	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	Sunrise Townhomes
Case No.	GPA-2025-0002 DP-2025-0008 AR-2025-0054 STM-2026-0001 (1-lot TTM for condo purposes)
Assessor's Parcel No.	508-060-037
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262
Project Location:	Northwest corner of N. Sunrise Way and E. Amado Road
Project Sponsor's Name and Address:	George Yousef GMS of the Desert, Inc. 300 N. Indian Canyon Drive Palm Springs, CA 92262
Existing General Plan Designation:	Neighborhood Community Commercial (NCC)
Proposed General Plan Designation:	Medium Density Residential (MDR)
Zoning:	Section 14 Specific Plan, Residential Medium (MR)
Contact Person:	Ken Lyon, Principal City Planner
Phone Number:	760-322-8364 x 8786
Date Prepared	May 2026

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CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Purpose of the Initial Study

As the lead agency under the California Environmental Quality Act (CEQA), the City of Palm Springs has prepared this Initial Study for the proposed Sunrise Townhomes located on the northwest corner of N. Sunrise Way and E. Amado Road. The "Project" (as named herein) includes a 16-unit, attached for-sale, multi-family complex and a General Plan Amendment (GPA) which would allow the construction of the Project. Under the General Plan, the Project site is designated as Neighborhood/Community Commercial (NCC). The subject parcel occurs within the City's Section 14 Specific Plan boundary and is zoned Residential Medium (MR). The proposed GPA would change the GPLU designation to Medium Density Residential (MDR). Because the MR zoning designation allows the Project, no change in zoning is required. See Exhibit 5, Section 14 Specific Plan Land Use Map and Exhibit 6, Existing and Proposed General Plan Land Uses. MDR permits up to 15.0 units per acre and is consistent with MR permitted density. Per CEQA, the GPA and Project construction are considered to be a "project" and thus require preparation of an Initial Study.[1]

Location of the Project

The subject property, also known as APN 508-060-037, is a 1.34-acre parcel located on the northwest corner of N. Sunrise Way and E. Amado Road on the east side of the Section 14 Specific Plan area. The location may also be described as the northeast quarter of Section 14, Township 4 South, Range 4 East, San Bernardino Base and Meridian. (See Exhibits 1 through 4).

For over 40 years, the site has functioned as an asphalt parking lot serving the Frontier Communications building (formerly GTE Telephone Company), on the south side of Amado Road. The parking lot is no longer in use and sits as an aging asphalt lot.

Description of the Project

The proposed GPA would accommodate the condominium complex proposed by the Project applicant. The multi-family condominium complex consists of two 2-story buildings each containing eight units. Each 2,220-square-foot (sf) unit includes two bedrooms, two bathrooms, and a den on the upper level, and kitchen/living/dining space, powder room, a private patio, 96-sf pool and a two-car garage on the lower level. The complex will provide four additional guest parking spaces, four bicycle racks, a trash enclosure, two outdoor recreational areas, and drought-tolerant landscaping. Driveway access from Amado Road will allow vehicles to drive between the rear sides of the two buildings. A hammerhead will be provided at the north end of the driveway to allow vehicles, including fire trucks, to turn around on the site. The hammerhead will be flanked by two landscaped retention basins to its east and west. Please see Exhibits 7 through 9.

Environmental Setting and Surrounding Land Uses:

The Project site occurs along the eastern side of the Section 14 Specific Plan area, specifically on the northwest corner of N. Sunrise Way and E. Amado Road. Adjacent properties include multi-family HDR and MDR uses as well as public and commercial uses. The property to the north contains a U.S. Post Office building with parking lot. The Post Office has a service driveway access to Amado Road along the west perimeter of the Project site. To the west and northwest of the subject property are two-story multi-family units, and one-story condominiums occur on the opposite side of Amado Road to the southwest. The Frontier Communications building stands directly south on the south side of Amado Road. Along the east side of Sunrise Way across from the Project site there is a two-story multi-family residential building and a two-story senior living complex. Diagonally across the intersection of Sunrise Way and Amado Road from the project site is an existing one-story apartment complex.

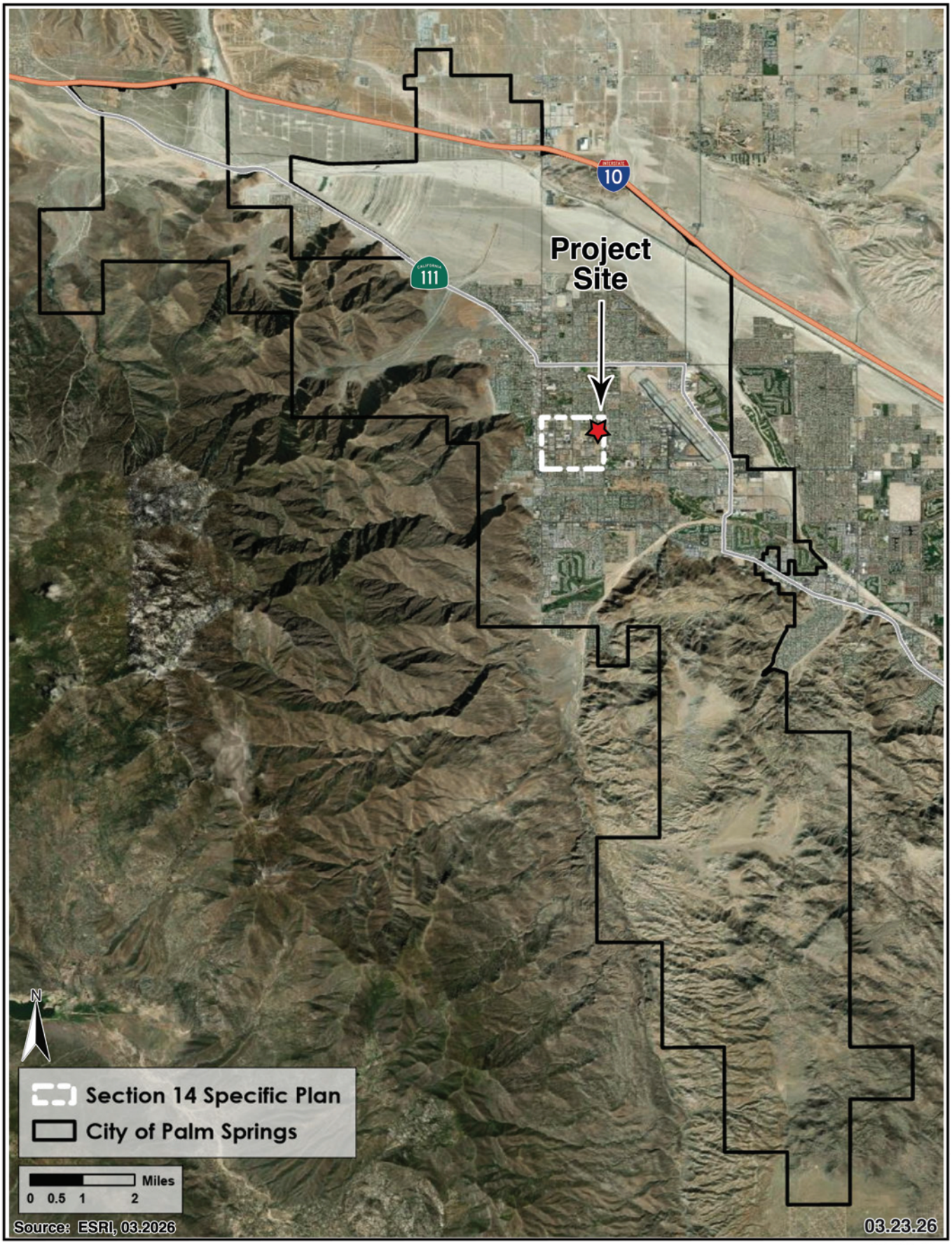
[1] Cal. Pub. Res. Code §21065 (2025).

