CITY OF LA QUINTA

78-495 Calle Tampico
La Quinta, CA 92253
Phone: (760) 777-7000

ENVIRONMENTAL INITIAL STUDY

Project Title:	Fritz Burns Park and City Maintenance and Operations Yard Improvements Project
Case No:	EA2025-0001, CIP Project Numbers 2021-02 (Fritz Burns Park) and 2018-05 (M&O Yard)
Lead Agency:	City of La Quinta 78-495 Calle Tampico La Quinta, CA 92253 (760) 777-7000
Applicant:	City of La Quinta (760) 777-7051
Contact Person:	Ubaldo Ayón Assistant Construction Manager Public Works/Engineering City of La Quinta (760) 777-7051
Project Location:	Southeast corner of Avenue 52 and Avenida Bermudas
General Plan Designation:	Open Space Recreation (OS-R), Major Community Facilities (MC)
Zoning Designation:	Park and Recreation (PR), Major Community Facilities (MC)

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CHAPTER 1: INTRODUCTION

Project Location and Description:

The Project proposes improvements to the existing Fritz Burns Park ("Park") and City of La Quinta's Maintenance and Operations Yard ("M&O Yard") located at the southeast corner of Avenue 52 and Avenida Bermudas in the City of La Quinta, Riverside County, California. Specifically, the address for Fritz Burns Park is 78060 Avenue 52, and the address for the M&O Yard is 78106 Francis Hack Lane. The project area occurs on Assessor's Parcel Numbers (APNs) 770-184-001 and -013.

The Park site is designated Open Space Recreation (OS-R) on the General Plan Land Use Map and is zoned for Park and Recreation (PR). The M&O Yard site is designated Major Community Facilities (MC) on the General Plan Land Use Map and is zoned Major Community Facilities (MC). Both the Park and the M&O Yard are fully improved. The area of the Park to be disturbed is 4.04 acres, and the area of the M&O Yard to be disturbed is 2.82 acres, for a total Project area of approximately 6.86 acres. (See Exhibits 1 through 3).

Fritz Burns Park Improvements

Fritz Burns Park currently serves the community with a variety of amenities, including: a swimming pool, a children's play area, picnic tables and benches, men's and women's restrooms, four tennis courts, sixteen pickleball courts, a skate park, a dog park, and on-site and off-street parking.

The Project aims to upgrade and modernize the park while maintaining its community-centric purpose. The Park improvements would affect 4.04 acres and occur over three phases (Exhibit 4: Park Improvement Phasing Plan). Phase 1 includes improvements to the main park, Phase 2 includes parking lot improvements, and Phase 3 includes pool complex improvements. The proposed improvements, detailed below, will enhance the functionality, safety, and aesthetic appeal of Fritz Burns Park, ensuring it continues to meet the needs of the community as a vibrant recreational space.

1. Demolition Activities by Phase
    - Phase 1 demolition includes, but is not limited to, the removal of landscaping and turf; concrete and asphalt surfaces; aggregate and stone; various shade structures and canopies; play equipment; BBQ and picnic tables; benches and other seating; bike racks; fencing; electrical, lighting and irrigation components; dog park; and curb and gutter.
    - Phase 2 demolition includes, but is not limited to, to the removal of concrete and asphalt surfaces; curb and gutter; landscaping; gravel and stone material; electrical, lighting and irrigation components; and fencing.
    - Phase 3 demolition includes, but is not limited to, the removal of concrete; turf areas, wading pool; shade canopy; walls and fencing; and lighting/electrical equipment.

2. Playground and Park Structure Improvements (Phase 1)
    - Phase 1 total area of disturbance: 2.48 acres

- Replacement of playground equipment, benches, BBQ grills, trash receptacles, and other amenities.
- Addition of shade structures over playground areas.
- Construction of a new restroom building, approximately 500 square feet (SF), to include two unisex stalls, two ADA unisex stalls, one ADA family stall, a mechanical room and two external water fountains.
- Construction of a new dog park within the existing retention basin.
- Reconfiguring of 11 existing parking spaces to a proposed total of 20 parking spaces.

3. Parking and Access Improvements (Phase 2)
   - Phase 2 total area of disturbance: 1.07 acres
   - Reconstruction and reconfiguration of the parking lot for better flow and increased capacity. Phase 2 includes the reconfiguring of 61 existing parking spaces to a proposed total of 91 parking spaces. Combined with Phase 1 parking improvements, the Park's parking lot total would increase from the current 72 parking spaces to a proposed total of 111 parking spaces.
   - The Park's primary vehicular access point from Francis Hack Lane would be maintained. Perimeter sidewalk access points from Avenue 52 and Avenida Bermudas would also be maintained.

4. Swimming Pool Enhancements (Phase 3)
   - Phase 3 total area of disturbance: 0.49 acres
   - Addition of a new 2,195 SF splash pad activity pool, with a 10,783-gallon capacity.
   - Resurfacing (re-plastering) of the existing pool (3,388 SF area).
   - Construction of new structures to house splash play park equipment, approximately 480 SF.
   - Installation of shade structures over the pool equipment and seating areas.

5. Pathways and Pedestrian Feature Improvements (All Phases)
   - Construction of a new promenade walking path.
   - Additional pedestrian lighting along park walkways.

6. Lighting and Landscaping Improvements (All Phases)
   - Installation of new lighting at the pool area.
   - Upgrading and installation of new pedestrian level lighting throughout the park.
   - Upgraded planting and irrigation throughout the park, retaining the remaining lawn areas

<u>Maintenance and Operations Yard Improvements</u>
The existing M&O Yard consists of three buildings (maintenance, shop and storage, and admin building) totaling 10,130 SF, covered and uncovered parking areas, material storage areas, shipping container storage, utility equipment storage, and perimeter gates and fencing. The existing maintenance (5,610 SF), shop and storage (2,360 SF) buildings would be demolished, and the administration building (2,160 SF), which is a temporary trailer, would be removed as part of the Project.

Project improvements would affect 2.82 acres and include a new 12,380 SF M&O building; redesign of parking areas and pathways; dedicated materials storage area; and updated utilities and drainage. The proposed M&O building includes 5,417 square feet (SF) of fleet maintenance facilities, including three single-bay and two double-bay garages; 2,639 SF of employee facilities, including locker rooms, a lounge, a conference room, and a lobby; 1,826 SF of administrative offices; and 224 SF of IT and utility storage space. The new administrative offices would serve five Public Works departments, including Fleet and Facilities; Parks, Lighting and Landscaping; Public Works; Streets and Stormwater; and Traffic.

The proposed M&O Yard site improvements would maintain the two existing vehicular access points located on Francis Hack Lane (primary access) and from Desert Club Drive (secondary access), adjacent to the fire station. A new gated vehicular access point will be located at the southeast corner of the site on Francis Hack Lane to improve site circulation. A new pedestrian access point from the M&O Yard will be provided from the existing northern parking lot to the Fritz Burns Park. The improved M&O Yard would increase the current parking total from 78 parking spaces to 125 parking spaces for employee, visitor, and fleet parking. Electrical conduit will be installed in the parking lot for future level 2 and level 3 EV charging stations.

Surrounding Land Uses:

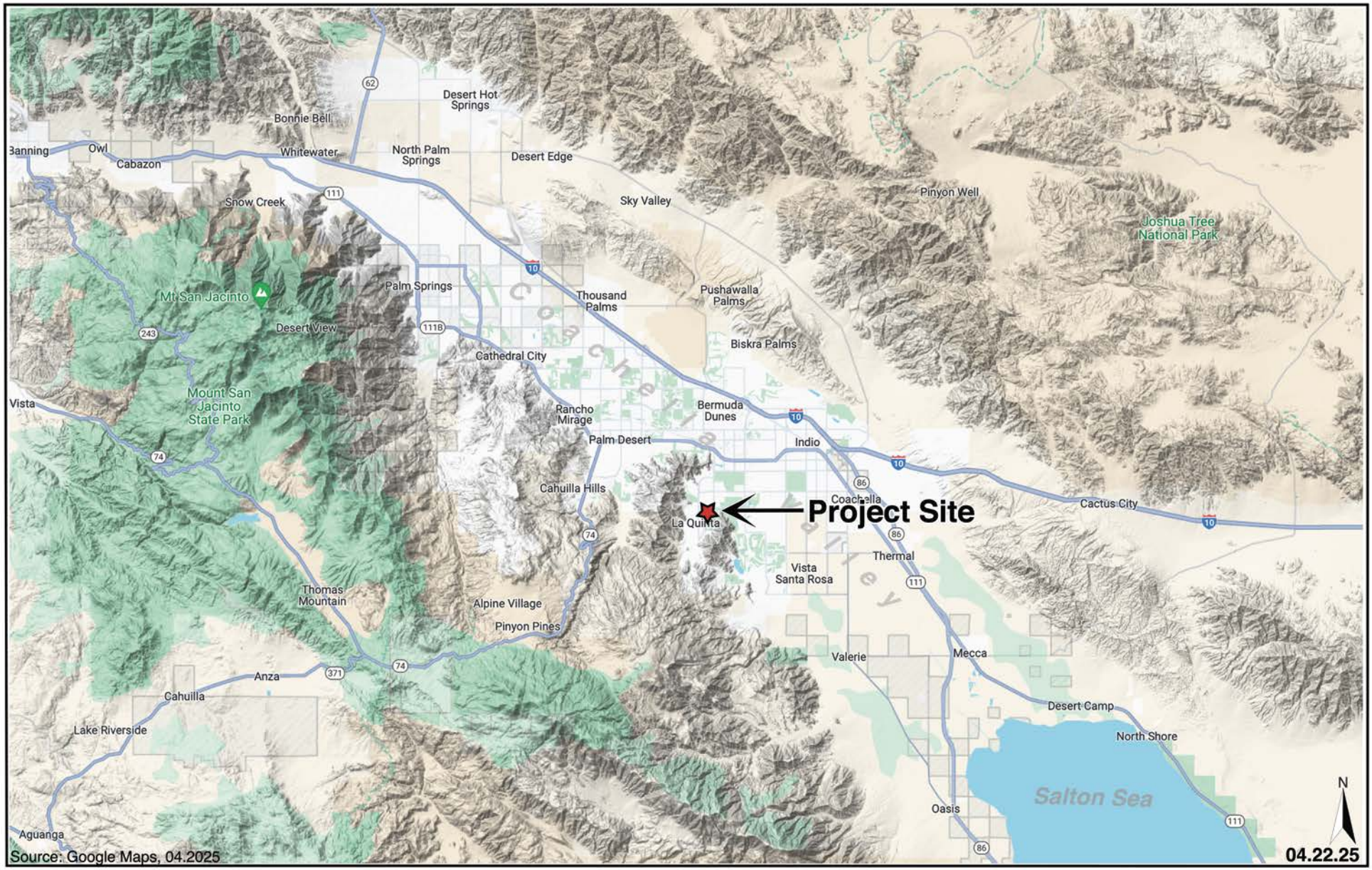
North: Avenue 52, Riverside County Fire Station #32, vacant land designated Village Commercial;
South: Francis Hack Lane, single-family residences (Tradition Golf Club);
East: Single-family residences (Tradition Golf Club);
West: Avenida Bermudas, single-family residences.

Utilities and Service Providers:

The following agencies and companies will provide service to the project site:

1. Sanitary Sewer: Coachella Valley Water District (CVWD)
2. Water: Coachella Valley Water District (CVWD)
3. Electricity: Imperial Irrigation District (IID)
4. Gas: The Southern California Gas Company
5. Telephone: Frontier
6. Cable: Spectrum
7. Storm Drain: The City of La Quinta

Other Required Public Agencies Approval:
None.



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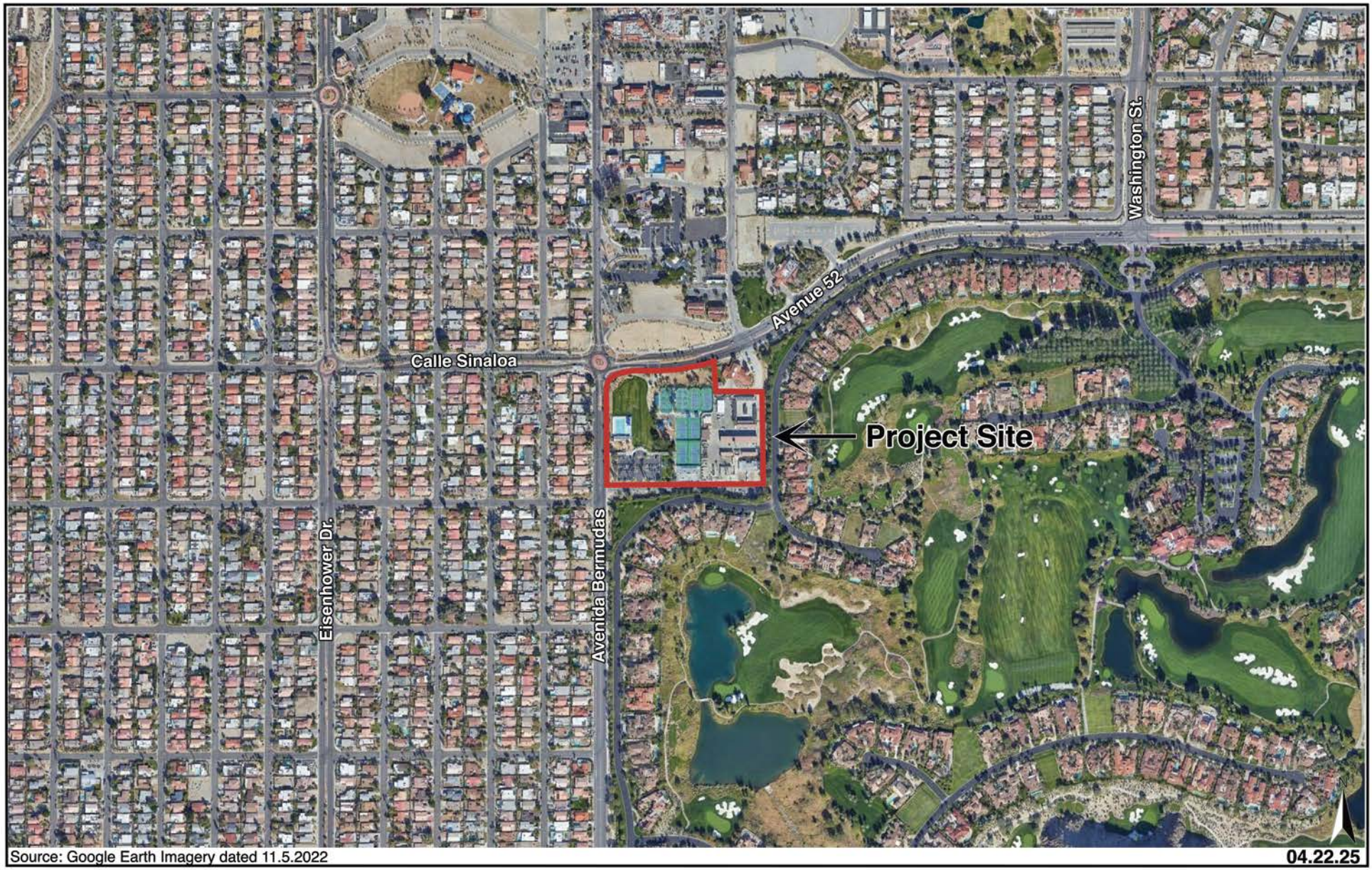
Regional Location Map
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
1



Source: Google Earth Imagery dated 11.5.2022

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Vicinity Map
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
2

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Project Location
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
3

