure is anticipated. The impact will be less than significant.
- d) **No Impact.** The Project site is relatively flat on the central valley floor and would not expose people or structures to downslope flooding or landslides resulting from post-fire instability or drainage changes. No impact would occur.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

Sources: Fire Hazard Severity Zone Map, California Department of Forestry and Fire Protection, Accessed November 2024; Palm Springs Emergency Operations Plan, updated September 2019.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Less than Significant with Mitigation:

Biological Resources: The Project site is not located within a CVMSHCP-designated conservation area and does not contain any wildlife corridors or biological linkage areas. The site has been previously graded and does not contain vegetation that could provide suitable habitat for nesting birds. The site is subject to payment of the Development Mitigation Fee to mitigate potential impacts to covered species under the CVMSHCP. The proposed Project will not significantly reduce fish or wildlife habitat or otherwise adversely impact a fish or wildlife species.

Cultural Resources: No cultural resources are known to exist within or adjacent to the project site. There is potential for unknown resources to be uncovered. Mitigation measures provided in this document will ensure that impacts to cultural and/or tribal resources are less than significant in the unlikely event that resources are discovered during project development.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant.

- b) Less than Significant Impact.** A significant impact could occur if the proposed Project, in conjunction with related projects, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. Here, however, the impacts of the proposed Project are individually limited and not cumulatively considerable. The proposed Project is consistent with the development envisioned for the site in the City's General Plan. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of mitigation measures included herein, and when viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, would not be significant.
- c) Less than Significant Impact.** The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the City's Municipal Code, other standard requirements and requirements of law, and the mitigation measures included in this document.

References

I. AESTHETICS

Source: California State Scenic Highway System Map, Caltrans. Website: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>

II. AGRICULTURE RESOURCES

Source: 2007 Palm Springs General Plan, Land Use Map; Palm Springs Zoning Map.

III. AIR QUALITY

Source: South Coast Air Quality Management District Annual Air Quality Monitoring Network Plan (2023), EPA Green Book PM-10 (1978), Federal Register, "Designation of Areas for Air Quality Planning Purposes"; California; Coachella Valley Ozone Nonattainment Area; Reclassification to Extreme", <https://federalregister.gov/documents/>; Project-specific Air Quality Report (Appendix A), September 2024; CalEEMod Version 2022.1.1.28; Google Earth Pro.

IV. BIOLOGICAL RESOURCES

Source: 2007 Palm Springs General Plan; National Wetlands Inventory, Wetlands Mapper: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

V. CULTURAL RESOURCES

Source: 2007 Palm Springs General Plan.

VI. ENERGY

Source: Southern California Edison website: www.sce.com; SoCalGas website: www.socalgas.com

VII. GEOLOGY AND SOILS

Source: Palm Springs General Plan, "Administration" (2007); Palm Springs General Plan, "Recreation, Open Space and Conservation Element" (2007); Palm Springs General Plan, "Safety Element" (2007); Geotechnical Engineering Report Proposed Santa Cruz Project, prepared by Earth Systems Pacific. November 2023

VIII. GREENHOUSE GAS EMISSIONS

Source: Palms Springs 2013 Climate Action Plan; Palm Springs 2016 Sustainability Plan; Climate Action Roadmap, City of Palm Springs, October 28, 2021; CalEEMod 2022.1.

IX. HAZARDS AND HAZARDOUS MATERIALS

Source: City of Palm Springs General Plan, 2007; California Department of Toxic Substance Control Hazardous Waste and Substance Cortese List, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=palm+springs>, accessed 2024; State Water Resources Control Board GeoTracker, <https://geotracker.waterboard.ca.gov/>; Palm Springs

Emergency Operations Plan, updated September 2019; Fire Hazard Severity Zone Map, California Department of Forestry and Fire Protection, updated April 2024.

X. HYDROLOGY AND WATER QUALITY

Source: National Flood Hazard Layer FIRMette, accessed November 2024; Preliminary Hydrology Report for Level 5 – Santa Cruz – Palm Springs, prepared by the Altum Group. June 7, 2024.

XI. LAND USE AND PLANNING

Source: 2007 Palm Springs General Plan.

XII. MINERAL RESOURCES

Source: City of Palm Springs General Plan, Recreation, Open Space & Conservation Element (2007); City of Palm Springs General Plan, Managed Production of Resources Map, Figure 5-3 (2007).

XIII. NOISE

Source: City of Palm Springs General Plan, 2007; Palm Springs Municipal Code.

XIV. POPULATION AND HOUSING

Source: CA Department of Finance; 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, SCAG.

XV. PUBLIC SERVICES

Source: City of Palm Springs General Plan, 2007; Palm Springs Unified School District, <https://www.psusd.us/Page/2400>.

XVI. RECREATION

Source: 2007 Palm Springs General Plan; Google Earth.

XVII. TRANSPORTATION

Source: City of Palm Springs Transportation Impact Analyses Guidelines for Vehicle Miles Traveled And Level of Service Assessment (July 2020); Institute of Engineers (ITE) Trip Generation Manual, Eleventh Edition (2021); General Plan Update Traffic Analysis, City of Palm Springs, prepared by Parsons Brinckerhoff Quade & Douglas, Inc. March 19, 2007.

XVIII. TRIBAL CULTURAL RESOURCES

Source: City of Palm Springs General Plan, 2007.

XIX. UTILITIES AND SERVICE SYSTEMS

Source: Coachella Valley Regional Urban Water Management Plan, June 2021; California Department of Water Resources: Coachella Valley Groundwater Basin, 2004; CalRecycle Solid Waste Information System Facility/Site Activity Details.

XX. WILDFIRE

Source: Fire Hazard Severity Zone Map, California Department of Forestry and Fire Protection, Accessed November 2024; Palm Springs Emergency Operations Plan, updated September 2019.

Appendix A
CalEEMod Detailed Report
(Available for review at City Hall)

Appendix B
Geotechnical Report
(Available for review at City Hall)

Appendix C
Preliminary Hydrology Report
(Available for review at City Hall)