North: U.S. Post Office, Public/Quasi-Public (P/QP) GPLU
West: Two-story multi-family residences, High Density Residential (HDR) and Post Office service driveway abuts the Project site.
South: Frontier Communications building, Neighborhood/Community Commercial (NCC)
East: Two-story multi-family residences (across Sunrise Way), MDR

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

1. Sanitary Sewer: Desert Water Agency
2. Water: City of Palm Springs, Desert Water Agency
3. Electricity: Southern California Edison.
4. Gas: Southern California Gas Company
5. Telephone: Frontier
6. Cable: Time Warner Cable

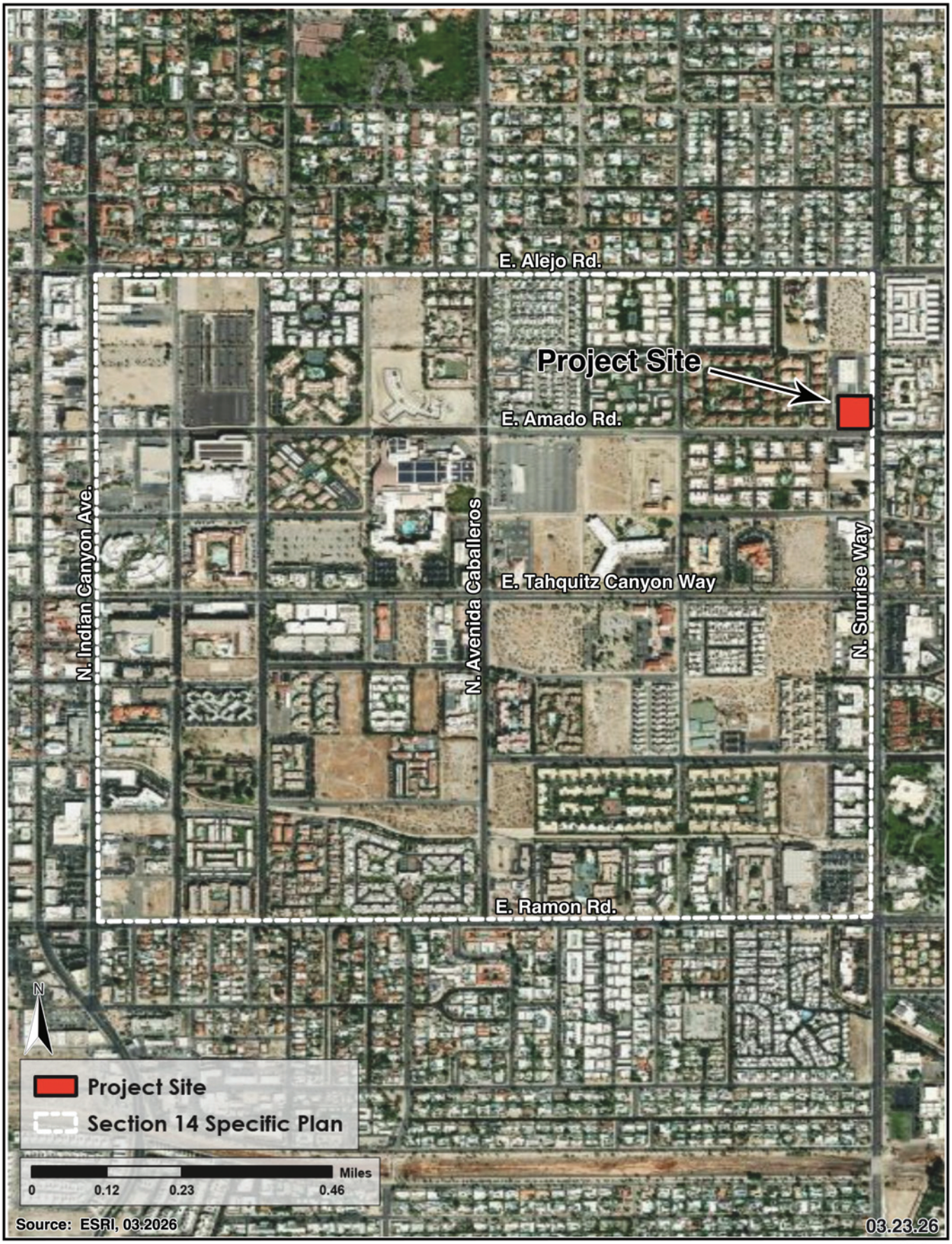
Other public agencies whose approval is required.



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Regional Location Map
Sunrise 16 Townhomes
Palm Springs, California

Exhibit
1

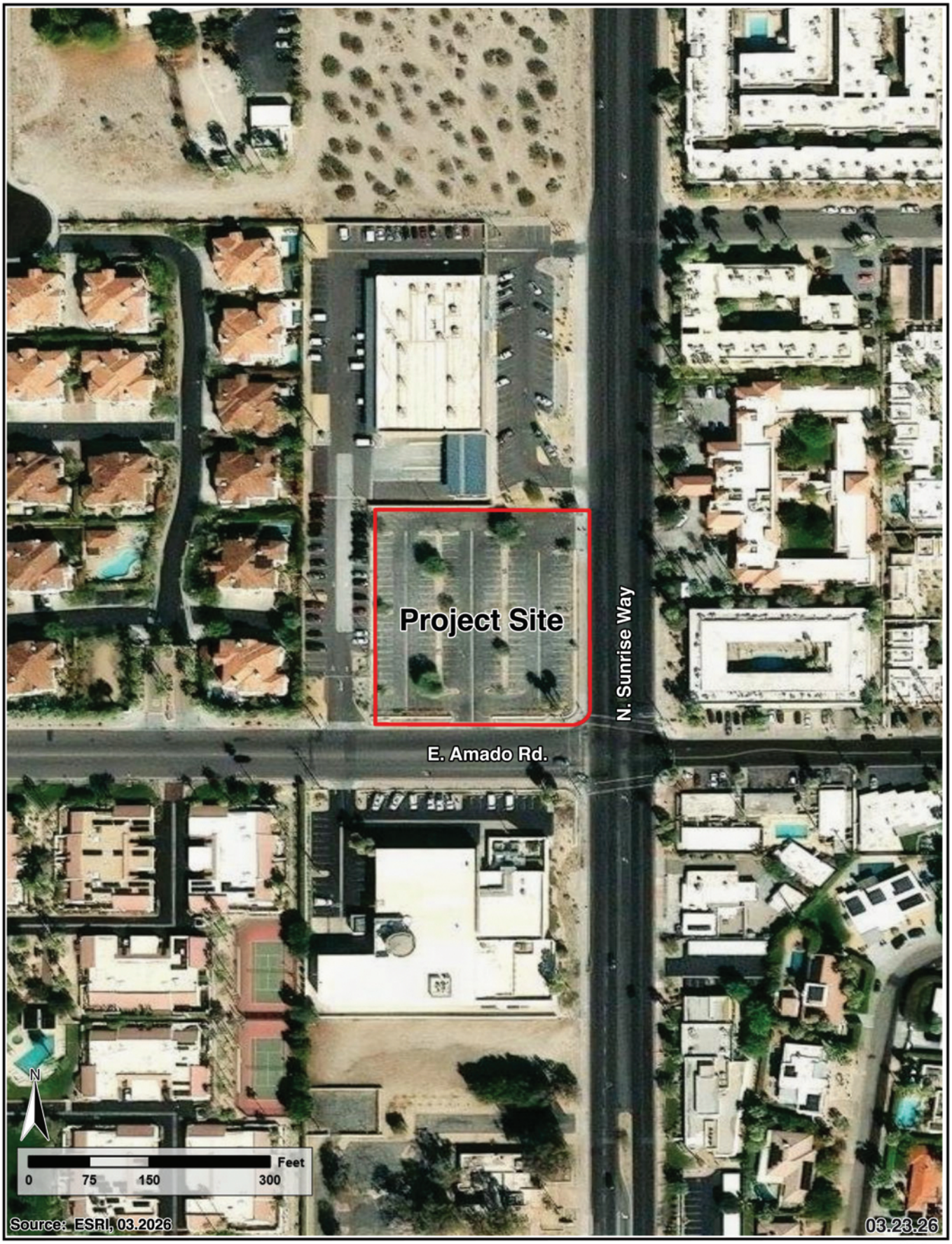


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Area Location Map
Sunrise 16 Townhomes
Palm Springs, California

Exhibit

2



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Project Vicinity Map
Sunrise 16 Townhomes
Palm Springs, California