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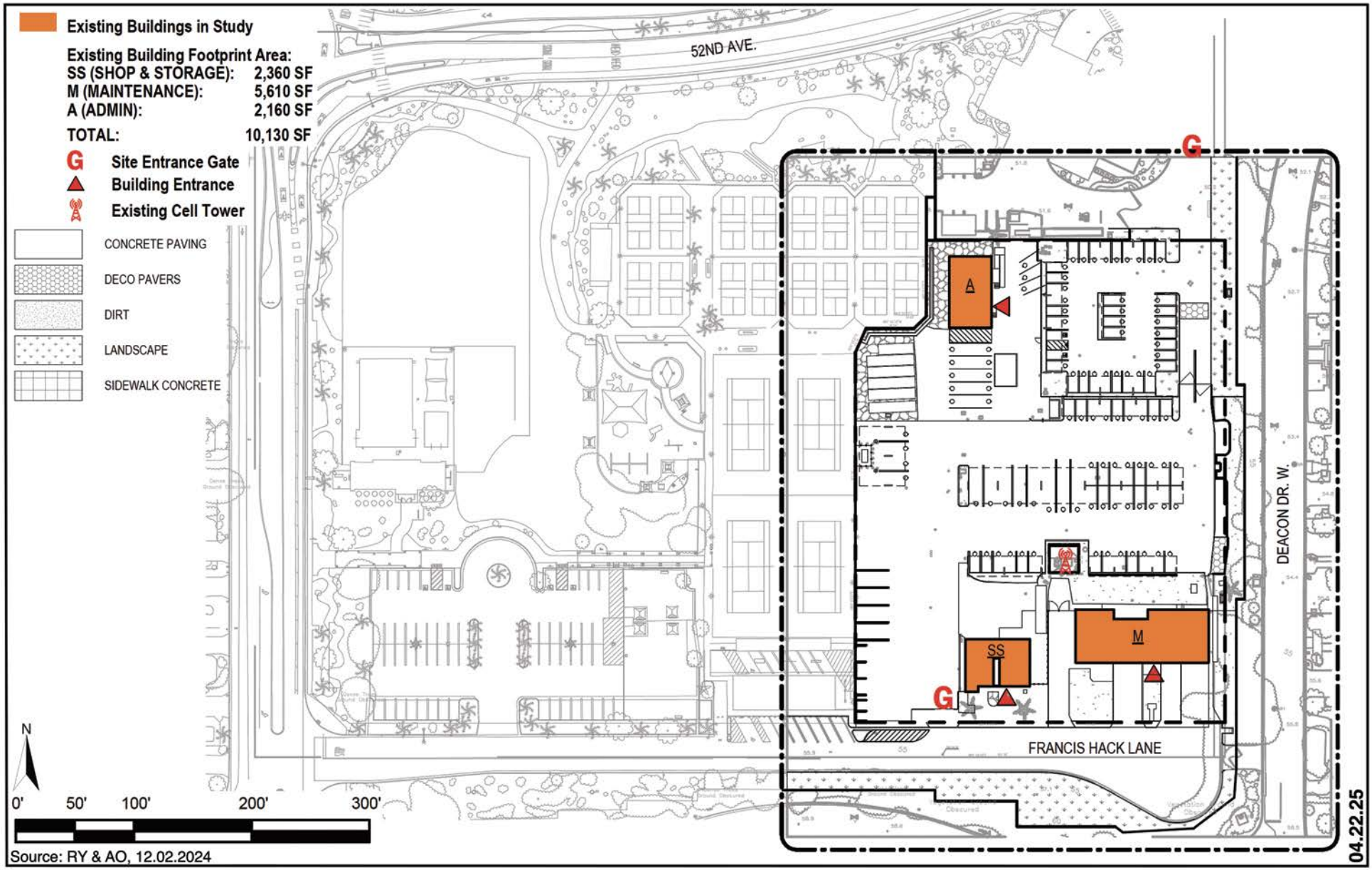
Park Improvement Phasing Plan
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
4



Source: RY & AO, 12.02.2024

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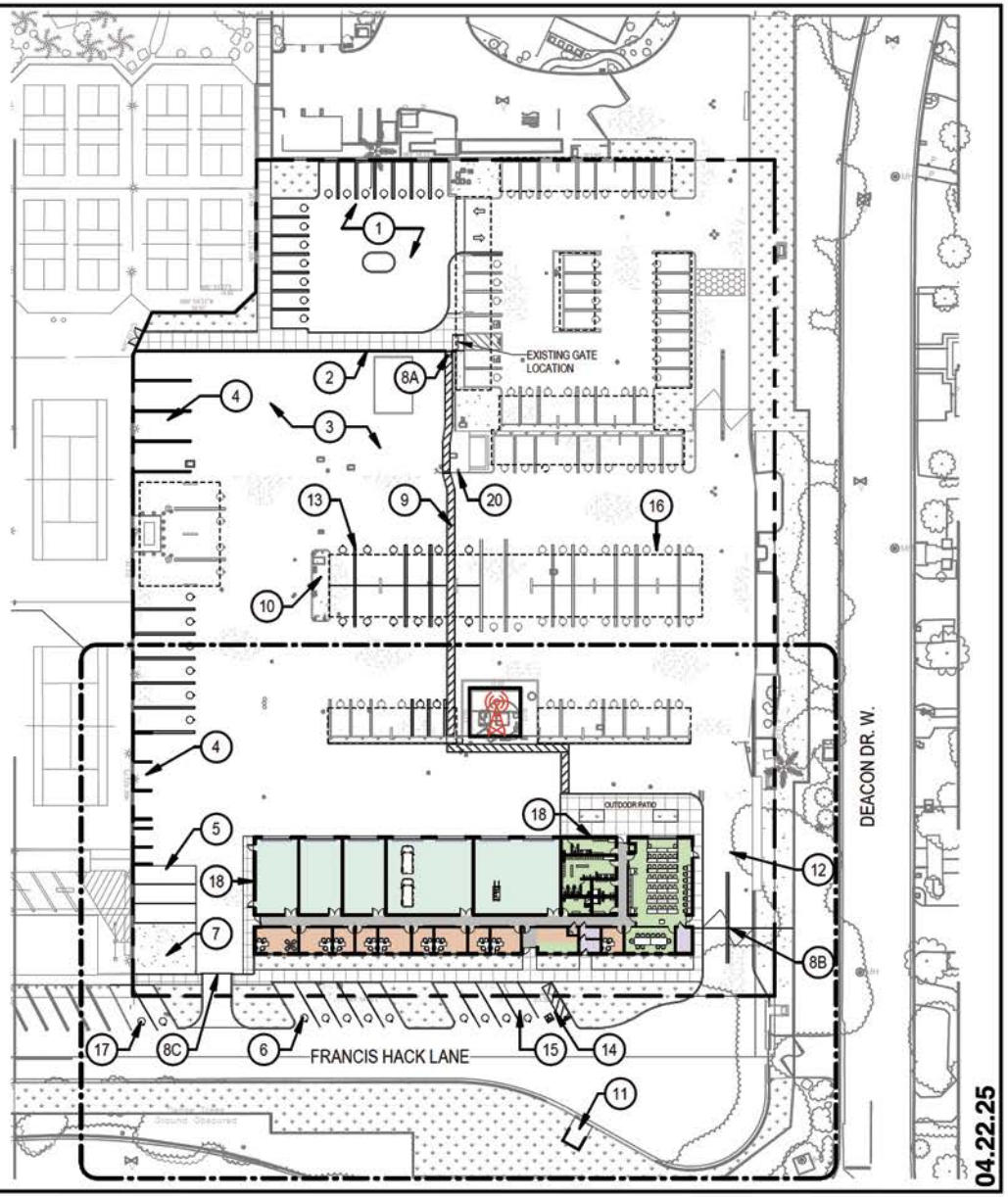
Existing M&O Yard Site Plan
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
5

KEYNOTES

1. NEW PUBLIC & EMPLOYEE SHARED PARKING, TOTAL 14 STALLS
2. NEW MASONRY SITE ENCLOSURE WALL WITH GATE ACCESS
3. NEW LAYDOWN AREA
4. RELOCATE MATERIAL BINS TO NEW LOCATION
5. RELOCATE STORAGE CONTAINERS FOR CODE COMPLIANT & ANIMAL CONTROL DIVISIONS
6. NEW PUBLIC PARKING SPACES, TOTAL 10 STALLS
7. NEW PLANT NURSERY AREA, PROVIDE IRRIGATION
8A. NEW PEDESTRIAN GATE THRU NEW ENCLOSURE WALL
8B. NEW VEHICULAR GATE AND ENCLOSURE FENCING
8C. RELOCATED EXISTING GATE AND ENCLOSURE FENCING
9. NEW PEDESTRIAN ROUTE FROM PARKING TO M&O CENTER
10. EXISTING CANE FILL FOR WATER TRUCK
11. NEW PUBLIC ACCESS SAND BIN
12. NEW MAINTENANCE & OPERATIONS ACCESS DRIVE
13. FLEET STRIPED PARKING SPACE, TYPICAL
14. NEW ADA / CBC ACCESSIBLE PARKING SPACE
15. FUTURE LEVEL 2 EV CHARGING STALL
16. FUTURE LEVEL 3 EV CHARGING STALL - FLEET
17. NEW PUBLIC PARKING SPACES, TOTAL 2 STALLS
18. NEW HOSE BIBB
19. FUTURE WASH BAY LOCATION
20. EXISTING EYE WASH TO REMAIN



N

0' 30' 60' 120' 180'

CONCRETE PAVING
DECO PAVERS
DIRT
LANDSCAPE
SIDEWALK CONCRETE

Source: RY & AO, 12.02.2024

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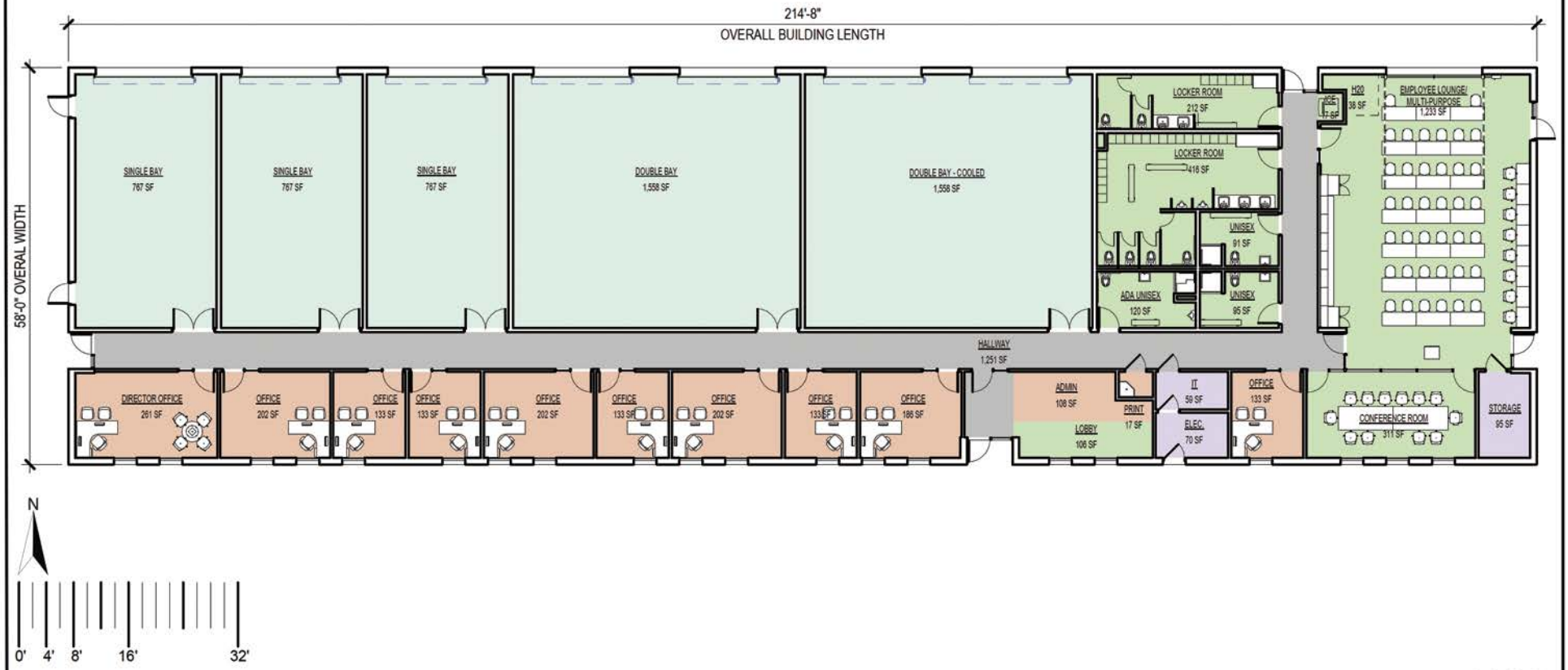
Proposed M&O Yard Site Plan
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit
6

11,393 SF = Net Area Level 1

12,380 SF = Gross Area Level 1



Source: RY & AO, 12.02.2024

04.22.25

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Proposed M&O Yard Conceptual Building Floor Plan
Fritz Burns Park and City M&O Yard Improvements Project
La Quinta, California

La Quinta
GEM of the DESERT

Exhibit

7

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: (To be completed by the Lead Agency)
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.

Digitally signed by Ubaldo Ayon
Date: 2025.05.20 13:41:52 -07'00'

Signature Date

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 Section XVII, "Earlier Analyses," may be cross-referenced).
5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8) 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 impact to less than significance.

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

Sources: 2035 General Plan; La Quinta 2035 General Plan Update Environmental Impact Report, 2013; La Quinta Municipal Code, Google Maps, Street View.

Setting

Scenic Vistas

The City of La Quinta is located in Coachella Valley, which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Bernardino Mountains to the northern shore of the Salton Sea. Mountains surrounding the Coachella Valley include the San Jacinto Mountains, the foothills and slopes of which ascend from the Valley floor and form the westerly boundary of the Coachella Valley. At its peak, Mount San Jacinto rises to an elevation of 10,834 feet above mean sea level. The Santa Rosa Mountains, with Toro Peak at an elevation of 8,715 feet above mean sea level, generally form the southerly boundary of the valley. In the northerly portion of the valley are the Indio Hills, with elevations rising to about 1,600 feet, and the Little San Bernardino Mountains further north, forming the northeasterly boundary of the valley. The City of La Quinta is located adjacent to the Santa Rosa Mountains to the west and south

Image Corridors

According to the La Quinta General Plan, the scenic resource that can be viewed from the City's public rights-of-way provide some of the most beautiful views in the Coachella Valley and add

significantly to the community's quality of life. The City's scenic resources include the views of Santa Rosa Mountains, including the mountain coves and foothills, and streetscapes. Threats to scenic image corridors include inappropriate and unattractive land uses, unattractive or inadequate landscaping, inadequately buffered parking, excessive or inappropriate signage, high walls and berms that block walls, and overheard powerlines that degrade views. According to Exhibit II-4 of the La Quinta General Plan, the nearest Image Corridors are Washington Street and Avenue 52, east of Washington Street. There are no designated Image Corridors adjacent to the project site.

Visual Character

The visual character of the project area can be described as suburban and consists of residential neighborhoods, commercial shopping centers, office parks, golf courses, parks and community facilities, and rights-of-ways with landscaping and sidewalk improvements. Buildings tend to be low rise (single- to two-story), which preserves views of the surrounding mountain viewsheds. Development within the City is governed by the 2035 General Plan and Municipal Code designed to maintain the City's visual character.

Light and Glare

Existing light and glare within the city are produced in areas such as Old Town La Quinta located near the Avenida Bermudas and Calle Tampico intersection. Residential neighborhoods and communities produce low ambient lighting in the area. Additional sources of light include the existing park's recreational facilities and M&O Yard facilities, and vehicular traffic accessing the site and traveling along Avenida Bermudas and Avenue 52.

Discussion

a) Less than Significant Impact. 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).

Construction Impacts on Scenic Vistas

Construction of the proposed Project improvements would require the use of heavy equipment for demolition, grading, paving, and building construction. Standard construction methods would be used for the construction of the proposed buildings and park structures. Construction activities would be visible from the surrounding streets, as well as public and residential developments. Equipment moving on the site will not create a permanent obstruction, and existing views would remain consistent with those currently experienced on the site during site preparation. When building construction is initiated, the vertical construction would result in the blocking of views consistent with that described below.

Permanent Impacts to Scenic Vistas

The project area is characterized by a mix of residential and commercial uses, recreational, and public facilities. The project site is currently developed with the existing Park and City M&O Yard facilities and bounded by Avenue 52 and the Fire Station to the north, Francis Hack Lane and single-family residential to the south, Avenida Bermudas and single-family residential to the west, and single-family residential to the east. Existing Park structures include a single-story pool building, playground equipment, and shade structures not exceeding 28 feet in height (Zoning Code Section 9.130.010). Existing M&O Yard facilities include three single-story municipal

buildings and parking structures not exceeding 25 feet, with a maximum height limitation of 40 feet (Zoning Code Section 9.90.040).

Park improvements include the replacement of playground and park equipment, the construction of a new 500 SF single-story restroom building, a new 480 SF pool equipment structure, a new splash pad east of the existing pool, parking lot improvements, and landscaping and walkway improvements. New equipment and structures would either replace existing equipment or be comparable in height, mass, and quality to existing equipment and structures. Structure heights shall not exceed 28 feet in height per La Quinta's Zoning Code Section 9.130.010.

M&O Yard improvements include the demolition and removal of the three existing single-story buildings totaling 10,130 SF and the construction of a new 12,380 SF single-story facility, in addition to parking reconfigurations, shade structures and dedicated material storage areas. The proposed facility and shade structures are single-story and would be well under the maximum height allowance of 40 feet for the MC zone (Zoning Code Section 9.90.040).

The potential impacts of the proposed Park and M&O Yard improvements on scenic vista are discussed below.

Views to the North

From the project site, views of the Santa Rosa Mountains foothills are to the northwest and distant views of the San Bernardino Mountains are to the north and northeast. The project site is approximately 1.35 miles south and southwest from the Santa Rosa Mountain foothills. Lower and middle views of this range from Avenue 52 are largely obstructed by intervening development and landscaping, with views of the top of range still visible. The project site is located approximately 15 miles south of the San Bernardino Mountain foothills. Views of this range from Avenue 52 are currently blocked by the adjacent commercial office buildings, which extends to two stories in height. The proposed Project would not impact views to the north from Avenue 52, as it occurs south of the roadway.

South of the project site looking north, upper views of the Santa Rosa Mountain foothills are visible above intervening development and landscaping. Views of the San Bernardino Mountains are completely obstructed due to intervening development, distance, and their low topography. The proposed Project improvements would replace, or be integrated with existing structures on-site, and do not propose structure heights that would exceed existing conditions. Therefore, the proposed Project improvements would not significantly increase the level of viewshed obstruction beyond existing conditions, and impacts to scenic vistas are considered less than significant.