Exhibit
3

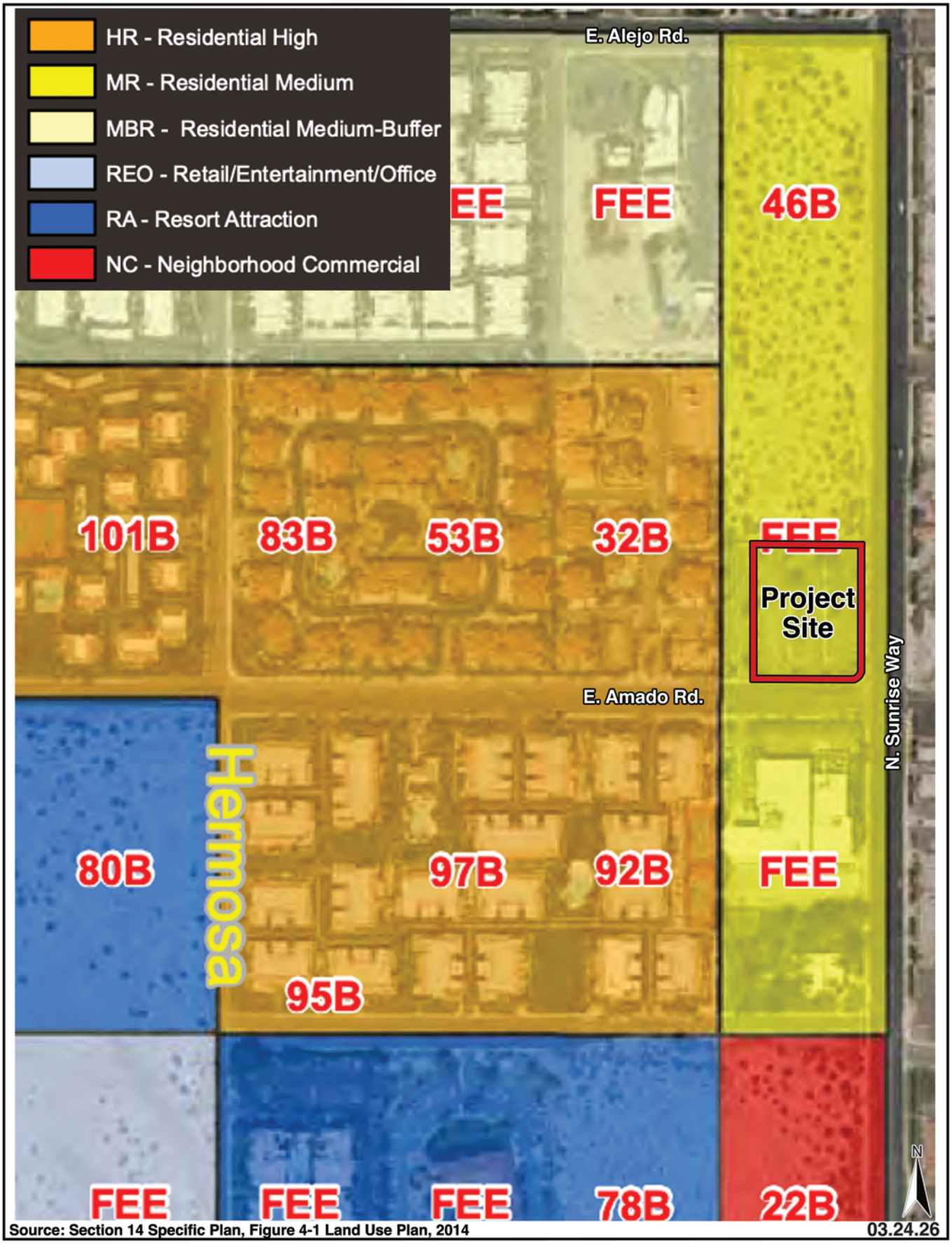


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Project Site Aerial View
Sunrise 16 Townhomes
Palm Springs, California

Exhibit

4



Source: Section 14 Specific Plan, Figure 4-1 Land Use Plan, 2014

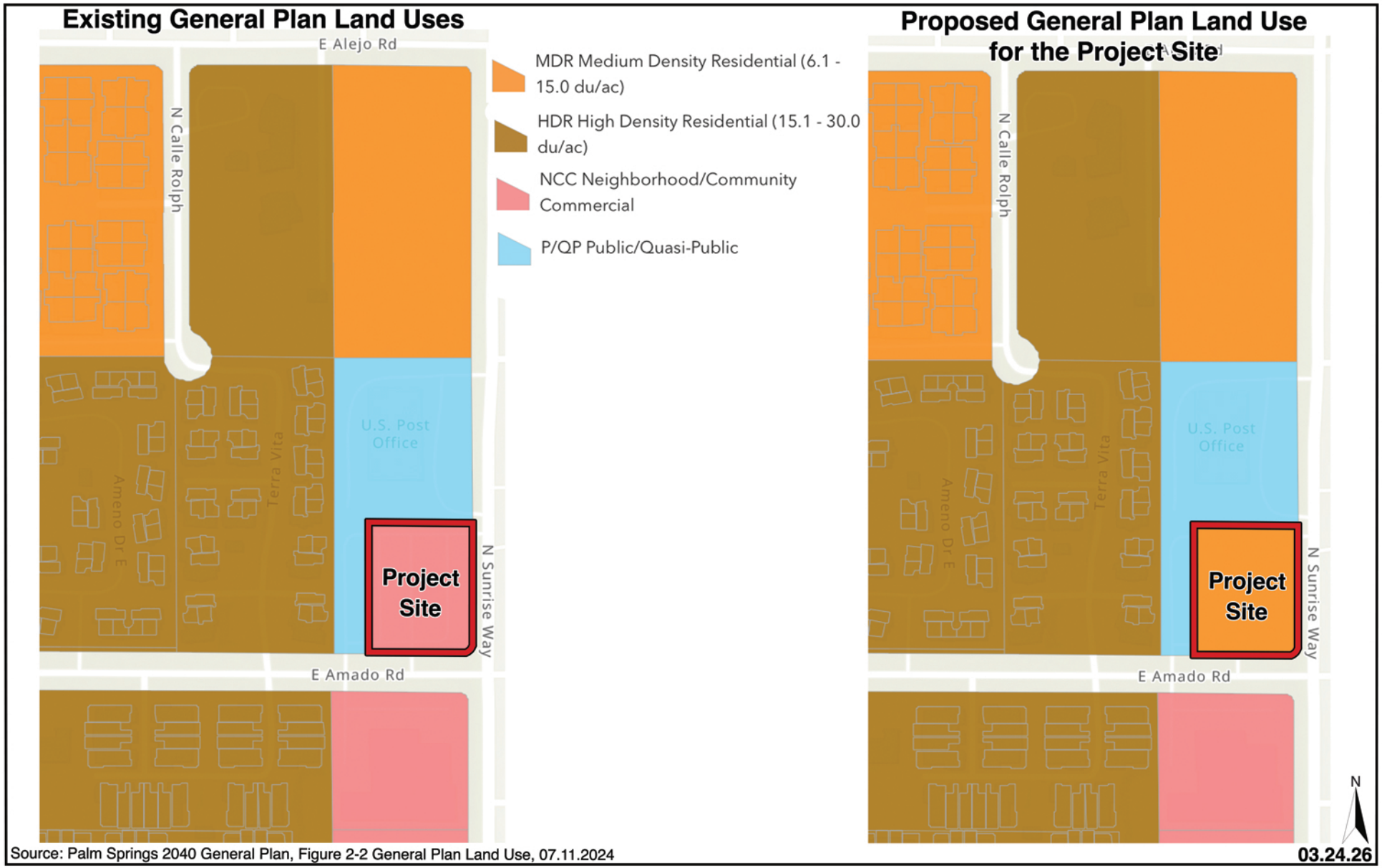
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Section 14 Specific Plan Land Use Map
Sunrise 16 Townhomes
Palm Springs, California

Exhibit

5



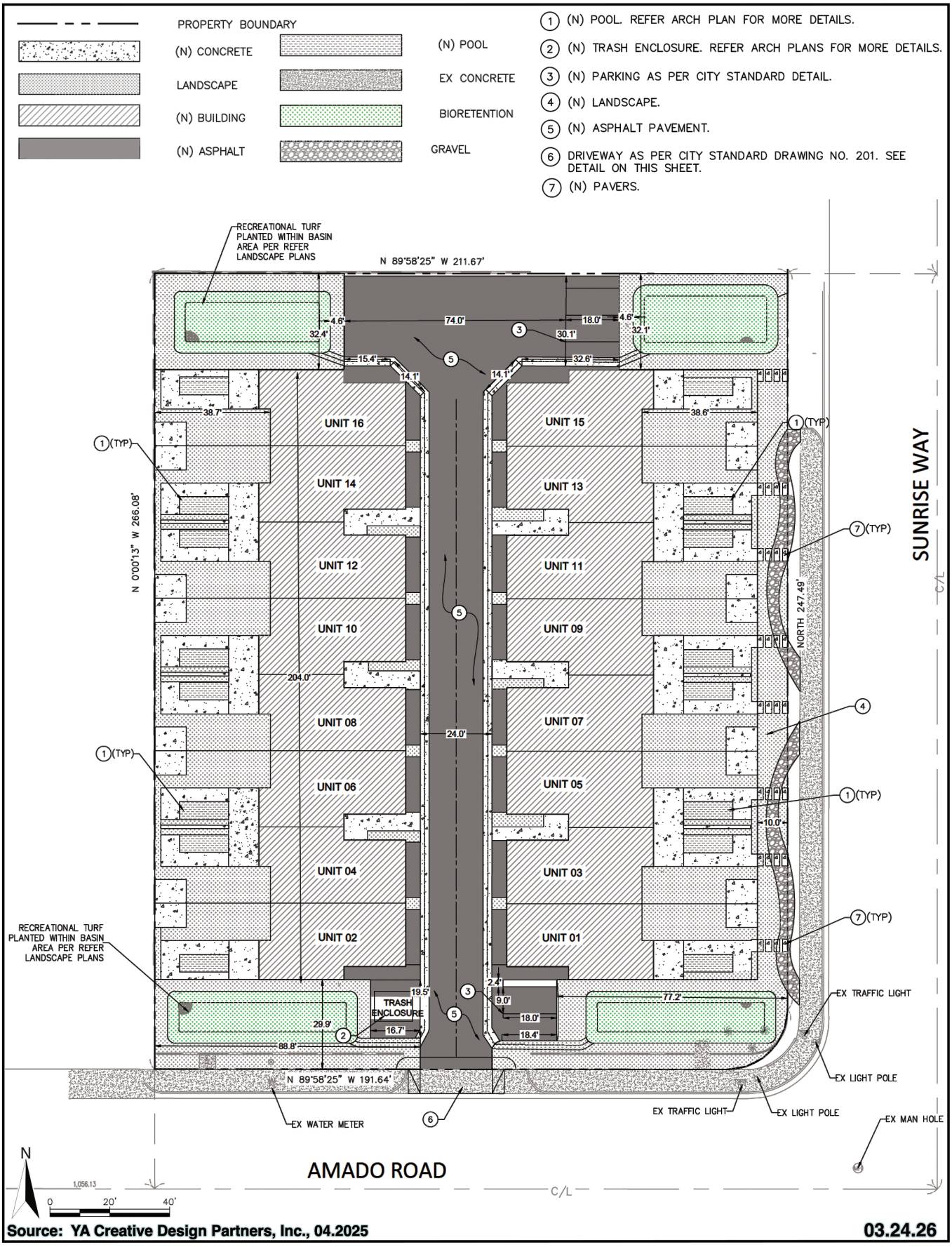
Source: Palm Springs 2040 General Plan, Figure 2-2 General Plan Land Use, 07.11.2024

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Existing and Proposed General Plan Land Uses
Sunrise 16 Townhomes
Palm Springs, California

Exhibit
6



Source: YA Creative Design Partners, Inc., 04.2025

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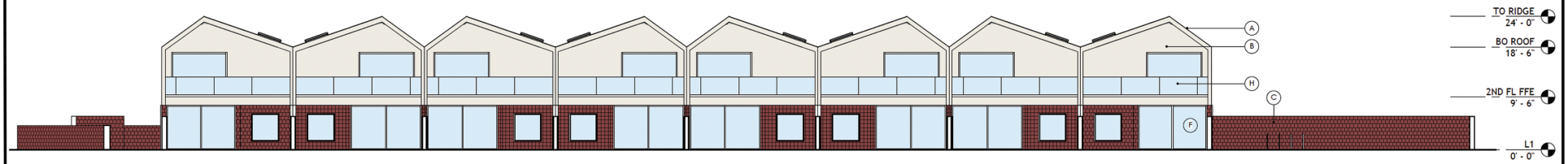
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Site Improvement Plan
Sunrise 16 Townhomes
Palm Springs, California

Exhibit

7

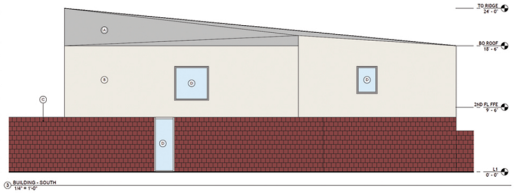
East and West Elevations



Driveway East and West Elevations



North and South Elevations

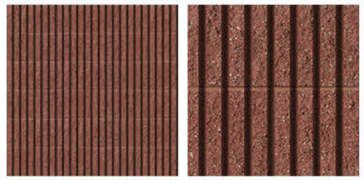




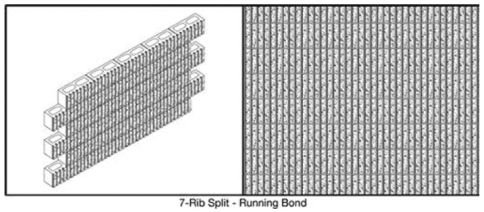


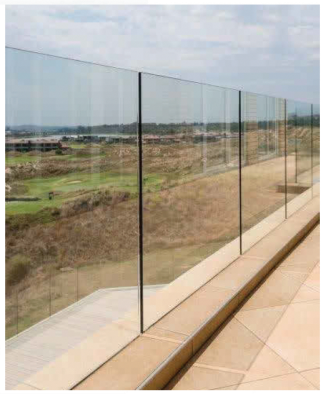
SCHEMATIC MATERIAL SCHEDULE		
TYPE	DESCRIPTION	COLOR
A	TORCH DOWN ROOF	GREY
B	STUCCO FINSIH	OFF WHITE
C	CONCRETE BLOCKS	TERRA COTTA
D	VINYL CASEMENT WINDOW	WHITE
E	WOOD DOOR	WESTERN HEMLOCK
F	VINYL SLIDING DOOR	WHITE
G	WOOD FINISH GARAGE DOOR	TO MATCH DOOR
H	GLASS GUARDRAIL	TEMPERED

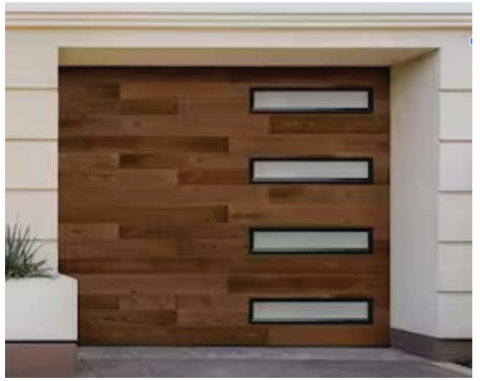














Source: Razi Architects, 03.01.2025

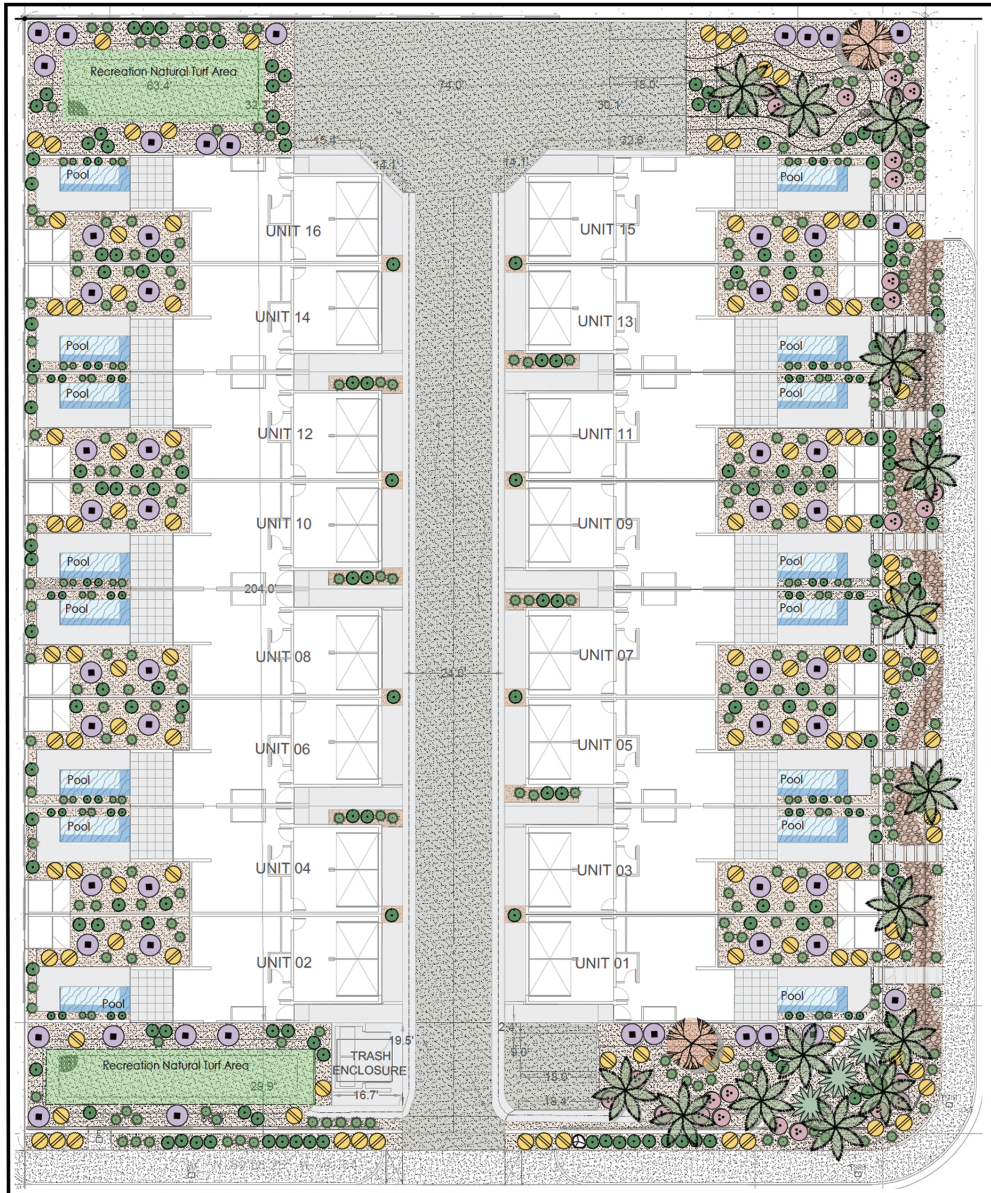
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Building Elevations and Materials
Sunrise 16 Townhomes
Indio, California