Source: GoogleEarth 2025. Left: Francis Hack Lane looking north towards Park. Right: Francis Hack Lane looking north towards M&O Yard.

Views to the South

From the project site, views of the Santa Rosa Mountains are to the south, southeast and southwest, with the site located approximately 0.4 miles northwest of the Santa Rosa Mountain foothills. Lower and middle views of the Santa Rosa Mountains are largely obstructed by landscaping and residential development located immediately south of Francis Hack Lane south of the project site. The proposed Project would not impact views to the south from Francis Hack Lane, as it occurs north of the roadway.

North of the project site looking south, upper and middle views of the Santa Rosa Mountains are visible providing significant scenic vistas. The proposed Project improvements would replace, or be integrated with existing structures on-site, and do not propose structure heights that would exceed existing conditions. Therefore, the proposed Project improvements would not increase the level of viewshed obstruction beyond existing conditions, and impacts to scenic vistas are considered less than significant.

Source: GoogleEarth 2025. Left: Avenue 52 looking south towards Park and pool building. Right: Desert Club Drive/Fire Station looking south towards M&O Yard.

Views to the East

From the project site, distance views of the San Bernardino Mountains are to the northeast, and views of the Santa Rosa Mountain foothills are to the southeast. The views of the San Bernardino Mountains are obstructed by intervening development and largely diminished due to distance. Views of the Santa Rosa Mountains are largely obstructed by landscaping and residential development located immediately east of the project site. The proposed Project would not impact views to the east from the residential properties in Tradition Golf Club, as it occurs west of the property.

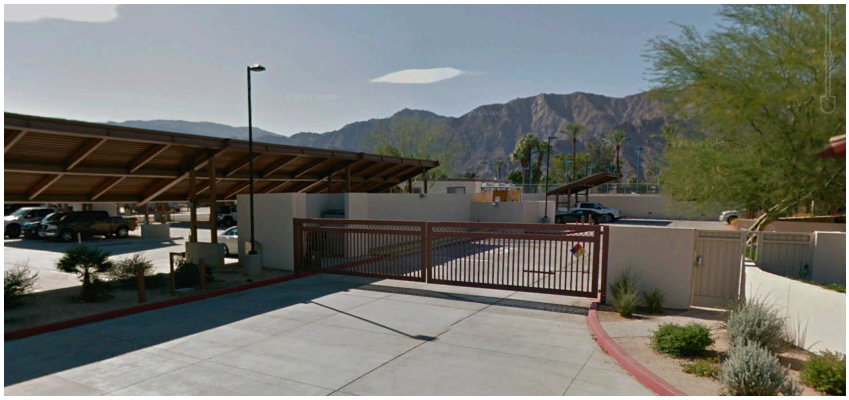
West of the project site looking east, views of the Santa Rosa Mountain foothills are largely obstructed by intervening development and landscaping, with partial views of the upper ridgelines visible to the southeast. The proposed Project improvements would replace, or be integrated with existing structures on-site, and do not propose structure heights that would exceed existing conditions. Therefore, the proposed Project improvements would not increase the level of viewshed obstruction beyond existing conditions, and impacts to scenic vistas are considered less than significant.

Source: GoogleEarth 2025. Left: Avenida Bermudas looking east towards Park pool building. Right: Avenida Bermudas looking east towards Park parking lot with M&O Yard beyond.

Views to the West

From the project site, middle and upper views of the Santa Rosa Mountains are visible to the west, with the site located approximately 1 mile east of the Santa Rosa Mountain foothills. Lower views of the mountains are obstructed by landscaping and residential development located immediately west of Avenida Bermudas. The proposed Project would not impact views to the west from the residential properties west of Avenida Bermudas, as it occurs east of the roadway.

East of the project site looking west, lower views of the Santa Rosa Mountain foothills are largely obstructed by intervening development and landscaping, with partial views of the middle and most of the upper ridgelines visible above. The proposed Project improvements would replace, or be integrated with existing structures on-site, and do not propose structure heights that would exceed existing conditions. Therefore, the proposed Project improvements would not increase the level of viewshed obstruction beyond existing conditions, and impacts to scenic vistas are considered less than significant.



Source: GoogleEarth 2025. Desert Club Drive/Fire Station looking west/southwest towards the park and M&O Yard. GoogleEarth access unavailable to Tradition Golf Club residences located east of the site.

As scenic vistas from the public realm remain largely intact, as described above, impacts are considered less than significant (CEQA Guidelines § 15064(b)).

b) No Impact. A significant impact would occur if scenic resources would be damaged and/or removed by the development of a project. The subject property is currently developed with Fritz Burns Park and City M&O Yard. While the existing landscaping provides aesthetic value, there are no rock outcroppings, historic buildings, historic trees, or other scenic resources on site.

According to Exhibit II-4 of the La Quinta General Plan, the nearest Image Corridors are Washington Street and Avenue 52, east of Washington Street approximately 0.4 miles from the project site. There are no designated Image Corridors adjacent to the project site. Thus, the Project would not substantially damage scenic resources, including trees, rock outcroppings, and historic buildings, within a designated scenic highway. Therefore, no impacts related to scenic resources would occur as a result of the Project.

c) No Impact. According to CEQA, an "urbanized area" is defined as a densely populated area that includes a central city or a group of contiguous cities with a population of 50,000 or more, along with adjacent areas with a population density of at least 1,000 persons per square mile. The total population of permanent residents in the City of La Quinta was 39,081 in 2023, according to the U.S. Census, thus classifying the City as a "non-urbanized area." A project in a non-urbanized area would have a significant impact if it were to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

The proposed project aims to enhance Fritz Burns Park and the City M&O Yard by improving the site's visual appeal through the construction of a new maintenance and operations facility, replacement of park equipment and shade structures, upgrades to park amenities including a splash pad, landscaping, walkways, and reconfiguration of the existing parking lot. The mass and scale of the existing, allowed and proposed structures are comparable with regards to visual impacts. Project development shall comply City regulations and development standards as provided in its Zoning Code for the PR zone (Section 9.110.030, Zoning Code) and MC zone (Section 9.70.090, Zoning Code) (see Section XI. Land Use and Planning for further discussion of General Plan and Zoning Code compliance). Project improvement plans will undergo architectural review prior to approval to ensure high-quality building and site design to minimize any visual degradation of the site. On that basis, the proposed Project is consistent with City-adopted regulations and will not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

d) Less than Significant Impact. The Project is located in an urban environment that includes existing sources of light and glare associated with the on-site Park and M&O Yard facilities and nearby land uses. Nearby sources of light include exterior lighting on residential buildings, street lighting on the adjacent Avenida Bermudas and Avenue 52, and passing vehicle headlights.

Short-Term (Construction-Related) Impacts

During the construction phase, there would be no need to add security lighting for construction areas or construction staging areas, because nighttime construction is not anticipated. Therefore, impacts related to new sources of light and glare during construction would be less than significant.

Long-Term (Operations-Related) Impacts

Compared to existing conditions, the Project's proposed improvements are expected to generate comparable levels of light and glare in terms of landscape lighting, park and parking lot lighting, interior and exterior building lighting, and safety and security lighting. Lighting and glare levels are not expected to exceed typical levels that currently exist on-site and within the surrounding urban environment and will be regulated by City lighting standards. The proposed site improvements will abide by the City's standards prohibiting reflective surfaces and spillage of light onto adjacent properties. The City will review and approve the lighting plan prior to construction, which will ensure that lighting and glare levels are at acceptable levels. Impacts will be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE 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:				X
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Sources: La Quinta 2035 General Plan Update, 2013; La Quinta 2035 General Plan Update Environmental Impact Report, 2013; California Farmland Mapping and Monitoring Program, California Department of Conservation, California Important Farmland Finder, accessed April 2025. https://maps.conservation.ca.gov/DLRP/CIFF/; ; California Williamson Act Enrollment Finder, California Department of Conservation, Accessed April 2025; Riverside County Assessor - County Clerk – Recorder, Publicaccessnow.com. Accessed April 2025.

Setting

Agricultural Resources

The City of La Quinta is generally characterized by urban and rural development, primarily consisting of residential and commercial developments. Per the La Quinta General Plan Environmental Impact Report (LQGP EIR), significant agricultural resources within the City of La Quinta no longer exist, with remaining agriculture activities occurring east of the incorporated boundary, within the City's Sphere of Influence.

The project site is currently developed with the existing park and M&O yard and does not contain lands designated for agricultural uses. According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), the site and surrounding area is designated "Urban and Built-Up Land." There is no Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance located in the project vicinity.

Forestry Resources

The City's General Plan does not include Forestry or Forest Production designations, nor does the city have zones for these uses. The city occurs on the Coachella Valley floor, and no forestry of forest production lands occur in the desert climate.

Discussion

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: The project site is designated for urban uses in the General Plan and Zoning Ordinance. According to California Williamson Act Enrollment Finder provided by the California Department of Conservation, the subject property is not actively enrolled in a Williamson Act contract. Furthermore, the Riverside County Clerk-Recorders website lists both the Park and M&O Yard parcel as "Government Property." No land on the Project site is under a Williamson Act contract or listed as an agricultural preserve with the County Clerk-Recorder's office. Therefore, the Project would not conflict with any zoning for agricultural uses or a Williamson Act Contract. No impacts would occur, and no mitigation measures are required.

Forest Land: The Project site is currently zoned as Park and Recreation (PR) and Major Community Facilities (MC). 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. There will be no impacts to forest, timberland or timberland production as a result of the Project.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

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

Source: Final 2022 Air Quality Management Plan (AQMP), by SCAQMD, December 2022; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; Coachella Valley Attainment Plan for the 2008 8-Hour Ozone Standard, by SCAQMD, October 2024; South Coast AQMD Rule Book; California Emissions Estimator Model (CalEEMod) Version 2022.1, California Air Pollution Officers Association (CAPCOA) and California Air Districts.

Setting

The Coachella Valley, including the City of La Quinta, are located within the South Coast Air Quality Management District (SCAQMD) jurisdictional area of the Salton Sea Air Basin (SSAB). The SCAQMD is an air pollution control agency for counties including Los Angeles, Riverside, San Bernardino, and Orange County. Existing air quality conditions are measures according to criteria air pollutants at established air quality monitoring stations throughout the SCAQMD jurisdiction. The Project site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Spring and Indio.

All development within the SSAB is subject to SCAQMD's 2022 Air Quality Management Plan (2022 AQMP), the 2003 CV PM_{10} SIP, and the 2024 CV Ozone Plan. These regulatory frameworks are in accordance with the EPA mandates to address and design strategic plans to bring a nonattainment area into compliance with the federal National Ambient Air Quality Standard (NAAQS) and California's standards.

The Coachella Valley is currently designated as a serious nonattainment area for PM_{10} and is subject to the 2003 Coachella Valley PM_{10} State Implementation Plan (2003 CV PM_{10} SIP). Under the federal Clean Air Act (CAA), an area can be redesignated as attainment if, among other requirements, the U.S. Environmental Protection Agency (U.S. EPA) determines that the national ambient air quality standards (NAAQS) have been attained. The California Air Resources Board (CARB) approved the Coachella Valley PM_{10} Redesignation Request and Maintenance Plan in February 2010, where the SCAQMD requested redesignation of the Coachella Valley from serious nonattainment to attainment for the PM_{10} National Ambient Air Quality Standard. To date the Coachella Valley has not been redesignated to attainment.

The Coachella Valley is a designated nonattainment area for the 2008 8-hour ozone National Ambient Air Quality Standard. The Coachella Valley was reclassified from "severe" to "extreme" nonattainment effective April 7, 2023 with a new attainment date of July 20, 2032. The 2024 Coachella Valley Attainment Plan for the 2008 8-Hour Ozone Standard (2024 CV Ozone Plan) has been developed to address the "extreme" nonattainment area requirements.

Ozone detected in the Coachella Valley typically comes from the South Coast Air Basin (SCAB) to the west. Due to the Valley's geographic location downwind, emissions forming ozone such as nitrogen oxides (NOx) and volatile organic compounds (VOCs) are transported from the SCAB to the Valley. Ozone levels are therefore mostly due to emission upwind of the area, and not from sources within the Coachella Valley. For PM_{10}, emissions are largely due to locally generated sources of fugitive dust including construction activities, re-entrained dust from paved and unpaved road travel, and natural wind-blown sources.

In addition to ozone and PM_{10}, SCAQMD also monitors emissions of particulate matter ($PM_{2.5}$), carbon monoxide (CO), sulfuric oxide (SOx), and nitrous oxide (NOx). SCAQMD establishes and enforces mass daily thresholds for criteria air pollutant emissions during a project's construction and operation. If emission exceed the maximum threshold allowed, the project would be out of compliance with the SCAQMD standards and potentially contribute to individually and cumulatively significant air quality impacts.

The California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to project criteria pollutant emissions that would be generated by maximum buildout of the site under the proposed GPA (CalEEMod detailed report provided in 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.

The following air quality analysis is based on the results.

Discussion

a) No Impact. Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located

within the SSAB and will be subject to SCAQMD's 2022 AQMP, the 2003 CV PM_{10} SIP, and 2024 CV Ozone Plan. These plans address the Coachella Valley's exceedance of PM_{10} and ozone emissions and establish set standards or guidelines for new development to operate within at the time of construction and operation to ensure the added land use does not exasperate the Valley's "Extreme" and/or "Serious" nonattainment status for ozone and PM_{10}, respectively. The SCAQMD imposes air criteria emission thresholds for construction and operation that ensures the emissions levels remain within acceptable levels to remain consistent with their projected air pollutant emissions for future attainment. As mandated by the regional air quality district, the Project will adhere to all the standards and requirements outlined in the updated Air Quality Management Plan, the Coachella Valley PM_{10} Plan, and 2024 CV Ozone 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 PM_{10} and ozone. Therefore, if the project's construction and/or operational emissions exceed SCAQMD thresholds for PM_{10} 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.

Park improvements include the replacement of playground and park equipment, the construction of a new 500 SF single-story restroom building, a new 480 SF pool equipment structure, a new splash pad east of the existing pool, parking lot improvements, and landscaping and walkway improvements. New equipment and structures would either replace existing equipment or be comparable in height, mass, and quality to existing equipment and structures. M&O Yard improvements include the demolition and removal of the three existing single-story buildings totaling 10,130 SF and the construction of a new 12,380 SF single-story facility, in addition to parking reconfigurations, shade structures and dedicated material storage areas. The proposed Project improvements do not involve expanding the existing Park or M&O Yard and would not increase the site's daily traffic trip generation beyond existing conditions. For analysis purposes, the Project's construction is estimated to start in January 2026 and with a 20-month buildout period, the Project will be operational by August 2027.

According to the air quality report, modeled by CalEEMod Version 2022.1 (Appendix A to this Initial Study), the results indicated the Project will emit air pollutants during construction and operation. However, emissions will not exceed SCAQMD criteria pollutant thresholds at any stage.

Construction Emissions:
For purposes of analysis, a 20-month construction period is assumed and includes all aspects of project development, including demolition and removal of the Park equipment and three M&O Yard buildings, site preparation, grading, building construction, paving, and architectural coating.

Construction of the proposed improvements will emit criteria air pollutants. As shown in Table 1, emissions related to construction activities will not exceed SCAQMD thresholds for any criteria pollutant. The data reflects maximum daily unmitigated emissions for the 20-month duration of construction. The modeling assumes a net material export (dirt/soil, turf/landscaping, hardscapes, park equipment) of 4,915 cubic yards (CY) and a net import of 370 CY per preliminary Project plan sets. Applicable standards and best management practices will be imposed onto Project-related construction activities including fugitive dust control and management plan in accordance with SCAQMD Rule 403.1 and the City's Municipal Code Section 6.16.040. The dust management plan includes requirements for the control of dust during grading, including site watering, track-out devices and restrictions on grading activities during periods of high wind. These standard requirements will be reviewed and approved by the City consistent with conditions of approval for the Project.

Table 1
Maximum Daily Construction-Related Emissions Summary (pounds/day)

Construction Emissions[1]	**CO**	**NO_x**	**ROG**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Daily Maximum	18.6	18.3	2.93	0.03	5.86	3.10
SCAQMD Thresholds	**550**	**100**	**75**	**150**	**150**	**55**
Exceeds?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2022.1. See Appendix A for detailed emissions data.
[1] Standard fugitive dust control and best management practices are applied to the PM emissions.

As indicated by Table 1, the Project construction emissions will not exceed SCAQMD thresholds for any criteria pollutant. Given the Project's construction emissions will not exceed SCAQMD thresholds, air quality impacts are expected to be less than significant.

Operational Emissions:

Currently, the subject properties operate as a public Park (Fritz Burns Park) and the City's M&O Yard, thus generating direct operational emissions of criteria pollutants associated with vehicle emissions and site operations. The Project would generate limited operational emissions associated with the proposed maintenance and operations building, new park restrooms and splash pad and pavement off-gassing from the new reconfigured parking lots. Operational emissions sources will include stationary sources such as energy demand (electricity) emissions but will not increase mobile source (vehicle) emissions. The Project focuses solely on improvements to the Park and M&O facilities, both of which are fully developed sites. It does not involve expanding either facility in a way that would increase usage or require additional employees. As a result, the Project will not generate additional traffic beyond existing conditions.