Exhibit

8



PLANTING LEGEND

Symbol	Botanical / Common Name	Container	Kc Water Use	Height Width
	Agave americana Century Plant	1 gallon	0.3 Low	3-6' 6-10'
	Verbena x hybrida 'Balendopin' Hot Pink Verbena	1 gallon	0.3 Low	1' 3-4'
	Carissa macrocarpa 'Tomlinson' Tomlinson Natal Plum	1 gallon	0.3 Low	2-2.5' 3'
	Hesperaloe parviflora Red Yucca	5 gallon	0.3 Low	2-3' 2-3'
	Lantana camara 'Gold Mound' Gold Mound Lantana	1 gallon	0.3 Low	2-' 3-4'
	Leucophyllum frutescens 'Green Cloud Green Cloud Texas Ranger	5 gallon	0.3 Low	6-8' 5-6'
	Chamaerops Humilis Mediterranean Fan Palm	24" Box	0.4 Moderate	10-15' 10-15'
	Olea europaea 'Swan Hill' Fruitless Olive	24" Box	0.4 Moderate	25-35' 20-30'
	Caesalpinia pulcherrima Dwarf Poinciana	24" Box	0.3 Low	12' 10-12'
	Washingtonia hybrids (match adjacent) Hybrid Fan Palms (match adjacent)	13' BTH	0.3 Low	13 BTH 10-12'
	West Coast Turf Tifway II Overseeded with Perennial Rye for winter green color		0.9 High	
	4-8" decorative rock cobble, color Mesa (O.A.E.) Installed over 5oz. high-quality filter fabric. Fabric edges to overlap min. 12". Contact Decorative Stone Solutions or Southwest Boulder and Stone.			
	3" layer 3/8" decorative gravel, color California Gold (O.A.E.) Installed over 5oz. high-quality filter fabric. Fabric edges to overlap min. 12". Contact Decorative Stone Solutions or Southwest Boulder and Stone.			

Source: Ecosystem Urban Solutions, 05.21.2025

03.24.26

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Conceptual Landscape Plan
Sunrise 16 Townhomes
Indio, California

Exhibit

9

Environmental Factors Potentially Affected:

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

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

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

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

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

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

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

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

Ken Lyon

5/6/26
Date

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

I. AESTHETICS **Except as provided in Public Resources Code Section 21099, would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

Natural Scenic Resources

The City of Palm Springs sits at the foot of Mt. San Jacinto, elevation 10,834 feet, which is the second highest peak in southern California. The mountain provides a striking westward backdrop to the City while views to the east look across the open desert valley. The City, located at the western end of the Coachella Valley, is bounded along the west and south by the San Jacinto Mountains and the connecting Santa Rosa Mountains. The northern edge of Palm Springs extends into the central lower elevations of the Coachella Valley desert where sand dunes have formed. Looking further north, the San Bernardino and Little San Bernardino Mountains comprise the scenic vista and flank the northern/northeastern extention of the Coachella Valley.

Built Environment

The Section 14 Specific Plan area sits centrally in the City and contains a mix of residential communities, larger hotel complexes, the Palm Springs Convention Center, and the Agua Caliente Cultural Center as well as the Agua Caliente Casino. The Project site occurs in the midst of a fully developed urban section of the City and is surrounded by one- and two-story residential, commercial and public buildings, yet prominent views of the San Jacinto Mountains along the western and southern City boundaries are a constant feature. The wide tree-lined streets allow for extensive east-west and north-south views throughout the City. California Modernist architecture mixed with Spanish and Mediterranean styles characterize the local Palm Springs design aesthetic.

Discussion of Impacts

a) **Less Than Significant Impact.** The Project site occurs in an urbanized area in the center of Palm Springs and is surrounded by existing multi-family MDR and HDR development to the east and west, a U.S. Post Office building to the north and a two-story commercial building to the south. The Project proposes the development of two two-story condominium buildings containing 16 total units, which would conform to the existing adjacent land uses. The MR Specific Plan zone conforms with the City's R-2 development standards, which stipulate that two-story buildings may not be taller than 24 feet. Per the Project elevations, the height of the tallest roof ridge reaches 24 feet and would not violate the permitted height restriction for this zone.

Panoramic scenic vistas from the Project site include Mt. San Jacinto and the connected San Jacinto Mountains which are 1.25 miles west and 2.5 miles south of the Project site. Scenic vistas to the north and east are largely interrupted by development, although long-range views of the Little San Bernardino Mountains can be seen from Sunrise Way. For travelers on Sunrise Way, the Project would obstruct the westerly scenic view of the lower elevations of the San Jacinto Mountains, although the higher mountain elevations would remain visible. Otherwise, the low profile of the Sunrise Townhomes would not significantly add to existing viewshed obstructions of the surrounding development. The Project will conform with the City's established height restrictions and is consistent with existing adjacent land uses, therefore, impacts would be less than significant.

b) **Less Than Significant Impact**. The Project site currently consists of an aging asphalt-covered parking lot and there are no officially designated scenic resources including trees, rock outcroppings or historic buildings, nor does the site occur on or near a scenic highway. However, the site features three mature California fan palms and a mix of approximately nine smaller palo verde and olive trees within the existing parking lot. The California fans palms on the southeast corner will be retained and included in the Project's landscape plan, but the palo verde and olive trees will be removed. New landscaping on each of the corners will include native drought-tolerant flora. The north- and southwest corners will each contain a natural recreational turf area with decorative desert flora, while the north- and southeast corners and eastern perimeter will feature an abundance of desert plant species. Additionally, the native landscaping is planned for all 16 backyard spaces. Given that the three California fan palms will be retained and the new landscaping will replace the palo verde and olive trees, impacts to scenic resources would be less than significant.

c) **No Impact.** The Project occurs in an urbanized area and would be governed by the City established developments standards for limited multiple-family R-2 zones.[2] The proposed GPA would bring the Project site GPLU into consistency with its existing MR zoning designation. The new residential structures will be designed with appropriate building heights, articulation and massing standards, setbacks, drought-tolerant landscaping, and elevated architectural design elements and will coordinate with the surrounding residential development. The Project would not conflict with the City's zoning regulations governing scenic quality and therefore would not impact the visual character of the surrounding environment.

d) **Less Than Significant Impact**. At this time, the Project site is developed as a parking lot and contains three remnant light posts which are approximately 10 feet in height. In the past, the site may have had at least ten light posts based on aerial photos. The construction of the 16 units will result in new exterior light sources similar to existing light sources of the surrounding

[2] Section 14 Specific Plan, Table 6-3 Residential Development Standards (2014).

adjacent land uses. Such light sources include exterior safety and security lighting on residential buildings, parking area lights, landscape lighting, streetlights over the Sunrise Way/Amado Road intersection, vehicle headlights, and interior lighting spill out from the windows. The City's Outdoor Lighting Standards (§93.21.00) provide detailed descriptions of permitted light fixtures and lamp lumens for the various types of lights installed in residential zones. In addition to requirements for reducing glare and avoiding light spillover, the Outdoor Lighting Standards require that the light fixtures be architecturally integrated with the design character of the development and landscape. The City reviews the Project's outdoor lighting plan during the architectural review process. Enforcement of the City's outdoor lighting standards will ensure that the new exterior light sources on the Project site will not significantly adversely affect day or nighttime views in the area. Impacts will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Sunrise Townhomes Landscape Plan; Palm Springs General Plan 2040; Section 14 Specific Plan, Table 6-3 Residential Development Standards (2014); City of Palm Springs Zoning Code §93.21.00; Google Earth Imagery (2026).

II. AGRICULTURAL AND FORESTRY RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporatec	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting

Discussion of Impacts

a-e) No Impact.

Conversion of Farmland

The California Important Farmland Finder identifies the Project site and all abutting properties as Urban and Built-Up Land. There are no farmlands either on or adjacent to the Project site, and therefore, the Project would not result in the conversion of any Prime, Unique or Statewide Important farmland to non-agricultural use. No impact is anticipated.

Williamson Act

The site is not under a Williamson Act contract; therefore, the proposed residential development would not conflict with any agricultural designation. No impacts to Williamson Act contracts are anticipated.

Loss of Forest and Timberland Production Zones

Neither the General Plan nor the Zoning map for the City of Palm Springs includes any Forestry or Forest Production designations. The City is located approximately 450 above sea level in an arid desert landscape which does not support the growth of forests, and as such, there would be no loss or conversion of either forest or timberland production zones.

Other Changes in the Existing Environment

The proposed 16 attached residential units are in an urban area of the City. Neither the Project site nor the surrounding properties contain agricultural uses, thus, there would be no additional impacts to the existing environment that would result in any additional conversion of farmlands to non-agricultural uses.