Table 2 reflects the Project's operational emissions when accounting for various emission sources including electricity emissions such as the use of multiple HVAC units, kitchen appliances, indoor and outdoor lighting, security lighting, and other supportive equipment, and area source emissions such as pavement off-gassing. The Project details, including land uses, demolition and export quantities, new building square footage, landscaping and parking area data were all included in the model assumptions to accurately describe the Project and generate Project-specific emissions data. Please see Appendix A.

Table 2 Maximum Daily Operation-Related Emissions Summary (pounds/day)						
Operation Emissions	**CO**	**NO_x**	**ROG**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Daily Maximum	0.57	0.04	0.44	<0.005	<0.005	<0.005
SCAQMD Thresholds	**550**	**55**	**55**	**150**	**150**	**55**
Exceeds?	**No**	**No**	**No**	**No**	**No**	**No**
Source: CalEEMod Version 2022.1. See Appendix A for detailed emissions data.						

As shown above, the Project's long-term operation will not exceed any of SCAQMD operational criteria air pollutant thresholds. Impacts related to operational emissions are therefore considered to be less than significant.

Cumulative Contributions:
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 PM_{10} 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 PM_{10}, ozone, or ozone precursors will contribute, to some degree, to regional non-attainment designations of ozone and PM_{10}.

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.[1]

As shown in Tables 1 and 2, the Project does not exceed SCAQMD threshold for construction or operation. With the implementation of standard requirements and best management practices as mandated by the Fugitive Dust Control Plan in accordance with SCAQMD Rule 403.1 and the City's Municipal Code, any potential impacts related to cumulative contribution is reduced to less than a significant impact. Consistent with the requirements of the California Clean Air Act (CCAA), which considers the regional forecasted future regional growth when considering cumulative impacts, the Project's emissions will be consistent with those allowed in the General Plan, which are the base documents on which SCAQMD bases its attainment planning. As a result, the Project's emissions are considered consistent with the attainment plans and will not be cumulatively considerable. The Project will not contribute significantly to the Coachella Valley's nonattainment status for PM_{10} or ozone.

[1] White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, SCAQMD, August 2023. http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper.pdf) (pg 7)

Similar to the construction phase, the Project's operational emissions will not exceed SCAQMD thresholds. Since emissions from both phases remain below significance levels, the Project will not contribute to a cumulatively considerable increase in air quality pollutants in the region. Therefore, both construction and operational emissions will result in less than significant cumulative impacts.

Summary:
As shown above, the Project will perform below SCAQMD significance air criteria thresholds for daily construction and operation emissions. Impacts to air quality as a result from the Project will be less than significant and cumulative impacts will also remain less than significant.

c) Less than Significant Impact. Sensitive receptors are individuals within the community more susceptible to health issues related to poor air quality that typically include children, the elderly, and those with preexisting health problems. The nearest sensitive receptors are users of the portions of the Park contiguous with the area of proposed improvements and single-family residences located 25 meters east of the M&O Yard. The analysis shows that both construction and operational emissions will not exceed localized significance thresholds. Therefore, sensitive receptors in proximity to the project site, including single-family residents to the east, will not be adversely affected by air emissions during either phase. No further mitigation measures are required

Analysis of Localized Significance Thresholds (LSTs) by a local government is voluntary and is designed for projects that are less than or equal to five acres. The maximum area of disturbance associated with buildout of the proposed Project is approximately 6.86 acres, and it is assumed that buildout would occur over the course of 20 months. Although the total Project area is greater than five acres, the maximum area of disturbance per Phase is 2.82 acres. Therefore, the area of daily disturbance (for purposes of LST analysis only) is limited to two acres or less per day at any given location. As such, the 2-acre look up table is appropriate under the SCAQMD's methodology to screen for potential localized air quality impacts.[2] Based on the Project's proximity to existing housing, the 2-acre site tables at a distance of 25 meters (nearest measurement option in LST table) were used for LST analysis. Table 3 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: 2 Acres, 25 Meters
(pounds per day)

	CO	**NOx**	**PM_{10}**	**$PM_{2.5}$**
Construction				
Maximum Emissions	18.6	18.3	5.86	3.10
LST Threshold	**1,299**	**191**	**7**	**5**
Exceed?	**No**	**No**	**No**	**No**
Operation				
Maximum Emissions	0.57	0.04	<0.005	<0.005
SCAQMD Thresholds	**1,299**	**191**	**2**	**2**
Exceed?	**No**	**No**	**No**	**No**

Source: CalEEMod Version 2022.1.
LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

[2] South Coast AQMD, "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds."

Health Impacts

As shown in Table 1 and 2, construction and long-term operation of the Project will be below SCAQMD significant thresholds and thus, the Project will not violate or prevent the implementation of any regional air quality management plan or any air quality standard.

The health risk the Project poses onto the existing park and residential area cannot be determined with accuracy due to scientific and technological limitations 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-disposition 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 direct or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or the relationship between emission levels and health risks.

Due to the limitations describe above, the Project's health risk to sensitive receptors is uncertain but unavailable. The Project limits any potential adverse impact by conforming to SCAQMD thresholds and related emission control standard such as SCAQMD Rule 403 and the City's Municipal Code Section 6.16.040. It is anticipated that impact associated with all criteria pollutants will be less than significant overall and thus health effects will also be reduced to less than significant levels.

d) Less than Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to distress among the public and often generating citizen complaints to local governments and regulatory agencies.

The SCAQMD identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, transfer stations, and fiberglass molding. The proposed Project is limited to recreational park improvements and improvements to a municipal maintenance and operations facility.

Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases and would occur for short time periods during construction only.

Operation-related odors will be primarily from use of the park BBQs, chemicals used for maintenance of Public Works vehicles and of the park swimming pool and splash pad, and any cooking that may occur in the new M&O facility employee lounge, which involve food preparation, and food waste. 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.

Overall, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Sources: La Quinta 2035 General Plan Update, 2013; La Quinta 2035 General Plan Update Environmental Impact Report, 2013; Coachella Valley Conservation Commission, Figure 4-1: Conservation Areas; Coachella Valley Multiple Species Habitat Conservation Plan.

Setting

The City of La Quinta 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 the City 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.

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 La Quinta is a CVMSHCP Permittee and subject to its provisions. The project site is not located within or adjacent to a CVMSHCP Conservation Area. The project site is currently developed with the existing Park and City M&O Yard and existing vegetation is limited to ornamental landscaping and recreational turf areas.

Discussion

a) Less than Significant with Mitigation. The site is currently developed with a park and City M&O Yard and has been stripped of natural vegetation, and contains only ornamental and recreational landscaping. The site is within the boundary of the CVMSHCP which provides a framework to protect and conserve suitable habitat for federally listed endangered species and "special status" species deemed by the Tribe and the U.S. Department of Fish and Wildlife Service (USFWS) as sensitive and potentially in need of listing in the future.

According to the General Plan, the project site is not located within or adjacent to a CVMSHCP Conservation Area, and is not known to harbor special status species (General Plan Exhibit III-2 Special Status Species Map). The existing vegetation on and adjacent to the site would have the potential to provide nesting opportunities for birds covered under the Migratory Bird Treaty Act (MBTA). Nesting activities would occur between January and August of any year. Under the provisions of the MBTA, impacts to covered nesting birds would be considered significant. In order to assure that impacts to bird nests covered under the MBTA are reduced to less than significant levels, a pre-construction survey is required if any activity to remove vegetation is proposed during the nesting season, as provided in Mitigation Measure BIO-1, below. With implementation of this mitigation measure, impacts to birds covered by the MBTA will be less than significant.

b) No Impact. As mentioned above, the Project is located within a high-density development area where conservation areas are not found. According to the conservation map by the Coachella Valley Conservation Commission, the nearest conservation area in relation to the Project is the Santa Rosa and San Jacinto Mountains Conservation Area, located approximately 0.4 miles to the southeast. There is no identifiable riparian habitat on the Project site or within the site's immediate planning area. The development of the Project at the site will not create adverse effects onto the riparian habitat or other sensitive natural communities identified by the CVMSHCP or the USFWS because of the distance. The Project will have no impact.

c) No Impact. The Project is not located on or near a state or federally protected wetland. The lands surrounding the Project site are all developed for buildings or streets, and also contain no wetlands. There will be no impact to wetlands as a result of the proposed Project.

d) No Impact. The site is currently developed with a park and City M&O Yard, including ornamental and recreational landscaping. The site is heavily disturbed by the existing onsite development, adjacent roadways including Avenue 52 and Avenida Bermudas, and neighboring residential and commercial buildings. Any suitable habitat for any native species has been completely degraded due to the area's development. Additionally, the site lacks connections to other native habitats. Therefore, the site does not experience the migration of native wildlife and does not substantially interfere with the movement of any species, nor does it limit the use of native wildlife nursey sites.

e, f) No Impact. The proposed Project will not conflict with any local ordinances protecting biological species and will be required to comply with the landscaping and other applicable requirements of the Municipal Code, including the preservation of existing parking lot trees as necessary in accordance with Section 9.150.080(L)(2). The subject property is within the boundaries of the CVMSHCP, and the City of La Quinta is a Permittee to the CVMSHCP. The Project does not propose a land use designation change that would convert protected or open space lands to urban uses. The payment of a local development mitigation fee to mitigate impacts to covered species is a standard requirement of projects in the CVMSHCP coverage area. As the mitigation fee was paid during the initial site development, impacts on covered species are already addressed, and no additional fees are required for the proposed site improvements. The Project will not conflict with this or any other habitat conservation plan or natural community conservation plan. No impact will occur.

Mitigation Measures:

BIO-1 Any grubbing, grading, vegetation removal, or other ground disturbance occurring between January 15th and August 31st shall require a pre-construction nesting bird survey conducted by a qualified biologist no more than 72 hours prior to the start of activities. If active nests are found, the qualified biologist shall establish buffer zones and non-disturbance areas protecting the nest(s) until the young have fledged. A buffer of at least 300 feet for songbirds and 500 feet for raptors is generally recommended. A biologist shall monitor the site weekly to ensure that the buffer is maintained.

Monitoring:

BIO-A Prior to the issuance of any permit to allow ground disturbance on the site, the Project Proponent shall furnish the City with pre-construction survey for MBTA covered birds prior to the issuance of grubbing or grading permits.
Responsible Parties: Project biologist, Planning Department.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Sources: La Quinta 2035 General Plan Update, 2013; La Quinta 2035 General Plan Update Environmental Impact Report, 2013; La Quinta Municipal Code; La Quinta Historical Society, https://laquintahistoricalsociety.com/historic-preservation/.

Setting

The Cahuilla Indians settled in the Coachella Valley centuries ago. They were a Takic-speaking people that, before European settlement, consisted primarily of hunters and gatherers generally divided into three groups based on geography: 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. The Desert Cahuilla Indians, hunters and gatherers, were the first ancestors of the La Quinta area.

The first noted European explorations in the Coachella Valley occurred in the 1820's. By the 1870's, non-native settlements expanded across the region as new federal laws opened lands for settlement. The discovery of underground water sources increased farming activities in the early 20th century. Tourism reached La Quinta and the Coachella Valley in the 1920's as the rich and Hollywood famous began coming to the Valley to enjoy the climate and scenery. The Coachella Valley saw a boom post-World War II as more residents and visitors came to the area. When La Quinta incorporated on May 1, 1982, it was named for the La Quinta Resort which had been established in 1926.

Historical and Archaeological Resources

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." La Quinta's Historic Preservation Ordinance (Chapter 7, La Quinta Municipal Code) provides for the establishment of a historic resources inventory as the official local register for properties within the City. Per Chapter 7.06.020 of the La Quinta Municipal Code, a historic resource may be considered for inclusion in the historic resource inventory based on one (1) or more of the following:

A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history; or
B. It is identified with persons or events significant in local, state or national history; or
C. It embodies distinctive characteristics of a style, type, period or method of construction, is a valuable example of the use of indigenous materials or craftsmanship or is representative of a notable work of an acclaimed builder, designer or architect; or
D. It is an archaeological, paleontological, botanical, geological, topographical, ecological or geographical site which has the potential of yielding information of scientific value; or
E. It is a geographically definable area possessing concentration of site, buildings, structures, improvements or objects linked historically through location, design, setting, materials, workmanship, feeling and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

A City of La Quinta Historic Resources Survey was conducted in 2023 by Urbana Preservation & Planning, LLC that surveyed Citywide historic-era properties and documented their historical significance and or eligibility.[3] Neither the Fritz Burns Park nor the City's M&O Yard facility are listed as a historic resource.

[3] *Historic Preservation - La Quinta Historical Society*. (2025, April 21). La Quinta Historical Society. https://laquintahistoricalsociety.com/historic-preservation/.

Discussion

a) No Impact. The Project site is currently developed with the Fritz Burns Park and City M&O Yard. 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. A search through the California Office of Historic Preservation, California Historical Resources database[4] and review of the Citywide Historic Resource Survey indicated that the site not listed in the National or California Registrar, nor is it listed on a local inventory. Furthermore, there are no listed historic resources adjacent to the project site. Therefore, there will no impacts to historic resources because of the proposed Project.

b) Less than Significant Impact. The Project site is in an urbanized area of the City and is currently developed. The Project proposes the removal of the existing M&O Yard buildings and re-development and various improvements to both the Park and M&O Yard site.

The City conducted Tribal Consultation under AB 52 for this Project, and contacted the six Tribes who have requested to be consulted for all development projects, including the Agua Caliente Band of Cahuilla Indians (ACBCI), Cabazon Band of Mission Indians, Gabrieleño Band of Mission Indians – Kuzh Nation, Soboba Band of Luiseno Indians, Torres-Martinez Desert Cahuilla Indians, and Twenty-Nine Palms Band of Mission Indians. One request for consultation was received by ACBCI on April 10, and one deferral notice was received by Gabrieleño on April 9. Please also see Section XVIII Tribal Cultural Resources. The results of consultation will be included either as mitigation prior to the approval of the Initial Study, or as conditions of approval.

Overall, impacts to archaeological resources pursuant to Section 15064.5 are expected to be less than significant given the highly disturbed nature of the site. Should a consulting tribe request additional mitigation, it will be added to this Initial Study or to conditions of approval for the Project.

c) No Impact. The Project site has not been previously used as a cemetery. It is unlikely that human remains will be uncovered during the Project's development. However, should human remains be uncovered, California law requires that all activity cease immediately, and local law enforcement 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. In compliance with state standards, no impacts to human remains will occur by the Project's implementation.

Mitigation Measures: Pending Completion of Tribal Consultation.

Monitoring: Pending Completion of Tribal Consultation.

[4] California Office of Historic Preservation, https://ohp.parks.ca.gov/listedresources/. Accessed April 2025.

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

Source: La Quinta 2035 General Plan Update; La Quinta Greenhouse Gas Reduction Plan, 2013; CalEEMod Version 2022.1.

Setting

Sources of energy include primary and secondary sources. Primary energy, which is the energy contained in raw fuels, include fossil fuels (oil, coal and natural gas), nuclear, and renewable sources such as wind, solar, geothermal, and hydropower. Secondary sources of energy, which refers to energy that has been converted or stored, include electricity, heat, biofuels, hydrogen, and gasoline.

Electricity

The Project site is located within the electric power service boundaries of the Imperial Irrigation District (IID). For 2023, the IID Power Content Label[5] indicates that "eligible renewables" (37.2 percent) comprised its largest source of energy used to generate electricity. Eligible renewables include biomass and biowaste, geothermal, hydroelectric, solar and wind. Eligible renewables were led by geothermal, which generated 13.6 percent of IID power in 2023, followed close by solar which provided 11.9 percent. Natural gas followed eligible renewables which generated 35.2 percent of IID power in 2023.

Natural Gas

Natural gas to the City is provided by the Southern California Gas Company (SoCalGas). 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 La Quinta residential, commercial, and industrial facilities.

[5] Imperial Irrigation District 2023 Power Content Label; https://www.iid.com/power/renewable-energy/power-content-label

Transportation Fuels

Transportation uses a variety of energy sources including petroleum (gasoline and diesel), natural gas, hydrogen fuel cells, and electricity. In 2015, the total amount of energy consumed by California's transportation sector was equivalent to 23.2 billion gallons of gasoline, including 3.7 billion gallons of diesel.[6] According to the CARB EMFAC2021 Model, the total annual VMT for Riverside County in 2024 was 58,964,176 miles for all vehicle classes.[7]

Discussion

a) Less than Significant Impact. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots and walkways, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms.

Construction Energy Demand

Energy will be consumed during construction for activities associated with building demolition, removal of park equipment, site preparation, grading, building construction, paving, and architectural coating. The primary energy source during construction would be petroleum fuels (i.e. gasoline and diesel), which would be used for the operation of heavy equipment, manufacturing and transport of materials, and transport of construction workers. Electricity would be used to a lesser extent, to power electric equipment, worksite lighting, and temporary worksite offices.

The use of construction equipment and construction worker trips would represent a "single-event" fuel demand and would not require an on-going demand for fuel resources. In addition, the equipment used for Project construction would conform to CARB regulations and California emissions standards intended to clean up construction equipment fleets by retiring older models for newer, cleaner models. Compliance with anti-idling and emissions regulations would result in a more efficient use of construction-related energy and the minimization or elimination of wasteful or unnecessary consumption of energy. Overall, gasoline and diesel fuels consumed for transportation during construction of the Project would be temporary and would not be wasteful or inefficient. Therefore, impacts would be less than significant.

Operation Energy Demand

The Project's air quality and greenhouse gas emissions were projected using the California Emissions Estimator Model (CalEEMod) Version 2022.1. The results of this modeling included the Project's estimated annual energy consumption during operations. The Project would consume energy for uses such as indoor and outdoor lighting, and HVAC systems. The existing M&O facilities to be demolished currently generate an operational energy demand. Replacing these structures with the proposed M&O facility would result in a net operational energy demand; however, this analysis evaluates the gross energy demands of the new M&O facility.

[6] California Energy Commissions, Transportation Energy Demand Forecast, 2018-2030 – Staff Report (2017).
[7] *EMFAC*. (2025). Ca.gov. https://arb.ca.gov/emfac/scenario-analysis

The new M&O facility is projected to use 470,842 kWh of electricity per year and 132,669 kBTU (1,327 therms) of natural gas per year. The Project is within the service area for Imperial Irrigation District (IID) and Southern California Gas (SoCalGas).

All structures and site improvements will be required to be constructed in accordance with applicable requirements in the most recent edition of Title 24 of the California Code of Regulations, including the Building Code and Energy Code, at the time of construction. Compliance with all requirements from the Title 24 codes, which as of 2022, require the installation of solar panels on all most non-residential buildings and performance standards for water heating and air conditioning, which will ensure that the most efficient building technologies are being used, and that energy use is not wasteful, inefficient, or unnecessary. Furthermore, the Renewable Portfolio Standard, as updated by Senate Bill 100, requires energy providers to derive 60% of their electricity from renewable energy sources by 2030 and 100% by 2045. As a result, electricity needs not met by the required on-site renewable energy generation and provided by IID will increasingly be coming from renewable sources.

Overall, both the proposed improvements and the electricity provider will be required to comply with state regulations, ensuring that the Project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Compliance with state regulations will ensure that the proposed development will not be wasteful, inefficient, or unnecessary it its energy consumption, and that associated impacts will be less than significant.

Transportation Energy Demand

The Project focuses solely on improvements to the Park and M&O facilities, both of which are fully developed sites. It does not involve expanding either facility in a way that would increase usage or require additional employees. As a result, the Project will not generate additional traffic beyond existing conditions.

Conclusion

The Project energy use during construction and operation will not be wasteful, inefficient, or unnecessary because of the Project's compliance to the applicable state and local energy code. Impacts are limited to less than significant levels.

b) No Impact. The Clean Energy and Pollution Reduction Act (Senate Bill 350) increased California's renewable electricity goal from 33% by 2020 to 50% by 2030. The objective of the senate bill is to increase the use of renewable energy sources including solar, wind, biomass, geothermal, and others. The SB 350 targets large utilities such as IID to develop and adopt the production of energy through renewable sources as to continue meeting the customer's resource needs, reduce GHG emissions, and introduce clean energy to the grid.

The Project will not conflict with the implementation or effectiveness of SB 350 or any other state or local renewable energy and/or energy efficiency plan or policy. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots and walkways, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms. All new development will be required to adhere to the

City's building code, zoning ordinance, and other standards, including the City of La Quinta Greenhouse Gas Reduction Plan. The Project will not obstruct or limit the any state or local plan and/or policy regarding renewable energy or energy efficiency and thus, no impacts are expected.

Mitigation Measures: Mitigation not required.

Monitoring: Mitigation not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving				
i) Rupture of a known 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?				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?		X		
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?		X		
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Source: La Quinta 2035 General Plan Update.

Setting

Geological Setting

The Coachella Valley is at the northern end of the Salton Trough, a tectonic depression formed by regional faulting that extends from the San Gorgonio Pass to the Gulf of Mexico. The geology and seismicity of the Valley are highly influenced by the tectonics of the San Andrea and San Jacinto fault systems. The Valley is surrounded 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 north.

The geology and seismic activity 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 San Andreas Fault is the nearest major, active fault to the Project located, located approximately 9 miles to the northeast.

There are seven soil units mapped in the City's planning area. According to Exhibit III-6 Geologic Map of the Planning Area in the General Plan, the site's underlying soils are predominantly alluvial sand and clay (Ql/Qa).

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. According to Exhibit III-4 Paleontological Sensitivity Map of the General Plan, the Project site is located in an area of "Undetermined" paleontological sensitivity. "Undetermined" areas are areas unlikely to contain significant fossil resources due the young age of the Holocene Alluvium and Dune Sand typically underlaying these areas; however, it's possible that the younger sediments may overlie older alluvium that contains Pleistocene age fossils.

The subject properties are fully developed with the existing Fritz Burns Park and City M&O facilities, reducing the potential for paleontological resources from being uncovered during proposed ground disturbing activities. The Project does not propose improvements requiring excavation beyond the depths of initial site development, therefore the risk of potentially uncovering paleontological resources is considered negligible.

Discussion

a.i) No Impact. The subject properties are not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone. The nearest active earthquake fault is the San Andreas Fault Zone, approximately 9 miles northeast of the site. There are no active faults in the vicinity of the subject properties or within the site boundary. Fault rupture is not expected to occur on the site because the San Andreas fault nor any other fault cross the project site. No impacts are anticipated.

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. 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 with Mitigation. According to the La Quinta General Plan Exhibit IV-3 ("Seismic Hazards"), the Project site is located in an area that has a low liquefaction susceptibility. Provided that grading and other development plans for the Project site are designed in accordance with the site-specific mitigation measure (Mitigation Measure GEO.1) for soils and geological conditions, Project-related impacts from seismic ground failure will be less than significant.

a.iv) No Impact. According to the La Quinta General Plan Exhibit IV-3 ("Seismic Hazards"), areas susceptible to slope instability, including landslides, are limited to areas immediately adjacent to the San Rosa Mountains hillside. The Project is not susceptible to landslides because of its relatively flat terrain and distance greater than 2,150 feet (0.4 miles) from the San Rosa Mountain hillside. Landslides do not pose a safety hazard for the Project. No impacts will occur.

b) Less than Significant Impact. The Project site is located within a very high wind erodibility zone, according to the Exhibit IV-5 ("Wind Erosion Susceptibility Map"). The site currently exists as a city Park and M&O Yard, and exposed areas of topsoil susceptible to wind erosion are limited to ornamental desertscape located around the Parks west and north perimeter and south of the existing pool building. Project improvements will result in ground disturbances, including demolition, site preparation and grading, that have the potential to temporarily increase soil erosion. The Project will include new structures, paved surfaces, and landscaping that will stabilize ground surfaces and resist long-term erosion. The Project will be required to submit and implement a site-specific dust control mitigation plan as part of the grading permit process to minimize potential impacts caused by blowing dust and sand during construction (Municipal Code Section 6.16.040). Adherence to this standard requirement will assure that potential wind erosion impacts remain less than significant.

The Project is designed to retain stormwater onsite consistent with existing site conditions which have sufficient capacity to accommodate a 100-year storm event (see Section X, Hydrology and Water Quality). Onsite stormwater run-off will be conveyed via existing and proposed gutters and drainpipes located throughout the site. For the new M&O facility, roof drains are designed to accommodate the maximum historic inches per hour rainfall and shall not discharge onto or in areas subject to pedestrian passage. Implementation of Best Management Practices (BMPs) will ensure that the Project will not result in substantial erosion or siltation on- or off-site. Impacts will be less than significant.

c) Less than Significant Impact with Mitigation

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. Adherence to the recommendations provided in the geotechnical study will assure that impacts regarding subsidence will remain less than significant (Mitigation Measure GEO.1).

Landslide and Rockfall
See Response VII.a.iv, above.

Liquefaction and Settlement
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. Adherence to the recommendations of the geotechnical report will assure that Project impacts associated with collapsible soils will remain less than significant (Mitigation Measure GEO.1).

d) Less than Significant Impact with Mitigation. According to Exhibit III-6 Geologic Map of the Planning Area in the General Plan, the site's underlying soils are predominantly alluvial sand and clay (Ql/Qa). Given the sites underlying soils, there appear to be some potential for expansive clays or soils that could pose potential risks to development. The geotechnical report required by Mitigation Measures GEO.1 will provide recommendations that the Project must implement to assure these geotechnical issues are appropriately addressed, including removal and recompaction of collapsible or weak soils during the grading phase. Compliance with recommendations in the geotechnical report will ensure Project impacts are less than significant.

e) No Impact. The subject property is in an urban environment with an existing underground sewer system, managed and operated by the Coachella Valley Water District. The Project will be connected to the existing sewer system, currently servicing the Park and M&O Yard. The Project will not require the use of a septic tank or alternative wastewater disposal system onsite. Impacts related to soil instability due to the use of septic tanks or other alternative disposal system will not occur by the Project implementation. No impacts will occur.

f) No Impact. The site is located in an area designated "Undetermined" for paleontological resources in the General Plan (Exhibit III-5 "Paleontological Sensitivity Map"). The site has been previously graded for the development of the existing Park and M&O Yard. There are no reports to indicate or suggest the discovery of paleontological at the site during its initial development. Given previous land disturbance, the probability of paleontological resources being uncovered during construction related ground disturbances including demolition, site preparation, and grading is low. No paleontological resources are expected to be uncovered during the Project's development and thus no impacts to these nonrenewable resources will occur.

Mitigation Measures:

GEO.1 A site-specific Geotechnical Report shall be prepared and submitted with grading plans, and report recommendations will be incorporated in Project design and construction.

Monitoring:

GEO.A The City and Project geotechnical consultant shall review final grading plans and ensure the recommendations are incorporated into the design criteria and Project specifications as deemed appropriate by the consultant.
Responsible parties: Project engineer, Project geotechnical consultant, Planning Department.

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

Source: La Quinta 2035 General Plan Update; La Quinta Greenhouse Gas Reduction Plan, 2013; CalEEMod Version 2022.1.

Setting

Greenhouse Gases (GHGs) result from the release of carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone (O3), and water vapor (H2O) into the atmosphere mainly brought by anthropocentric activities. When GHGs rise, they are trapped in the troposphere (lowest atmospheric layer) and prevent heat from escaping thus increasing heat retention and contributing to annual record high temperatures. The drastic changes in temperature result in unpredictable weather patterns, otherwise known as climate change.

According to the U.S. Environmental Protection Agency (EPA), the transportation sector accounts for the largest GHG emissions with 35% and the second largest to electricity with 31%. These GHGs sources include the burning of fossil fuel through the use of vehicles, power and heat generators, and industrial processes.

The City of La Quinta is subject to Assembly Bill 1358 and California Senate Bill 375. These policies require a transportation system that reduces the need and use of vehicles. The implementation of walkways, bicycle lanes, and public transportation offers an alternative form of mobility reducing GHG emissions.

The California Global Warming Solutions Act of 2006 (AB 32) required California to adopt regulations in order to reduce their GHG emissions to 1990 levels by 2020. This represents reductions of approximately 15 percent below the emissions projected in a "business as usual" scenario. The California Air Resources Board (CARB) prepared a Scoping Plan (2008) and Update (2014) to establish the state's strategy to meet the targets set forth by AB 32. CARB reported that 1990 GHG emissions totaled 431 million metric tons (MMT) for the state of California. In 2020, statewide GHG emissions totaled 369.2 MMT of CO_2e, which is 61.8 $MMTCO_2e$ below the 2020 GHG limit pursuant to AB 32.[8] Moving forward, AB 32 requires California to maintain and continue reductions beyond 2020 and continues to require CARB to update the Scoping Plan every 5 years.

[8] California Air Resources Board, California Greenhouse Gas Emissions for 2000 to 2020 (October 2022).

The 2022 Scoping Plan provides CARB's update to the 2017 Plan. Pursuant to SB 32, the plan sets forth the state's plan to stay on track towards reducing GHG emission by at least 40% below 1990 levels by 2030. The 2022 Plan Update expands on earlier targets, establishing a new goal of reducing GHG emissions to 85% below 1990 levels by 2045. Additionally, the 2022 Plan Update establishes a path for the state to achieve carbon neutrality by 2045 through technologically feasible, cost-effective means.[9]

City of La Quinta Greenhouse Gas Reduction Plan

The City of La Quinta's 2013 Greenhouse Gas Reduction Plan (the Plan) sets GHG emission reduction benchmarks and applies policies, programs, and initiatives to meet those expectations within its own operations. The Plan establishes 2005 as the baseline year and projected future year emissions based on 2005 emission levels. La Quinta has set forth reduction targets consistent with AB 32 and aims to reduce CO2e emissions to 10 percent below 2005 levels by 2020 and 28 percent below 2005 levels by 2035.

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?
- 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

a) Less than Significant Impact. The Project will generate GHG emissions during both construction and operation. As previously discussed in Section III (Air Quality), an air quality report was prepared using the California Emission Estimator Model (CalEEMod) Version 2022.1 to quantify air quality projections, including greenhouse gas emissions (Appendix A).

[9] California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality (November 2022).

Construction

Project improvements are estimated to require a buildout period of 20 months, in which onsite construction activities will including those typically associated with demolition, site preparation, grading, building construction, paving, and architectural coating. Sources of emissions during construction are likely to including operation of construction equipment, worker commute, material hauling, and other ground disturbance activities. Emissions will occur temporary and cease once the construction period has finished. At buildout, the Project construction would have emitted a total of 458 $MTCO_2e$. Construction emissions are amortized over a 30-year period to address GHG emissions as part of the operational GHG reduction strategies (See Table 4).

Operation

Sources of operational GHG emissions would be from energy consumed for uses such as indoor and outdoor lighting, and HVAC systems. The existing M&O facilities to be demolished currently generate an operational energy demand. Replacing these structures with the proposed M&O facility would result in a net operational energy demand; however, this analysis evaluates the gross energy demands and associated GHG emissions of the new M&O facility. The Project focuses solely on improvements to the Park and M&O facilities, both of which are fully developed sites. It does not involve expanding either facility in a way that would increase usage or require additional employees. As a result, the Project will not generate additional traffic and mobile source GHG emissions beyond existing conditions.

According to the SCAQMD's recommended threshold Tier 3, a project would have a less than significant impact if it would be below an absolute threshold of 10,000 MTCO2e/year for industrial (stationary source) projects or 3,000 MTCO2e/year for residential and commercial projects. The Project is limited to improvements to a public Park and City M&O Yard. Therefore, Project emission impacts were assessed using the 3,000 MTCO2e/year threshold for commercial projects.

As shown in Table 4, the Project's total annual GHG emissions is projected to be 88.65 MTCO2e and would not exceed the SCAQMD screening threshold for commercial development of 3,000 CO_2eMT/yr. Therefore the Project would have a less than significant impact.

Table 4
Projected Net GHG Emission Summary

Phase	CO_2e (MT/yr)
Construction (2026 and 2027)	458
Operation	
Mobile	0
Energy	64.3
Area	0.18
Water	5.21
Waste	3.7
Construction: 30-year amortized[1]	15.26
Total Operational	**88.65**
SCAQMD GHG Thresholds	**3,000**
Exceeds Threshold?	**No**

Source: CalEEMod Version 2022.1.
[1] Buildout construction GHG emissions were amortized over a 30-year period then added to the buildout annual operational GHG emissions. 458 CO_2eMT/30-years= 15.26 CO_2eMT/year

b) No Impact. A project is designated as having less than significant impact if it would be consistent with an approved plan for reduction of GHG. The City adopted a Greenhouse Gas Reduction Plan in 2013 that sets GHG emission reduction benchmarks and applies policies, programs, and initiatives to meet those expectations within its own operations. La Quinta has set forth reduction targets consistent with AB 32 and aims to reduce CO2e emissions to 10 percent below 2005 levels by 2020 and 28 percent below 2005 levels by 2035. The GHG Reduction Plan includes both general and specific policies and programs that will result in the reduction of GHG emissions and move the City of La Quinta in the direction of achieving target reductions community-wide and for government-specific activities.

The Project is consistent with the following Community Implementation (CI), New Development (ND), and City Government (CG) implementation measures set forth in the 2013 GHG Reduction Plan specific to existing development:

CI-2. Encourage energy efficient upgrades and retrofits of existing homes, apartments, condominiums, businesses, offices and other buildings.

CI-10. Develop City standards for parking facilities to incorporate electric car charging stations.

a. Retrofit parking facilities to include public charging stations for golf carts and electric vehicles in conjunction with solar or renewable energy generation sources.

ND-1. Encourage and promote that all new commercial and residential development achieve energy efficiency and incorporate sustainable design principles that exceed Green Building Code requirements.

ND-3. Encourage all new development to meet 50% of energy demand through onsite solar or other non-polluting source.

CG-1. Retrofit and upgrade City buildings and facilities to reduce energy consumption and improve energy efficiency.

Consistency: The proposed M&O Yard facility improvements are consistent with the above GHG implementation measures in the 2013 GHG Reduction Plan because the Project would replace the older, energy inefficient facilities and construct a new M&O facility in compliance with current California Title 24 Building Codes which sets for stringent energy efficiency requirements and standards for new development, including the provision of solar panels, that support the goals of the Statewide GHG reduction plans. In addition, the proposed parking lot reconfigurations proposed for the Park and M&O Yard include provision of electric vehicle charging stations which support efforts to reduce GHG emissions through cleaner fuel sources.