Mitigation Measures: None required

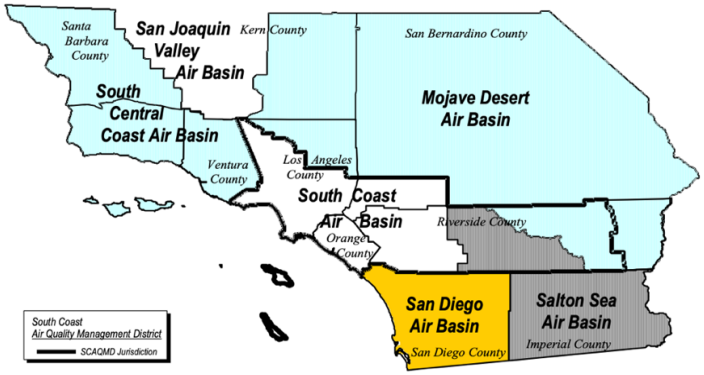
Monitoring: None required

Sources: Palm Springs 2040 General Plan; California Important Farmland Finder, accessed March 2026.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Setting

The state of California is divided into 15 air basins, each defined by local topography, climate, and regional air quality issues. The City of Palm Springs occurs within the Coachella Valley Planning Area, which is an air quality management district (AQMD) subregion within the topographic boundary of the Salton Sea Air Basin (SSAB). The SSAB encompasses the central portion of Riverside County, where the Coachella Valley and Palm Springs are located, as well as Imperial County.



Source: South Coast Air Quality Management District (2022)

In the State of California, there are 35 air quality regulatory agencies that establish emission thresholds and monitor air quality within the air basins. The South Coast Air Quality Management District (SCAQMD) is the regulatory agency that controls and monitors emissions from stationary sources within most of Riverside County, portions of San Bernardino County and Los Angeles County, and all of Orange County. The SCAQMD monitors emissions via 37 permanent monitoring stations, conducts inspections, and drafts air quality management plans to guide governments and businesses in reducing emissions. The Coachella Valley Planning Area is subject to the 2022 SCAQMD Air Quality Management Plan (2022 SCAQMD AQMP). Three local monitoring stations in Palm Springs, Indio, and Mecca provide daily and annual emissions data throughout the Coachella Valley.

National ambient air quality standards (NAAQS) are a set of emissions thresholds designed to protect human health and environmental factors. An ambient air quality standard specifies the maximum amount of a pollutant that can be present in the air during a specific period and not cause harmful effects on the most sensitive members of the community and natural resources. If that pollutant's concentration in the air is at or below the threshold, then the area is said to be in attainment, while non-attainment areas experience pollution levels above the AAQS thresholds.

Ambient air quality standards for the SCAQMD are subject to federal NAAQS guidelines, as well as state guidelines referred to as California Ambient Air Quality Standards (CAAQS). Each set of AAQS focuses on certain criteria pollutants which together include the following pollutants. Table 1 explains properties of each criteria pollutant.

TABLE 1
AMBIENT AIR QUALITY CRITERIA POLLUTANTS AND HEALTH IMPACTS

CRITERIA POLLUTANT	EMISSIONS SOURCES	HEALTH EFFECTS
Oxides of Nitrogen (NO_x)	A yellow-brown colored gas that forms when nitric oxide, emitted primarily from burning of petroleum gas, combines with atmospheric oxygen.	- Lung damage - Breathing difficulties
Reactive/Volatile Organic Compounds (ROG/VOC)	Primary pollutants that form secondary pollutants such as Ozone, or photochemical smog, when they react with ultraviolet sunlight in the atmosphere.	- Eye, nose and throat irritation - Headaches - Dizziness, fatigue - Allergic skin reaction
zone (O_3)	A secondary pollutant resulting from hydrocarbons and oxides of nitrogen, emitted by cars, solvents, factories and pesticides, reacting in the presence of sunlight.	- Difficulty breathing, chest pains, aggravate lung diseases such as asthma, emphysema, and chronic bronchitis. - Shortness of breath, coughing, and lung damage with prolonged and chronic exposure.
Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)	Fugitive dust particles with a width of 10 microns down to 2.5 microns. Emitted from construction activity, vehicles driving on unpaved roads, industrial smokestacks, wildfires. Particles may occur as liquids or solids.	- Cause damage to the respiratory system. - Aggravate respiratory illnesses. - Symptoms: Coughing, asthma, heart attacks, premature death.
Oxides of Sulfur (SO_x)	Colorless and pungent gas emitted from coal and oil power plants, refineries, and diesel engines.	- Irritates eyes, nose, and airways. - Causes shortness of breath, tightness of chest. - Asthma patients are at high risk of developing more severe issues.
Carbon Monoxide (CO)	Colorless and odorless gas emitted from the incomplete combustion of all fossil fuels including oil, coal, and natural gas.	- Interrupts the delivery of oxygen to the brain. - Causes dizziness, headaches, and nausea.

TABLE 1
AMBIENT AIR QUALITY CRITERIA POLLUTANTS AND HEALTH IMPACTS

CRITERIA POLLUTANT	EMISSIONS SOURCES	HEALTH EFFECTS
Lead (Pb)	Emitted from metals processing facilities, combustion of leaded fuel, manufacturing of lead-acid batteries.	- Damages the nervous system, and kidneys. - Interferes with developmental and reproductive systems.
Hydrogen Sulfide (H_2S)	A rotten egg-smelling gas emitted from geothermal power plants, petroleum production, and sewage treatment plants.	- Causes headaches and skin irritation. - Damages the respiratory system.

Sources: South Coast AQMD CEQA Handbook (1993), updated March 2023; SCAQMD Final 2022 Air Quality Management Plan, Appendix 1: Health Effects (2022)

According to the Environmental Protection Agency, the Coachella Valley is designated as "extreme" nonattainment for the 2008 8-hour ozone standard, "severe" for the 2015 8-hour ozone standard, and "serious" for the 1987 PM_{10} standard.[3] Ozone pollution in the Coachella Valley Planning Area can be traced primarily to the flow of photochemical smog contaminants from the South Coast Air Basin to the west. The 2022 SCAQMD AQMP provides strategies for reducing pollutant emissions responsible for producing ozone. High levels of PM_{10} pollution result from the arid environment and the natural abundance of dust suspended in the air which is intensified by agricultural and development activities. In response to these designations, the SCAQMD adopted a series of attainment plans beginning in 1987 to bring the Coachella Valley Planning Area into compliance with the NAAQS PM_{10} thresholds. The most current attainment plans are:

- Coachella Valley Attainment Plan for the 2008 8-Hour Ozone Standard, October 2024
- 2003 Coachella Valley PM_{10} State Implementation Plan

Table 2 provides the maximum daily emissions thresholds for construction and operation activities within the SCAQMD jurisdiction. The thresholds are consistent with the 2022 AQMP strategies for reducing pollution emissions.

TABLE 2
SOUTH COAST AQMD AIR QUALITY SIGNIFICANCE THRESHOLDS

CRITERIA POLLUTANT	CONSTRUCTION	OPERATION
Oxides of Nitrogen (NO_x)	100 lbs/day	55 lbs/day
Reactive/Volatile Organic Compounds (ROG/VOC)	75 lbs/day	55 lbs/day
Particulate Matter (PM_{10})	150 lbs/day	150 lbs/day
Fine Particulate Matter ($PM_{2.5}$)	55 lbs/day	55 lbs/day
Oxides of Sulfur (SO_x)	150 lbs/day	150 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day
Lead (Pb)	3 lbs/day	3 lbs/day

Source: South Coast AQMD CEQA Handbook (1993), updated March 2023.

[3] EPA Greenbook, California Nonattainment/Maintenance Status for Each County by Year, April 2025.

Forecast modeling of construction and operational emissions for the Project was calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1, a modeling software application used for quantifying emissions associated with land development projects in California. The model calculates criteria pollutant emissions, including CO, PM_{10}, $PM_{2.5}$ and ozone precursors (reactive organic gases (ROG) and NO_x) in addition to greenhouse gas equivalent emissions, for the construction and operational phases of a project. The detailed CalEEMod report for the Project, generated in March 2026, is provided in Appendix A.

Discussion of Impacts

d) **No Impact.** A project's impacts on local air quality would be significant if the project does not conform to, or if it obstructs, an applicable AQMP. Within the Coachella Valley Planning Area, projects are subject to the 2022 SCAQMD AQMP. SCAQMD works closely with local governments and actively cooperates with federal and state agencies to establish pollution emissions thresholds and guidelines for controlling emissions. The 2022 SCAQMD AQMP defines strategies to control and reduce air pollution emissions from stationary and mobile sources. The 2022 AQMP was prepared with cooperation between SCAQMD, the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) and is based in part on regional land use planning, population growth forecasting, and transportation modeling.