The SCAQMD also has several rules and regulations that address GHG emissions from construction activities and equipment, though they primarily target criteria pollutants like nitrogen oxides (NOx) and particulate matter (PM), which indirectly influence GHG reductions. These regulations promote the use of energy-efficient, low-emission, or electric construction equipment and sustainable practices, such as minimizing idling and optimizing fuel use, to reduce the carbon footprint of construction activities

Additionally, the CARB 2022 Scoping Plan intends to achieve statewide GHG reduction targets by reducing per capita VMTs by at least 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045. Given that the Project improvements would not increase VMT, Project-related GHG emissions are consistent with the local and state GHG reduction emission goals.

Conclusion Summary

The City's GHG Reduction Plan supports and is consistent with the CARB 2022 Climate Change Scoping Plan and the Project would not exceed SCAQMD GHG emission thresholds for commercial uses (see response to VIII.a, above). All components of construction and operation, including equipment, fuels, materials, and management practices, would be subject to the GHG Reduction Plan and current SCAQMD rules and regulations related to greenhouse gases, as discussed above. Based on these findings, the proposed Project will not conflict with an applicable plan, policy or regulation with the purpose of reducing GHG emissions and impacts will be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
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?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Source: La Quinta 2035 General Plan Update; Envirostor, California Department of Toxic Substance Controls; State Water Resources Control Board (SWRCB) GeoTracker website.

Setting

Hazardous materials are items with the ability to cause harm to humans, animals, and/or the environment because of their physical (biological, chemical, radiological, or physical) state or

interaction with other materials. Common daily-used items include household cleaners, bleach, spray paint, and rubbing alcohol. On the other hand, industry-used examples include gasoline, solvents, and radioactive material. The EPA, along with the State and local agencies regulate the waste management system to prevent a public health and environmental crisis.

The County of Riverside operates the Office of Emergency Services (OES) through Riverside County Fire Department and is responsible for mitigation, preparedness, response and recovery activities from hazards and threats occurring in Riverside County. The City of La Quinta's Emergency Services Division is responsible for the community's preparedness and response to disasters and emergencies. The City has an Emergency Operations Plan to plan and prepare for emergencies.

Buildings constructed before 1978 may contain asbestos, lead, or other hazardous materials due to common use in construction practices at that time. While the exact age of the existing M&O Yard buildings to be demolished is currently unknown, there are currently signs posted on shop and storage building warning of the presence of asbestos, indicating the existing structures may pre-date 1978.

The nearest airport to the Project site is the Bermuda Dunes Airport, a small privately owned airport located approximately 5.3 miles northeast.

Discussion

a) Less than Significant with Mitigation. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots and walkways, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms.

The construction process would require the transport of potential hazardous material, such as paints, asphalt, and solvents. The use, storage, and disposal of these materials will be in accordance with the Riverside County Hazardous Waste Management Plan (HWMP), designed to comply with the California Green Building Standards Code and California Integrated Waste Management Act (Assembly Bill 939). The Riverside HWMP manages the use, storage, and treatment of local hazardous materials and waste products in La Quinta and other cities within the Riverside County.

The existing M&O facilities to be demolished as part of the Project have the potential to contain hazardous materials, including lead and asbestos, due to the age of the structures. To ensure potentially hazardous materials are properly handled during the demolition phase, Mitigation Measure HAZ-1 requires a comprehensive hazardous materials survey of the buildings be conducted and that that remediation and disposal of hazardous materials identified during the survey be handled in accordance with all applicable federal, state, and local regulations, including but not limited to the California Health and Safety Code and Title 8 of the California Code of Regulations. This will ensure potential impacts from hazardous materials during construction are mitigated to less than significant levels.

The continued operation of the newly improved Park and M&O Yard will require the transport, use, storage, and disposal of small-quantity hazardous materials, such as cleaning products, landscaping products, vehicle fuels and lubricants, coolants and antifreeze, paints and coatings, and other specialized chemicals. These materials are currently present onsite, and the handling, storage, and disposal of these products are currently subject to local and state policies.

Overall, the Project's transport, use, storage, and disposal of hazardous material will comply with local, state, and federal regulations. Compliance with Mitigation Measure HAZ-1 will ensure potential impacts from hazardous materials during demolition of the existing M&O facilities are handled in accordance with all applicable federal, state, and local regulations. Therefore, impacts from the routine transport, use or disposal of hazardous materials by the Project will be less than significant with mitigation.

b) Less than Significant with Mitigation. As mentioned above, the Project's construction and operations will involve the transport, use, storage, and disposal of hazardous material and hazardous waste. Project construction and continued operation of the Park and M&O Yard is subject to local, state, and federal regulations. Compliance with Mitigation Measure HAZ-1 will ensure potential impacts from hazardous materials during demolition of the existing M&O facilities are handled in accordance with all applicable federal, state, and local regulations. Hazardous material will not be stored or handled onsite in significant quantity to create an environmental hazard through unforeseeable upsets and accidental conditions. For these reasons, the Project's hazardous impact will be less than significant.

c) Less than Significant Impact. The city is served by two public school districts which provide Kindergarten through Grade 12 education: the Desert Sands and the Coachella Valley Unified School Districts. The schools nearest to the project site include the Benjamin Franklin Elementary School (0.45 miles northwest), and the Adams State Pre-School (0.5 miles north). The site is at a distance greater than a quarter mile to an existing school, reducing the probability of negatively impacting a sensitive public area. As discussed above, the Project will not handle or store hazardous material in significant quantities to inflict public or environmental harm, and adherence to Mitigation Measures HAZ-1 would ensure that hazardous materials if encountered during construction were handled appropriate in accordance with all applicable federal, state, and local regulations. Therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter miles of an existing or proposed school. The Project's impacts will 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 hazardous site is a LUST Cleanup Site at Burns Ranch, 78505 Avenue 52, approximately at least 0.4 miles east of the site. However, the status of the LIST Cleanup Site is complete, and no further action is required. The Project will not contribute to existing or create new hazardous site. No impacts are anticipated

e) No Impact. The nearest airport to the Project site is the Bermuda Dunes Airport, a small privately owned airport located approximately 5.3 miles northeast. Therefore, the proposed Project improvements would not result in a safety hazard or excessive noise for people working at or visiting the project site, and no mitigation measures are required.

f) Less than Significant Impact. The proposed Project will not physically interfere with local or regional roadway networks or interfere with implementation of an emergency response or evacuation plan. The La Quinta Emergency Operations Plan (EOP) outlines the City's planned response and recovery in case of an emergency or major disaster. Specifically, it assigns responsibility to 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, the evacuation routes are expected to be major roadways including Washington Street, Highway 111 and the I-10 Freeway. In relation to the Project, the nearest evacuation route is Washington Street, approximately 0.4 miles east of the site. The Project would not increase the number of visitors or occupants on site and therefore would not increase the use of these evacuation routes. The proposed site and facility improvements will not physically block or change the evacuation routes. The roadways to access these evacuation routes will not be physically changed aside from temporary disruptions during the Project's construction. For these reasons, impacts are expected to be less than significant.

g) No Impact. The site is currently developed as a recreational Park and City M&O Yard, and the surrounding environment is occupied by residential, public, and commercial buildings. The Project is not on or near a wildland urban interface. The nearest fire hazard zone in proximity to La Quinta is located in the Santa Rosa Mountains bordering the City's southern and western boundary, according to the current Fire Hazard Severity Zones Map by the California Department of Forestry and Fire Protection (CalFire). The mountain and foothill region are classified as Moderate Fire Hazard Severity Zone (MFHSZ). The proposed Project site is located at 2,150± feet northwest from the MFHSZ located in the Santa Rosa Mountains foothills and is not within the designated fire zone. 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 Project would have no impacts.

Mitigation Measures:

HAZ-1 Prior to demolition of the existing M&O Yard buildings, the City shall conduct a comprehensive hazardous materials survey of the buildings to identify the presence of asbestos, lead, or other hazardous substances. If detected, the City shall ensure that remediation and disposal are performed in accordance with all applicable federal, state, and local regulations, including but not limited to the California Health and Safety Code and Title 8 of the California Code of Regulations. The City shall retain a licensed contractor to implement these measures and provide documentation of compliance to the appropriate regulatory agencies before demolition activities commence.

Monitoring:

HAZ-1 Results of the comprehensive hazardous materials survey of the M&O Yard buildings shall be reviewed and approved by the City prior to the issuance of grading and demolition permits to ensure the requirements for the handling and disposal of hazardous material and any other remedial recommendations set forth in the survey are incorporated into the construction plans.
Responsible parties: Project hazardous materials survey consultant, Planning Department.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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:			X	
(i) result in substantial erosion or siltation on- or off-site;			X	
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(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			X	
(iv) impede or redirect flood flows?			X	
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Source: La Quinta 2035 General Plan Update.

Setting

Domestic Water

The Project site is within the Coachella Valley Water District (CVWD) service area for domestic water. The District's primary water source is groundwater extracted through a system of wells from the Coachella Valley Groundwater Basin. In addition to groundwater, CVWD relies on imported water that is recharged into the groundwater basin at three facilities: Whitewater River Groundwater Recharge Facility (GRF), Thomas A. Levy GRF, and Palm Desert GRF. CVWD's domestic water system includes 97 groundwater production wells and 65 enclosed reservoirs. In 2020, it pumped 99,843 acre-feet per year (AFY) of groundwater from the Indio and Mission Creek Subbasins. CVWD also owns and operates the water distribution system, which is generally located under existing streets in the public right-of-way. Both the Park and M&O Yard are currently connected to and served by CVWD domestic water infrastructure.

CVWD is responsible, under the California Water Code, for analyzing its current and future water supply, and assuring that sufficient supply is available to serve land uses within the District through the preparation of an Urban Water Management Plan (UWMP). CVWD is required to periodically update the UWMP. In 2020, CVWD collaborated with other water purveyors in the Coachella Valley to prepare a regional UWMP.[10]

Wastewater Treatment

CVWD provides sewer service to the City of La Quinta, including the project site. Effluent from project site is conveyed to CVWD's Mid-Valley Water Reclamation Plant No. 4 (WRP-4) located in Thermal, which has a total capacity of 9.9 million gallons per day (MGD), and processes approximately 5.7 MGD. CVWD also implements the requirements of the Regional Water Quality Control Board (RWQCB) pertaining to domestic water quality and wastewater discharge. Both the Park and M&O Yard are currently connected to and served by CVWD wastewater infrastructure.

Flood Control Facilities

CVWD is responsible for the analysis and design of regional flood control facilities. Regional flood control facilities in the City include the Coachella Valley Stormwater Channel, Whitewater River Stormwater Channel, the La Quinta Evacuation Channel, the Bear Creek System, the East La Quinta Channel System, Dike No. 2, Guadalupe Dike, and Dike No. 4. The City of La Quinta is responsible for local facilities, which collect and convey runoff from local streets and properties to regional channels and basins.

Discussion

a) Less than Significant Impact. The project site is in the Whitewater River watershed. All construction activities and long-term operation onsite must comply with the National Pollutant Discharge Elimination System (NPDES). The NPDES is a permit program requiring adequate pollution prevention measures to minimize the discharge of construction pollutants such as concrete washout, fuels, oils, and solvents. The City will require, as it does for all projects, the

[10] 2020 Coachella Valley Regional Urban Water Management Plan, Water Systems Consulting, Inc., June 30, 2021.

preparation of a Water Quality Management Plan (WQMP), and the Storm Water Pollution Prevention Plan (SWPPP) for the Project, to address the construction and operational control of surface water pollution. The Project will also be required to comply with Regional Water Quality Control Board waste discharge requirements, including surface water pollution control, through the implementation of Best Management Practices, which will be reviewed and approved by the City prior to construction. Additionally, the CVWD as a utility provider is mandated to comply with the Regional Water Quality Control Board standard which ensures and protects water quality.

The City of La Quinta is responsible for local stormwater facilities, which collect and convey runoff from local streets and properties to regional channels and basins. The Project site currently directs stormwater runoff into existing curbs and gutters where stormwater is directed to storm drains in the adjacent roadways, including Avenida Bermudas, Avenue 52, and Francis Hack Lane. The proposed improvements would maintain the existing stormwater drainage patterns onsite that connect to the City's existing infrastructure in adjacent roadways in compliance with the NPDES and the City's regulation standards. For the new M&O facility, roof drains are designed to accommodate the maximum historic inches per hour rainfall and shall not discharge onto or in areas subject to pedestrian passage. The proposed improvements do not violate local, state, or federal water quality standards or regulations. For these reasons, the impact is expected to be less than significant.

b) Less than Significant Impact. The CVWD is required to meet the Sustainability Groundwater Management Act (SGMA) addressing overdraft and establishing sustainability measures to protect California's groundwater basins. As defined by the Department of Water Resources (DWR), the subbasins of the Coachella Valley Groundwater Basin are the Indio, Mission Creek, San Gorgonio Pass, and Desert Hot Springs Subbasins. CVWD's service area overlies the Indio, Mission Creek, and Desert Hot Springs Subbasins. The Project is located within the Indio Subbasin, which has been designated as a medium priority groundwater basin by DWR under SGMA. In accordance with the SGMA, the CVWD imports water from the Colorado River Aqueduct through the All-American Canal and recharges the Whitewater River groundwater. In addition, the Project is subject to the CVWD water efficiency requirements which will reduce the site's water demand and consumption.

The Project proposes improvements to the existing Fritz Burns Park and City M&O Yard. Improvements to the Park include a parking lot expansion, improvements to the central park area and playgrounds, swimming pool improvements and a new splash pad, walkway improvements, a new restroom structure, and landscaping improvements. Improvements to the M&O Yard include the demolition and removal of existing buildings and the construction of one M&O building, the redesign of parking areas and pathways, dedicated materials storage area, and updated utilities and drainage.

The proposed Project will require potable water for use in the splash pad, public restrooms, and M&O facility. The American Water Works Association (AWWA) has developed demand factors for general office uses and CVWD has developed demand factors for water features, including pools. The water demand for the Park's 5-stall restroom facility with 2 drinking fountains is

estimated at 0.6–0.8 gallons per park visitor per day, resulting in 65–158 gallons/day for 100–250 daily visitors, based on low-flow fixture rates[11,12] and visitor usage patterns for community parks[13].

As shown in the table below, the Project improvements have the potential to generate a net demand of 0.52 acre-feet per year (AFY). It should be noted that areas of existing Park landscaping will be removed, and the new landscaping will be installed. The variances between existing and proposed landscaping square footage is considered negligible from a net water demand perspective, thus landscaping water demands are assumed to be balanced for analysis purposes.

Table 5
Net Water Demand at the Project Buildout

Land Use	Unit/ Quantity	Consumption Factor	Water Demand (gpd)	Total Water Demand (AFY)
Existing M&O Facility	*10,130 SF*	*15 gallons/sf/year[1]*	*416.30*	*0.47*
Proposed M&O Facility	*12,380 SF*	*15 gallons/sf/year*	*508.77*	*0.57*
Net M&O Facility Water Demand Increase			92.47	0.1
Splash Pad	2,195 SF	See Footnote 2	259.5	0.29
Public Restrooms	5 Stalls, 2 drinking fountains	See Footnote 3	112	0.13
TOTAL NET WATER DEMAND INCREASE				**0.52**

1. AWWA Commercial and Institutional End Uses of Water, 2000.
2. Water calculations based on Coachella Valley Water Districts (CVWD) water demand calculation, where water demand is SF of splash pad area x Evapotranspiration (ETo) factor (site is in Zone 2 =58) x 1.2 (factor for moving body of water).
3. 5-stall restroom facility with 2 drinking fountains is estimated at 0.6–0.8 gallons per park visitor per day, resulting in 65–158 gpd for 100–250 daily visitors. Average 112 gpd.

According to the 2020 Coachella Valley Regional UWMP, CVWD's projected 2025 regional water supply is 137,061 AFY, and the projected 2045 regional water supply is 164,966 AFY.[14] Approximately 90% of water supplies are expected to be groundwater and 10% are expected to be recycled water. Projections are based on existing water sources and expected future water supply projects or programs. The proposed Project's net water demand (0.52 AFY) is 0.0003716% of projected 2025 regional water supplies and 0.00031% of projected 2045 regional water supplies.

Therefore, the Project will not substantially decrease local groundwater supplies or interfere with groundwater recharge such that it would impede sustainable management of the basin. The Project includes irrigation requirements, including the use of water-efficient fixtures and drought-tolerant landscape materials, which will help reduce water demand over the long term. Impacts will be less than significant.

c.i-iv) Less than Significant Impact. The project site consists of generally flat terrain and contains no rivers or streams. Both sites are fully developed with the existing Park and M&O Yard. The proposed Project will marginally increase impermeable surfaces onsite with the expansion of hardscapes in the Park and, therefore, marginally increase onsite storm flows.

11 Uniform Plumbing Code (UPC, 2018): Fixture flow rates (1.28 gpf toilets, 0.5 gpf urinals, 0.5 gpm sinks)
12 PA WaterSense (2020): Low-flow fixture performance standards.
13 National Recreation and Park Association (NRPA, Park Metrics, 2023): Visitor estimates for community parks (10–50 visitors/acre/day).
14 Table 4-22. DWR 6-9R Projected Demands for Water (AF), 2020 Coachella Valley Regional Urban Water Management Plan, prepared by Water Systems Consulting, Inc. June 30, 2021

The Project site currently directs stormwater runoff into existing curbs and gutters where stormwater is directed to storm drains in the adjacent roadways, including Avenida Bermudas, Avenue 52, and Francis Hack Lane. The proposed improvements would maintain the existing stormwater drainage patterns onsite that connect to the City's existing infrastructure in adjacent roadways. For the new M&O facility, roof drains are designed to accommodate the maximum historic inches per hour rainfall and shall not discharge onto or in areas subject to pedestrian passage.

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) No Impact. The proposed Project site is not located in the vicinity of a body of water that can produce seiche, tsunami, or mudflow. The project site lies within FEMA X Zone, area with reduced flood risk due to levee, which indicates an area of minimal flood hazards with levee protection (Map No. 06065C2241H) and is 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.

e) Less Than Significant Impact. The CVWD follows the California Regional Water Quality Control Board regulations. The Project is consistent with the General Plan land use designation assigned to the property, and its anticipated water demand is addressed in the 2020 Coachella Valley regional UWMP. Therefore, it will not conflict with a sustainable groundwater management plan. Adherence to the City's standard requirements related to water quality will ensure there will be no impacts to a water quality control plan because the Project will implement BMPs through its SWPPP and WQMP to reduce surface water quality impacts. These standard requirements assure that impacts will be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
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?				X

Source: La Quinta 2035 General Plan Update; City of La Quinta Municipal Code.

Setting

The Park site is designated Open Space Recreation (OS-R) on the General Plan Land Use Map and is zoned for Park and Recreation (PR). The M&O Yard site is designated Major Community Facilities (MC) on the General Plan Land Use Map and is zoned Major Community Facilities (MC). Both sites are fully developed, and the uses are consistent with the underlying land use and zoning designations.

Discussion

a) No Impact. The project site is currently developed and utilized as a public park and the M&O yard for the City Public Works department. The surrounding area is developed with a mix of single-family residential, public, and commercial land uses. All commercial uses and residential communities operate independently and will not be divided by the proposed project improvements. The Project will not physically divide an established community.

b) No Impact. The Project proposes improvements to the existing Fritz Burns Park and City M&O Yard. Improvements to the Park include a parking lot expansion, improvements to the central park area and playgrounds, swimming pool improvements and a new splash pad, walkway improvements, a new restroom structure, and landscaping improvements. Improvements to the M&O Yard include the demolition and removal of existing buildings and the construction of one M&O building, the redesign of parking areas and pathways, dedicated materials storage area, and updated utilities and drainage.

<u>2035 General Plan Update</u>
The Park site is designated Open Space Recreation (OS-R) and the M&O Yard site is designated Major Community Facilities (MC) on the General Plan Land Use Map. The proposed improvements would not change the underlying land use or disturb previously undisturbed lands, and the Project improvements would not increase the site's usage beyond existing conditions.

Additionally, the Project aligns with the goals and policies stated in the City 2035 General Plan Update, as listed below.

GOAL PR-1
A comprehensive system of parks, and recreation facilities and services that meet the active and passive needs of all residents and visitors.

Policy PR1.1
Expand or modify community services to meet the health, well-being, and recreational needs of the community.

Policy PR 1.3
Identify all viable financing mechanisms for the funding of construction, maintenance, and operation of parks and recreational facilities.

Policy PR 1.4
The design and construction of parks and recreational facilities shall comply with all the development standards that apply to privately constructed facilities.

Policy PR 1.8
Promote a healthy and active lifestyle for all residents.

- *Program PR 1.8.*a: Strive to provide residents with affordable access to fitness facilities such as the public pool, fitness center, and golf course.

Consistency Analysis:
The proposed Park improvements are designed to meet the growing recreational needs of the community while providing necessary park maintenance to ensure adequate parking capacity and safety. Project improvements shall be constructed in accordance with applicable development standards and comply with the California Building Code as enforced by the City's Municipal Code. Project improvements consist of detailed architecture and landscape architecture plans that will enhance the character of the Park.

GOAL PF 1
Public facilities and services that are available, adequate and convenient to all City residents.

Policy PF 1.3
The City shall identify all viable financing mechanisms for the funding of construction, maintenance and operation of municipal facilities.

Policy PF 1.4
The design and construction of municipal facilities shall comply with all the processes and development standards that apply to privately constructed facilities.

Consistency Analysis:
The proposed M&O Yard improvements provide necessary upgrades to the existing maintenance yard that removes non-compliant structures and increases the site's overall operational efficiency with dedicated storage areas and reconfigured parking area. Project improvements shall be constructed in accordance with applicable development standards and comply with the California Building Code as enforced by the City's Municipal Code.

Zoning Code – La Quinta Municipal Code, Chapter 9
The Park site is zoned for Park and Recreation (PR) and the M&O Yard site is zoned Major Community Facilities (MC). The Project has been developed in accordance with City regulations and development standards as provided in its Zoning Code for the PR zone (Section 9.110.030, Zoning Code) and MC zone (Section 9.70.090, Zoning Code). The proposed improvements would not change the underlying land uses, which are currently permitted. Therefore, because the proposed improvements would be done in accordance with applicable development standards within the Zoning Code, there is no conflict.

Summary
The proposed Project supports the General Plan's policies regarding the provision of recreational services to meet the community's needs and the maintenance of parks and public facilities. Therefore, the proposed Project will be consistent with adopted plans and programs and there will be no impacts with regard to land use policy.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

Source: La Quinta 2035 General Plan Update.

Setting

The City of La Quinta is located within a region known as the Palm Springs Production-Consumption Region, containing significant mineral deposits, including sand and gravel. There are no mining operations currently occurring within the City.

The region is governed by the California Surface Mining and Reclamation Act of 1975 (SMARA), according to the California Geological Survey (CGS). The CGS identifies the presence and significance of minerals within the area. If the area experiences pressure from development, then the CGS classifies the area as a Mineral Resource Zone (MRZ). La Quinta has two Mineral Resource Zones, MRZ-1 and MRZ-3. The zoning designation is dependent on the probability and significance of the mineral onsite:

MRZ-1: Area where adequate information indicate that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
MRZ-3: Area containing known or inferred mineral deposits, the significance of which cannot be evaluated from available data.

The Project occupies an MRZ-1 classified area (Exhibit III-11 Mineral Resources Zone Map, 2035 General Plan).

Discussion

a, b) No Impact. Both the Park and M&O Yard are fully developed and do not contain mining operations. The General Plan does not identify mineral resource land uses on the site, or anywhere in the vicinity of the property. For these reasons, the Project will not result in the loss of valuable local, regional, or state mineral resources. No impacts would occur, and no mitigation measures would be required.

Mitigation Measures: Mitigation not required.
Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE - 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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

Source: La Quinta 2035 General Plan Update; La Quinta Municipal Code.

Setting

The City of La Quinta's noise environment consists of transportation-related noise by motor vehicles, trucks, airplanes, and commercial-related noise by construction, community, and residential activities. Applicable noise standards governing the project site include the City of La Quinta General Plan and Section 9.100.210, Noise Control, of the La Quinta Municipal Code.

Both the General Plan Noise Element and Section 9.100.210, Noise Control, of the La Quinta Municipal Code provides specific noise standards and appropriate noise level ranges for a variety of land uses. According to the City of La Quinta Municipal Code and the General Plan Noise Element, both the Park and M&O Yard are subject to a level limit of up to 70 dBA for "playgrounds, neighborhood parks" and "office buildings, business, commercial and professional" uses (General Plan Table IV-3 Land Use Compatibility for Community Noise Environments; Noise Ordinance, Section 9.100.210).

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. The proposed improvements would not increase the site's usage beyond existing conditions, therefore operational noise would be consistent with existing Park activities and Public Work's operations at the M&O Yard.

Discussion

a) Less than Significant Impact. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots and walkways, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms

Construction Noise

Noise generating construction activities would include demolition, site preparation, excavation, grading, the construction and finishing of the proposed buildings, and paving. Noise levels surrounding the Project site could be elevated for short periods of time, as equipment moves through the site. These noise levels would be limited to the less sensitive daytime hours and would cease once building construction began. 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. The Federal Transit Administration (FTA) considers a daytime exterior construction noise level of 80 dBA Leq as a threshold for noise sensitive residential land use, and a noise level of 85 dBA Leq for commercial locations.

The nearest single-family residence is approximately 90 feet from the Project's eastern boundary and 120 feet from the Project's southern boundary (measured from the property boundary to the residential structure). At these distances, construction noise from heavy equipment, without barriers, is estimated to range from 65–85 dBA at 90 feet and 62–82 dBA at 120 feet. Existing block walls surrounding these residences are expected to reduce noise by approximately 10 dB (typical for such barriers when blocking the line of sight). Consequently, residents are likely to experience noise levels ranging from 55–75 dBA at 90 feet and 52–72 dBA at 120 feet. Other sensitive receptors, such as park users, may be as close as 25 to 50 feet from active construction areas. At these distances, noise levels could range from 76–96 dBA at 25 feet and 70–90 dBA at 50 feet. However, construction equipment is mobile, and park users are temporary or transient sensitive receptors, resulting in variable noise exposure rather than a constant source at any single location. Once site grading is complete, noise levels from building construction are expected to be below 80 dBA at the property boundaries, as heavy equipment use will be significantly reduced.

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 9.100.210 of the City Municipal Code. Instead, it is subject to Municipal Code Section 6.08.050, which limits construction activities to the least sensitive hours of the day including 7 am to 5:30 pm on weekdays and 8 am to 5 pm on Saturdays, excluding Sundays and holidays from October 1st through April 30th, and 6 am to 7 pm on weekdays and 8 am to 5 pm on Saturdays, excluding Sundays and holidays from May 1st through September 30th. Adherence to these restrictions and distance between the Project site and surrounding receptors will ensure that construction-related impacts are compatible with the Municipal Code and less than significant.

Operational Noise

Once Project improvements have been completed, the site will continue operation as usual generating noise from park users, M&O Yard operations, and vehicles accessing the site. The proposed improvements would not increase or expand the Park or M&O Yard's current operations that would result in a net increase in noise levels associated with new vehicular traffic, building operations, or park usership. Therefore, the Project would no result in a net increase in operational noise levels, and it will not exceed General Plan standards. There will be no operational noise impacts.

b) Less than Significant Impact. Groundborne vibration and/or groundborne noise will be produced by heavy equipment during the construction phase of the Project. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. Based on Federal Transit Administration (FTA) data, vibration velocities from 0.003 PPV to 0.089 PPV can be expected from construction heavy equipment at 25 feet from the source of activity[15]. As such, sensitive receptors greater than 26 feet from vibratory roller operations would not experience groundborne vibration above the Caltrans significance thresholds (i.e. 0.3 inch-per-second PPV for structures and 0.2 inch-per-second PPV for human annoyance).

Construction activities, such as excavating, earth-moving and trenching, could generate temporary and short-term groundborne vibration and/or noise. The highest degree of groundborne vibration is likely to be generated during paving due to the operation of a vibratory roller. The nearest sensitive receptors are the single-family residence at approximately 90 feet from the Project's eastern boundary and 120 feet from the Project's southern boundary. Due to these distances, these sensitive receptors would not be significantly impacted by groundborne vibration and/or noise, and any such impacts would be temporary and would end once construction is complete. Park users may also experience short-term groundborne vibration, however individuals are not expected to be within 25 feet of active vibratory roller use and will therefore not be significantly impacted by groundborne vibration and/or noise. No such impacts will occur during long-term Project operation. Therefore, impacts would be less than significant.

c) No Impact. The nearest airport to the Project site is the Bermuda Dunes Airport, a small privately owned airport located approximately 5.3 miles northeast. The Project site is outside the boundary of the airport's land use compatibility plan. Its noise contours are localized, and do not extend to the vicinity of the proposed Project site. The Project will not expose people residing or working in the Project area to excessive noise levels. There will be no impacts.

Mitigation Measures: Mitigation not required.
Monitoring: Monitoring not required.

[15] Federal Transit Administration, Transit Noise and Vibration Impact Assessment.

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

Source: La Quinta 2035 General Plan Update; CA Department of Finance; U.S. Census; 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Southern California Association of Governments, April 2024.

Setting

The City of La Quinta is centrally located in the Coachella Valley and consists of 35.6 square miles, bordered by the Santa Rosa Mountains (south and southwest), Bermuda Dunes (unincorporated Riverside County) (north), the City of Palm Desert (northwest) and the City of Indio (east). The land use consists of residential communities, hotels, recreational attractions, and commercial uses.

The total population of permanent residents was 39,081 in 2023, according to the U.S. Census. The seasonal population exceeds 10,000, increasing the City's population by 25 percent during winter months. According to California Department of Finance the City's household size is 2.32 persons.[16]

The predominant type of dwelling unit in the City of La Quinta continues to be single-family detached. According to the City's 2022-2029 Housing Element, between 2012 and 2019 the number of housing units in the city increased by 1,179 units from 23,585 to 24,764 units. This change represents a 5.0 percent increase. The total number of households in 2018 was approximately 15,505. The Southern California Association of Governments (SCAG) estimates that the city will have a total of 19,800 households in 2050.[17] Assuming 2.32 persons per household, this equates to a total population of 45,936 by 2050.

[16] CA Department of Finance Table 2: E-5 City/County Population and Housing Estimates, January 1, 2024, for the City of La Quinta. 2.32 persons per dwelling unit.

[17] 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 13, Southern California Association of Governments, April 2024.

Discussion

a) No Impact. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots and walkways, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms. No new homes, businesses, or extensions of public roads or other infrastructure are proposed. The Park site is designated Open Space Recreation (OS-R) on the General Plan Land Use Map and is zoned for Park and Recreation (PR). The M&O Yard site is designated Major Community Facilities (MC) on the General Plan Land Use Map and is zoned Major Community Facilities (MC). Therefore, the site is not part of planned population growth in the city. The Project does not propose changes to the existing land use designation and, therefore, there are no impacts associated with population growth.

b) No Impact. The subject property is currently occupied by the existing Park and M&O Yard, and the proposed Project improvements would not displace any existing housing or persons or require the construction of housing elsewhere. No impact will occur.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

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

Source: La Quinta 2035 General Plan Update.

Setting

Fire Protection

The City contracts with the Riverside County Fire Department for fire protection. The Department provides staffing for three paramedic assessment engine companies, each responding from one of the three city-owned fire stations. The nearest fire station to the project site is Fire Station #32, located immediately adjacent (north) of the site, at 78111 Avenue 52. Per the La Quinta 2035 General Plan EIR, the average response times are between 5 and 7 minutes.

Police Protection

The City has contracted for police services from the Riverside County Sheriff's Department which operates in the City as the La Quinta Police Department, using dedicated facilities, equipment and personnel. The La Quinta Police Department is located at 78495 Calle Tampico, approximately 0.5 miles northeast of the project site. Riverside county Sherriff's Department maintains a staffing level of one staff per 1,000 population, however the City has no established staffing ratio, and police staffing in La Quinta is based on safety needs and available resources.

Schools
The city is served by two public school districts which provide Kindergarten through Grade 12 education: the Desert Sands and the Coachella Valley Unified School Districts. The schools nearest to the project site include the Benjamin Franklin Elementary School (0.45 miles northwest), and the Adams State Pre-School (0.5 miles north).

Parks
Within the City limits are five mini parks, including Eisenhower Park, Seasons Park, Saguaro Park, Desert Pride and Velasco Park. Neighborhood parks include Fritz Burns Park, Adams Park, Monticello Park, and Pioneer Park. The City sets a requirement for providing a minimum of 5 acres per 1,000 residents.

Part of the proposed Project includes improvements to the Fritz Burns Park that currently provides the following amenities: BBQs, pickleball courts, a dog park, picnic tables, playgrounds, skate park, swimming pool, tennis courts, public art, water features and restrooms.

Discussion

a) Less than Significant Impact. The Project proposes improvements to the existing Fritz Burns Park and City M&O Yard. Park improvements include the replacement of playground and park equipment, the construction of a new 500 SF single-story restroom building, a new 480 SF pool equipment structure, a new splash pad east of the existing pool, parking lot improvements that increase parking capacity, and landscaping and walkway improvements.

The Project proposes land uses that do not directly or indirectly increase demand for fire, police, or school services, or recreational amenities, such as residential developments that would grow the population or new employment opportunities that might attract new residents to the city. Project improvements will enhance the Park's existing amenities providing a better park experience for existing residents and park users. Project improvements would maintain the same M&O operations in a newly constructed facility, replacing the three existing M&O facility buildings. Proposed improvements will be in accordance with all state and local (Municipal Code and RCFD) fire standards to assure adequate fire safety and emergency access. Project improvements 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.

Overall, the Project does not require the construction of new or expanded police, fire or school services or facilities. Project improvements will enhance the Park's existing amenities providing a better park experience for existing residents and park users. Impacts would be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

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

Source: La Quinta 2035 General Plan Update.

Setting

La Quinta's total designated recreational open space is approximately 5,259 acres. These lands consist of both public and private recreational areas, and include playgrounds, golf courses, pocket parks, trails, fitness centers, and similar recreational facilities. Within the City limits are five mini parks, including Eisenhower Park, Seasons Park, Saguaro Park, Desert Pride and Velasco Park. Neighborhood parks include Fritz Burns Park, Adams Park, Monticello Park, and Pioneer Park. The City sets a requirement for providing a minimum of 5 acres per 1,000 residents.