In conformance with SB 375, SCAG prepares a Regional Transportation Plan/Sustainable Communities Strategy every four years to analyze regional development patterns and integrate policies and programs to reduce pollution emissions. The most current report, Connect SoCal 2024, includes the most recent regional land use planning and forecast analyses. Projects that are consistent with these analyses are also consistent with the AQMP.

The proposed Project would construct 16 new dwelling units, which could potentially add 28 residents to the City.[4] The Connect SoCal 2024 report estimates that the City of Palm Springs will increase the number of households from 23,700 in 2019 to 30,500 by 2050.[5] Assuming there are 1.77 persons per household, these additional 6,800 dwelling units may add approximately 12,036 residents to the City. The Project represents 0.24% of the City's housing growth, and 0.23% of the population growth between 2019 and 2050. The Project will contribute insignificantly toward the City's previously planned growth.

The proposed GPA would convert the existing NCC land use designation to MDR, which would establish consistency with the existing zoning designation, MR, for the subject parcel. MDR would permit up to 15 multi-family units per acre as does the MR zone. Located centrally in the City of Palm Springs within the Section 14 Specific Plan area, the proposed Sunrise Townhomes Project will provide low-intensity multi-family housing within one mile of goods and services, schools, parks and cultural sites. Furthermore, utility infrastructure serving the Project would not need to be expanded as services are currently available and serving adjacent residential, public, and commercial uses.

As shown in Tables 3 and 4, the Project will not exceed SCAQMD emissions thresholds during the construction and operational phases. As such, the Project's emissions levels will be within acceptable levels and will be consistent with the projected air pollutant emissions for future

[4] California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025.

[5] 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 13, Southern California Association of Governments, April 2024.

attainment. As mandated by SCAQMD, the Project will adhere to all the standards and requirements outlined in the 2022 AQMP and the Coachella Valley PM_{10} Plan. Therefore, the Project will not conflict with or obstruct the implementation of any air quality plan and thus, there would be no impact to any applicable air quality plan.

b) **Less Than Significant Impact**. As described above, the Coachella Valley Planning Area is a nonattainment area for ozone and PM_{10} standards. Should the annual emissions generated by the Project's construction and operational phases exceed standards set by the SCAQMD, then the Project would contribute a cumulatively considerable net increase of criteria pollutants and result in a significant impact. Construction and operational emissions were analyzed using the CalEEMod tool.

Construction Emissions

Over an estimated construction period of 13 months, with completion in late 2027, the Project site would undergo site preparation beginning with the demolition of the existing parking lot followed by grading, construction, paving, and application of architectural coatings. Construction would entail the building of the 16 two-story units each containing a two-car enclosed garage and a private outdoor space with a pool. The townhome complex would include driveway access from Amado Road, a guest parking area for four vehicles, two turf-landscaped recreation areas, and two additional non-turf retention areas. During the construction period, applicable standard requirements and best management practices would be applied, and would include, but are not limited to the implementation of a dust control and management plan in conformance with SCQAMD Rule 403.1, proper maintenance and limited idling of heavy equipment, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113. Table 3 provides details that were applied to the CalEEMod tool.

TABLE 3
PROJECT ASSUMPTIONS FOR CALEEMOD ANALYSIS

Project Land Use	Area Data
Total Project Area	1.34 acre (ac) 58,806 square feet (sf)
• Building area: 16 units, 2,220 sf each	• 35,520 sf
• landscape area	• 16,484 sf
• pool area	• 3,200 sf
• enclosed parking area	• 6,802 sf
• guest parking and driveway	• 10,650 sf
Operational Mobile Emissions Sources	
• Total Annual Trips	• 32,921
• Total Annual Vehicle Miles Traveled (VMT)	• 302,428

Sources: CalEEMod, version 2022.1; Project Preliminary Grading Plan; ITE Trip Generator, Land Use Code 220.

Table 4 summarizes the maximum unmitigated daily emissions of criteria pollutants during the construction period. Given that criteria pollutant thresholds will not be exceeded and best management practices per SCAQMD and City codes will be applied during construction, impacts associated with air emissions during construction will be less than significant.

TABLE 4
MAXIMUM DAILY EMISSIONS FROM CONSTRUCTION (POUNDS PER DAY)

Construction Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
SCAQMD Thresholds	75	100	550	150	150	55
Project Daily Maximum[1]	23	15.89	16.28	0.04	4.2	2.124
Exceeds?	No	No	No	No	No	No

1. Standard dust control measures have been applied to the PM emissions. All other emissions are maximum daily unmitigated estimates.

Sources: South Coast AQMD CEQA Handbook (1993), updated March 2023; CalEEMod Version 2022.1 Project-specific model.

Operational Emissions:

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. CalEEMod applied the ITE Trip Generation Manual land use code 220 for multi-family residential land use and estimated that the Project would generate 32,921 two-way trips and result in a total of 302,428 vehicle miles traveled per year. With the trips included, the daily emissions generated by the Project would not exceed the established thresholds. See Table 5 for a summary of the maximum daily emissions during the operational phase.

TABLE 5
MAXIMUM DAILY EMISSIONS FROM OPERATIONS

Operational Emissions	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
SCAQMD Thresholds	55	55	550	150	150	55
Project Daily Maximum[1]	1.3	0.5	4.1	0.008	0.664	0.189
Exceeds?	No	No	No	No	No	No

1. Emissions are maximum daily unmitigated estimates.

Sources: South Coast AQMD CEQA Handbook (1993), updated March 2023; CalEEMod Version 2022.1 Project-specific model.

Cumulative Contribution: Non-Attainment Criteria Pollutants

If a project indirectly ushers in additional criteria pollution emissions by encouraging an increase in the number of vehicles traveling along a new roadway, for example, and thus causes a cumulative net increase in emissions, then the project may cause a significant cumulative impact. Given the dispersing nature of pollutant emissions and aggregate impacts from nearby jurisdictions, cumulative air quality is evaluated on a regional scale. As previously mentioned, the Coachella Valley Planning Area is a nonattainment zone for PM_{10} and ozone. Any development resulting in emissions of PM_{10}, ozone, or ozone precursors will, to some extent, contribute to the existing regional non-attainment.

The SCAQMD does not currently provide thresholds of significance for the cumulative emissions of multiple projects. A project's potential cumulative contributions can instead be analyzed using the criteria for project-specific impacts. Assuming an individual development generates less than significant construction and operational emissions, then the project would not generate a cumulatively considerable increase in non-attainment criteria pollutants, and its impacts would be less than significant. As shown above in Tables 4 and 5, emissions resulting

from the proposed Project's construction and operational phases are expected to be below the thresholds of what SCAQMD considers to be cumulatively considerable.

Mandatory standard best practices will be applied during construction, including dust control measures in accordance with SCAQMD Rule 403, as well as the use of low VOC content in architectural coatings per SCAQMD Rule 1113. California Building Code requirements for energy efficiency and improving technology for automobiles will also reduce air emissions in the future. Therefore, while the Project will contribute to incremental increases in emissions, the impacts on regional PM_{10} and ozone levels are not anticipated to be cumulatively considerable.

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

c) **Less Than Significant Impact.** A Project will have a significant impact if it exposes sensitive receptors to substantial pollutant concentrations. Sensitive receptors are defined as members of the population who are potentially more sensitive to air pollutants due to age and health conditions. Sensitive receptors include schools, playgrounds, childcare centers, retirement homes, hospitals and residences. SCAQMD provides a Localized Significance Thresholds (LST) analysis to determine whether a project will pose significant air quality impacts on nearby sensitive receptors. LST thresholds are provided for distances of 25, 50, 100, 200 and 500 meters between a project site and a sensitive receptor. Per the SCAQMD, LST analysis is designed for projects up to five acres in size or projects that involve up to five acres of daily disturbance during construction.

The nearest sensitive receptor is the Terra Vita condominium complex which occurs within 25 meters west of Project site. Based on the Project's size and proximity to this sensitive receptor, the 5-acre LST site tables with a 25-meter distance (nearest measurement option in LST table) were used for air quality analysis. Table 6 compares the daily emissions concentrations for the Project construction and operational phases to the SCAQMD thresholds. The Project is not expected to exceed LST thresholds for carbon monoxide, nitrogen oxides, and particulate matter. Overall, the impacts will be less than significant.

TABLE 6
LOCALIZED SIGNIFICANCE THRESHOLDS EMISSIONS (POUNDS PER DAY)

Pollutant	CO	NOx	PM_{10}	$PM_{2.5}$
Construction				
Project Maximum Emissions	**16.28**	**15.89**	**4.2**	**2.124**
SCAQMD LST Threshold	2,292.00	304.00	14.00	8.00
Exceed?	**No**	**No**	**No**	**No**
Operation				
Project Maximum Emissions	**4.1**	**0.5**	**0.664**	**0.189**
SCAQMD LST Threshold	2,292.00	304.00	4.00	2.00
Exceed?	**No**	**No**	**No**	**No**

Sources: CalEEMod model, version 2022.1; LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD, 2006-2008.