Part of the proposed Project includes improvements to the Fritz Burns Park that currently provides the following amenities: BBQs, pickleball courts, a dog park, picnic tables, playgrounds, skate park, swimming pool, tennis courts, public art, water features and restrooms.

Discussion

a, b) No Impact.

The Project proposes improvements to the existing Fritz Burns Park and City M&O Yard. Park improvements include the replacement of playground and park equipment, the construction of a new 500 SF single-story restroom building, a new 480 SF pool equipment structure, a new splash pad east of the existing pool, parking lot improvements that increase parking capacity, and landscaping and walkway improvements. The Project does not propose land uses that would directly or indirectly increase the demand to recreational amenities, such as residential land uses that would directly increase the population or new employment opportunities that may attract employees to relocate to the city. On the contrary, Project improvements will enhance the Park's existing amenities providing a better park experience for existing residents and park users. Therefore, impacts to recreational facilities will have a net positive impact due to the proposed improvements.

Mitigation Measures: Mitigation not required.
Monitoring: Monitoring not required.

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

Source: La Quinta 2035 General Plan Update.

Setting

The City of La Quinta's transportation system consist of roadways, two bus routes managed by SunLine Transit, bikeways in and around the City, and sidewalks. The project sites are located on the southeast corner of Avenida Bermudas and Avenue 52, approximately 0.4 miles west of Washington Street. Avenida Bermudas is classified as a Secondary Arterial with traffic volumes ranging from 3,400 to 9,200 vehicles per day (VPD), and Avenue 52 is designated a Primary Arterial with traffic volumes of about 16,100 VPD west of Washington Street. Class II Bicycle Paths, which are on road bicycle lanes, are located on Avenida Bermudas and Avenue 52 adjacent to the project site. The path along Avenue 52 adjacent to the project site is also designated as a Multi-Use Path and Class 2 Golf Cart/NEV path in the General Plan (Exhibit II-8). The project site is served by SunLine Transit, Route 7 (Bermuda Dunes – Indian Wells – La Quinta).

The Level of Service (LOS) system is utilized to qualitatively determine the travel efficiency of existing and future roadways in La Quinta. 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 (General Plan Circulation Element).

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. Based on the Office of Planning and Research's (OPR's) Technical Advisory, the City of La Quinta has prepared their Vehicle Miles Traveled Analysis Policy (City Guidelines).

Discussion

a) Less than Significant Impact. The Project proposes improvements to the existing Fritz Burns Park and City's M&O Yard, including a new splash pad and shade structures, replacing park equipment and amenities, reconfiguring of parking lots, the demolition and removal of the existing M&O Yard buildings, and construction of a new M&O facility and park restrooms. The Project will construct a new promenade walking path through the park and provide additional pedestrian lighting along park walkways.

Project improvements do not propose expanding the existing Park or M&O Yard and would not increase the site's daily traffic trip generation beyond existing conditions. The Project would not increase traffic volumes or contribute to intersections delays beyond existing conditions. Project improvements would not alter existing bike paths, multi-modal paths, or bus routes/stops in the vicinity. The Project area is currently served by the Sunline Transit Agency Route 7 with bus services along Avenida Bermudas and Calle Sinaloa. There are no transit stops within the immediate Project vicinity, however the nearest bus stop is approximately 0.1 miles west of the Park on Calle Sinaloa. SunLine periodically reviews and updates its services and facilities based on ridership, budget, and community demand. The Project would not increase usership beyond existing conditions and would have no impact on plans or policies addressing transit facilities.

All proposed improvements that effect parking or pedestrian access will be consistent with the City's Circulation Element and adhere to applicable General Plan policies because the City will require that sidewalk, curb and gutter designs are implemented consistent with General Plan policies. The Project will not violate or conflict with any programs, plans, policy or ordinance related to the local circulation system and thus, less than significant impact will occur.

b) No 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. Project improvements do not propose expanding the existing Park or M&O Yard and would not increase the site's daily traffic trip generation, and thus will not increase VMT beyond existing conditions. The Project would have no impacts related to VMT and would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b).

c) Less Than Significant Impact. The Project would not generate traffic beyond existing conditions. As discussed in subsection a) above, sidewalk, parking lot, and curb and gutter improvements will be constructed in compliance with City standards and will not cause significant traffic delays or increased traffic hazards. No sharp curves, dangerous intersections, or hazardous geometric features are proposed. Impacts would be less than significant.

d) No Impact. All driveways can serve as emergency access routes. Prior to construction, the Fire and Police Departments will review the site plan to ensure safety measures are addressed, including emergency access and vehicle turnaround space. Construction plans will be coordinated with the city and emergency providers, as needed, to assure that emergency access is maintained throughout all stages of development. No impact will occur.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
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.i(k), or			X	
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 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the agency shall consider the significance of the resource to a California Native American tribe.			X	

Source: La Quinta 2035 General Plan Update.

Setting

The Cahuilla Indians settled in the Coachella Valley centuries ago. They were a Takic-speaking people that, before European settlement, consisted primarily of hunters and gatherers generally divided into three groups based on geography: 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. The Desert Cahuilla Indians, hunters and gatherers, were the first ancestors of the La Quinta area.

The potential for the subject properties to harbor tribal cultural resources, such as a site, feature, place, or cultural landscape, is considered to be low given the disturbed nature of the site and its current use as a park and M&O yard. 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

i,ii) Less than Significant Impact. The Project site is in an urbanized area of the City and is currently developed. The Project proposes the removal of the existing M&O Yard buildings and re-development and various improvements to both the Park and M&O Yard site.

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 conducted Tribal Consultation under AB 52 for this Project, and contacted the six Tribes who have requested to be consulted for all development projects, including the Agua Caliente Band of Cahuilla Indians (ACBCI), Cabazon Band of Mission Indians, Gabrieleño Band of Mission Indians – Kuzh Nation, Soboba Band of Luiseno Indians, Torres-Martinez Desert Cahuilla Indians, and Twenty-Nine Palms Band of Mission Indians. One request for consultation was received by ACBCI on April 10, and one deferral notice was received by Gabrieleño on April 9. The results of consultation will be included either as mitigation prior to the approval of the Initial Study, or as conditions of approval.

Mitigation Measures: Pending Completion of Tribal Consultation. The results of consultation will be included either as mitigation prior to the approval of the Initial Study, or as conditions of approval.

Monitoring: Pending Completion of Tribal Consultation.

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

Source: La Quinta 2035 General Plan Update

Setting

Domestic Water

The Project site is within the Coachella Valley Water District (CVWD) service area for domestic water. The District's primary water source is groundwater extracted through a system of wells from the Coachella Valley Groundwater Basin. In addition to groundwater, CVWD relies on imported water that is recharged into the groundwater basin at three facilities: Whitewater River Groundwater Recharge Facility (GRF), Thomas A. Levy GRF, and Palm Desert GRF. CVWD's domestic water system includes 97 groundwater production wells and 65 enclosed reservoirs. In

2020, it pumped 99,843 acre-feet per year (AFY) of groundwater from the Indio and Mission Creek Subbasins. CVWD also owns and operates the water distribution system, which is generally located under existing streets in the public right-of-way. Both the Park and M&O Yard are currently connected to and served by CVWD domestic water infrastructure.

CVWD is responsible, under the California Water Code, for analyzing its current and future water supply, and assuring that sufficient supply is available to serve land uses within the District through the preparation of an Urban Water Management Plan (UWMP). CVWD is required to periodically update the UWMP. In 2020, CVWD collaborated with other water purveyors in the Coachella Valley to prepare a regional UWMP.[18]

Wastewater Treatment

CVWD provides sewer service to the City of La Quinta, including the project site. Effluent from project site is conveyed to CVWD's Mid-Valley Water Reclamation Plant No. 4 (WRP-4) located in Thermal, which has a total capacity of 9.9 million gallons per day (MGD), and processes approximately 5.7 MGD. CVWD also implements the requirements of the Regional Water Quality Control Board (RWQCB) pertaining to domestic water quality and wastewater discharge. Both the Park and M&O Yard are currently connected to and served by CVWD wastewater infrastructure.

Flood Control Facilities

CVWD is responsible for the analysis and design of regional flood control facilities. Regional flood control facilities in the City include the Coachella Valley Stormwater Channel, Whitewater River Stormwater Channel, the La Quinta Evacuation Channel, the Bear Creek System, the East La Quinta Channel System, Dike No. 2, Guadalupe Dike, and Dike No. 4. The City of La Quinta is responsible for local facilities, which collect and convey runoff from local streets and properties to regional channels and basins.

Solid Waste

Solid waste disposal is provided in the City by Burrtec Waste and Recycling Services (Burrtec). Burrtec collects solid waste and transports it to the Edom Hill Transfer Station, located west of the City in the City of Cathedral City. From the Transfer Station, waste is taken to one of three regional landfills: Lamb Canyon, Badlands or El Sobrante.

Discussion

a-c) Less Than Significant Impact.

Wastewater

The Project site is currently developed with the existing Park and City M&O Yard. The proposed Project improvements will connect to the existing on-site sewer infrastructure which connect to the existing sewer mains in the adjacent roadways. CVWD's Mid-Valley Water Reclamation Plant No. 4 (WRP-4) has a total capacity of 9.9 million gallons per day (MGD), and processes approximately 5.7 MGD. The Project wastewater discharges will be typical of park and office uses. No industrial discharge into the wastewater system would occur. Wastewater generated by

[18] 2020 Coachella Valley Regional Urban Water Management Plan, Water Systems Consulting, Inc., June 30, 2021.

Project improvements will be comparable to existing uses which do not currently exceed the plant's daily capacity. No new wastewater treatment facility or the expansion of existing facilities is required to properly service the site.

Water

The CVWD currently provides domestic water to the Project site. The CVWD pumps water from the Whitewater River groundwater basin which has a capacity of 300,000 acre-feet per year (af/year). The proposed Project is consistent with the land use designation assigned to it in the General Plan, on which, in part, CVWD based its future water demand analysis when contributing to the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP). According to the RUWMP, CVWD's projected 2025 regional water supply is 137,061 AFY, and the projected 2045 regional water supply is 164,966 AFY.[19] The proposed Project's net water demand (0.52 AFY) is 0.0003716% of projected 2025 regional water supplies and 0.00031% of projected 2045 regional water supplies.

The project will be required to comply with the CVWD's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation as required by the City's landscaping requirements. Buildings will be equipped with water efficient fixtures in compliance with Building Code requirements to reduce water consumption. Implementation of these requirements will assure that water-related impacts remain at less than significant levels. The proposed Project improvements will connect to existing major trunk lines located under adjacent roadways, including Avenidas Bermudas and Avenue 52. Therefore, project impacts associated with domestic water supplies are expected to be less than significant.

Stormwater

The City of La Quinta is responsible for local stormwater facilities, which collect and convey runoff from local streets and properties to regional channels and basins. The Project site currently directs stormwater runoff into existing curbs and gutters where stormwater is directed to storm drains in the adjacent roadways, including Avenida Bermudas, Avenue 52, and Francis Hack Lane. The proposed improvements would maintain the existing stormwater drainage patterns onsite that connect to the City's existing infrastructure in adjacent roadways in compliance with the NPDES and the City's regulation standards. For the new M&O facility, roof drains are designed to accommodate the maximum historic inches per hour rainfall and shall not discharge onto or in areas subject to pedestrian passage

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 (WQMP) 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. The Project will design on site storm water systems designed to City standards, and which control flows on-site. As a result, the Project will not generate the need for the construction of new facilities, and will have a less than significant impact on existing storm drains.

[19] Table 4-22. DWR 6-9R Projected Demands for Water (AF), 2020 Coachella Valley Regional Urban Water Management Plan, prepared by Water Systems Consulting, Inc. June 30, 2021

Other Utilities

The Project will connect to existing on-site electric power, natural gas, and telecommunication lines that currently serve the Project site. 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.

d, e) Less Than Significant Impact. Burrtec Waste and Recycling Services (Burrtec) 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 16 miles northwest of the site. The landfill has a total capacity of 17,777 cubic yards, according to the CalRecycle Solid Waste Information System. After the waste has been processed at Edom Hill it is transferred to the Lamb Canyon Landfill, located at 16411 Lamb Canyon Road, Beaumont, California.

Burrtec will provide solid waste collection and disposal services to the Project. The Project's waste generation sources are from recreational park users, office uses and maintenance yard activities. Waste generated by Project improvements will be comparable to existing uses and which do not currently exceed the landfills daily capacity. Burrtec 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. Overall, the Project is not expected to exceed the landfill's capacity or exceed federal, state, or local regulation standards. Impacts will be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

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

Source: City of La Quinta 2023 Local Hazard Mitigation Plan, Adopted June 4, 2024; City of La Quinta 2010 Emergency Operations Plan, May 3, 2010; Fire Hazard Severity Zone Map, California Department of Forestry and Fire Protection; Local Responsibility Area Fire Hazard Severity Zones Map, City of La Quinta, as identified by the State Fire Marshal March 24, 2025: https://calfire.app.box.com/file/1810968354629.

Setting

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 City of La Quinta is located within a Local Responsible Area.

Discussion

a) Less Than Significant Impact. The nearest fire hazard zone in proximity to La Quinta is located in the Santa Rosa Mountains bordering the City's southern and western boundary, according to the current Fire Hazard Severity Zones Map by the California Department of Forestry and Fire Protection (CalFire). The mountain and foothill region are classified as Moderate Fire Hazard Severity Zone (MFHSZ). The proposed Project site is located at 2,150± feet northwest from the MFHSZ located in the Santa Rosa Mountains foothills and is not within the designated fire zone.

The La Quinta Emergency Operations Plan (EOP) outlines the City's planned response and recovery in case of an emergency or major disaster. Specifically, it assigns responsibility to 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 roadways including Washington Street, Highway 111 and the I-10 Freeway. In relation to the Project, the nearest evacuation route is Washington Street, approximately 0.4 miles east of the site. The Project would not increase the number of visitors or occupants on site, and therefore would not increase the use of these evacuation routes. The proposed site and facility improvements will not physically block or change the evacuation routes. The roadways to access these evacuation routes will not be physically changed aside from temporary disruptions during the Project's construction.

The Project does not propose to change evacuation routes or interfere with the City's EOP in the event of a wildfire. For these reasons, impacts are expected 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 Project is in the City's central cove, and not within a high fire risk area. However, local winds could increase pollutant concentrations in the project area, should a fire occur upwind. Under these circumstances, the SCAQMD monitors air quality, and issues warnings when necessary if air quality is affected, as is their mandate. These standards assure that impacts associated with increased air emissions remain less than significant.

c) Less than Significant Impact. The Project site includes the existing Fritz Burns Park and City M&O Yard and is located near downtown La Quinta. The area is highly developed with existing utility infrastructure such as roads, fuel breaks, emergency water sources, and power lines. Project improvements will to 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) Less than Significant Impact. In the city, flooding primarily occurs under two scenarios: 1) flash flooding along natural or man-made channels and 2) sheet flooding across the valley floor. The Project is located in an area of reduced risk due to levee and outside a flood hazard area,

according to the City of La Quinta Flood Hazard Zones Map (General Plan IV-6). The site's relative flat surface and distance from the Santa Rosa Mountains lowers the likelihood of landslides and downstream flooding. Preventative infrastructure including concrete levees, stormwater channels, storm drains, and detention basins are located in severe flood hazardous zones as required by the City's Local Hazard Mitigation Plan (LHMP). The Project does not propose to change, interfere, or limit the La Quinta LHMP. Impacts are expected to be less than significant.

Mitigation Measures: Mitigation not required.

Monitoring: Monitoring not required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
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)?			X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a) Less than Significant Impact with Mitigation.

Biological Resources

Considering the site has been previous degraded by its initial development as a public Park and City M&O Yard and high level of disturbance by surrounding land uses, the Project site is not a viable habitat for native wildlife, nor local or regional special status species. The proposed site improvements would not pose a significant impact to biological resources nor reduce population size of plant or animal species. Additionally, the Project site would not interfere with a classified conservation area nor a wildlife migratory corridor. All development activities will be limited as within the site's boundaries and thus, no land apart from the property's 6.86± acre area of disturbance will be impacted as a result of the Project's implementation. Although, the Project would pose less than significant impact to local biological resources, a nesting bird survey must be prepared if any ground disturbance is to occur during nesting season. Less than significant is expected with the implementation of Mitigation Measure BIO.1.

Cultural Resources

The Project site is currently developed and utilized by the City as a public Park and M&O Yard. The California Office of Historic Preservation, California Historical Resources database and the Citywide Historic Resource Inventory indicate that there are no historical or cultural resources within the site's boundaries. The City conducted Tribal Consultation under AB 52 for this Project and is currently in consultation with ACBCI. The results of consultation will be included either as mitigation prior to the approval of the Initial Study, or as conditions of approval.

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 and is limited to improvements of the existing Park and City M&O Yard. 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.

Appendix A

Fritz Burns Park and M&O Yard Improvements Project
CalEEMod Detailed Report

Version 2020.1

Available on the City website for review
https://www.laquintaca.gov/our-city/city-departments/design-and-development/capital-improvement-program-cip