Health Impacts

The SCAQMD is the local implementing and enforcing agency for the Air Toxics "Hot Spots" Information and Assessment Act of 1987 (commonly known as AB 2588), which established a statewide program for the inventory of air toxic emissions from specifically identified individual facilities as well as requirements for risk assessment and public notification of potential health risks. The SCAQMD requires the preparation of an operational HRA for "facilities" associated with high levels of toxic air contaminants. The eight categories of identified sources of TACs include high-traffic freeways and roads, distribution centers, rail yards, ports, refineries, chrome plating facilities, perchloroethylene dry cleaners, and large gas stations. The Project neither proposes the development of any such facilities, nor is it situated in proximity to any such facility.

As shown in Tables 4 and 5, construction and operation phases of the Project site development will result in criteria emissions that are below the SCAQMD significance thresholds and would neither violate any air quality standard nor contribute substantially to an existing or projected air quality violation. In addition, Table 6 shows that localized emissions will be under the LST and would be less than significant.

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

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

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. However, based on the established thresholds described above, it is anticipated that impacts associated with carbon monoxide, nitrogen oxides and particulate matter will be less than significant overall, and that health effects will also be less than significant.

d) **Less Than Significant Impact.** If the Project results in objectionable odors that adversely affect a substantial number of people, then the Project would have a significant impact. Land uses which are likely to generate odors, other than agricultural operations which are exempted, include chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rail yards, and wastewater treatment plants.[6]

Short term odors associated with paving and construction activities could be generated by construction on the Project site; 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 the construction phase only. At buildout, the residential units will generate typical odors, including cooking odors, but will not generate objectionable odors. Therefore, impacts from objectionable odors are expected to be less than significant.

Mitigation Measures: None required.

[6] SCAQMD Guidance Document, Chapter 2: Air Quality Issues Regarding Land Use.

Monitoring: None required.

Sources: CalEEMod Version 2022.1; ITE Trip Generator Web Based Application, 12th Edition; South Coast AQMD CEQA Handbook (1993), updated March 2023; California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025; 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 13, Southern California Association of Governments, April 2024; LST Mass Rate Look-up Table, SCAQMD, 2006-2008.

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

Setting

Regional Setting

The Coachella Valley occurs within the Colorado Desert, a warmer and drier ecological subregion of the larger Sonoran Desert ecoregion. The Colorado Desert subregion is bounded by the Colorado River to the east, the Mojave Desert ecoregion to the north, the San Jacinto and Santa Rosa Mountain

ranges to the west and south respectively. Much of the Colorado Desert sits between -275 feet and 3,000 feet in elevation. The highest elevations in the Valley are found along the west edge of the City at the top of Mt. San Jacinto (10,835 feet) and northwest of the City where Mt. San Gorgonio (11,499 feet) stands as the highest point in southern California. The 450-foot elevation of the Project site means that the area experiences a typical low desert climate where the average daytime temperatures can range from 110 degrees Fahrenheit in the summer down to 65 degrees in January, and the mean annual rainfall is three inches.

Project Site Existing Conditions

Over 40 years ago, the Project site was developed as a parking lot primarily serving the General Telephone (now Frontier Communications) building across Amado Road to the south. Due to the surface area being mostly covered by asphalt, there is very low potential for sensitive biological resources to occur on the site. However, the parking lot planters harbor approximately nine trees consisting of four palo verde trees (*Parkinsonia sp.*), an olive tree (*Olea europaea*) and four trees of unknown species. The southeast corner of the lot contains three mature California fan palms (*Washingtonia filifera*), and a young California fan palm is growing on the Sunrise frontage.

Coachella Valley Multiple Species Habitat Conservation Plan

The Project site is located within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), a regional plan that allows for economic development in a manner that also preserves 27 different natural communities and protects 27 native species across 1.2 million acres of habitat throughout the Coachella Valley. The CVMSHCP establishes fee areas and conservation areas. Conservation areas contain habitat, ecological processes, and/or wildlife corridors which are protected from development activity. The assemblage of conservation areas is supported by land development/mitigation fees collected from new development projects occurring in the fee areas. The City of Palm Springs is a signatory to the CVMSHCP, and the Project site occurs in a fee area. The nearest conservation area is the Santa Rosa and San Jacinto Mountains Conservation Area, located 1.25 miles to the west.

Discussion of Impacts

a, d) Less Than Significant with Mitigation Incorporated. The 1.34-acre site has served as a paved parking lot for over four decades. Nevertheless, several native palo verde trees, three California fan palms and a mix of nonnative trees have persisted in the parking lot planters. While none of these plant species are designated as special status species, they may potentially provide suitable nesting habitat for resident and migrant bird species and western yellow bats (*Lasiurus xanthinus*).

Protection of Nesting Birds

Virtually all resident and migratory bird species are protected by the Migratory Bird Treaty Act (MBTA). Many of these are further protected by the California Department of Fish and Wildlife (CDFW), California Fish and Game Commission (FGC), and the US Fish and Wildlife Service (USFWS). The nesting season extends from January 15 to August 31. Therefore, to avoid impacts to nesting bird species to greatest extent feasible, construction activities on the Project site should be scheduled between September 1 and January 31.

If any nesting birds are identified on the Project site, they would need to be protected from construction activity, and the qualified biologist would allow activities to resume after the birds have fledged. Mitigation Measure BIO-1 provides details for conducting the pre-construction nesting bird survey.

Protection of Western Yellow Bats

The western yellow bat is covered by the CVMSHCP; however, the species is also considered to be imperiled and is a California species of special concern.[7] Western yellow bats roost and establish nursery colonies on the undersides of California (*Washingtonia filifera*) and Mexican fan palm (*Washingtonia robusta*) fronds, particularly under the dried fronds where they can blend in more easily. If there are no dried fronds, they may choose to roost under the live green fronds. The Project site contains three mature California fan palms on the southeast corner which are to be retained in the Project landscape design. Construction activities will be in close proximity to the palms and will potentially disturb any roosting bats, particularly if a maternity colony roosts in the palms. To minimize disturbances to any potentially occurring bat hibernacula, a qualified bat biologist shall conduct a 24-hour pre-construction bat habitat/roosting survey immediately prior to the start of construction. The bat survey is described below in Mitigation Measure BIO-2.

Summary

The condition of the Project site as an asphalt parking lot greatly reduces the habitat suitability of the site for species designated as candidate, sensitive or special status species. However, the presence of mature trees does not eliminate the potential for resident and migratory birds and western yellow bats to use the trees as nesting or roosting sites. Therefore, the implementation of the two mitigation measures will ensure that the construction activities on the Project site will not substantially interfere with the migration of any native resident or migratory bird species or impede the use of the fan palms as western yellow bat nursery sites. Impacts to these resident and migratory species would be reduced to less than significant.

b, c) **No Impact.** The Project site has existed as a 1.34-acre asphalt parking lot for 40+ years and does not contain riparian habitat, or any state or federally protected wetlands, nor does it contain any sensitive natural communities as defined by the CDFW or the US Fish and Wildlife Service (USFWS). The proposed GPA and construction of the 16 condominium units would not impact any such habitat.

e, f) **Less Than Significant Impact.** The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Likewise, the Project would not lead to conflicts with an adopted habitat conservation plan, natural community conservation plan, or any other approved local, regional, or state habitat conservation plan. The Project site is not located within any CVMSHCP conservation areas nor is it directly adjacent to any such areas. No CVMSHCP designated wildlife corridors or biological linkages occur on the Project site.

Palm Springs is a signatory to the CVMSHCP, which requires that development projects outside conservation areas pay a development fee to compensate for the loss of vacant parcels. Generally, parcels which were developed when the Plan came into effect (2007) are exempt from payment of the fee. However, the City will consult with the Conservation Commission at the time that the fee is due, to assure that it will be paid if required. The implementation of this standard requirement assures that the Project will have no conflict with a conservation plan.

[7] California Department of Fish and Wildlife, CNDDB, Special Animals List, p. 85, January 2026.

Mitigation Measures

BIO-1 Nesting Bird Survey: Bird nesting season for resident birds in Southern California occurs between January 15 and September 15 for resident species, and between March 15 and August 31 for migrating bird species. To avoid impacts to resident and migratory nesting birds, all vegetation clearing activity should be scheduled between September 16 and January 14 if possible. Should vegetation removal be proposed during nesting season, a nesting bird survey will be conducted by a qualified biologist no more than three days prior to the start of construction activities. If active nests are observed, the biologist shall establish a buffer zone around each nest of 300 feet for passerines and 500 feet for raptors where construction activities may not occur. The biologist may determine a smaller or larger buffer depending on the species, its sensitivity to disturbance, the nesting stage and the expected intensity and duration of disturbance. The nests shall be monitored daily by the biologist, and when the young have fledged, the buffers may be removed.

BIO-2 Bat Habitat/Roosting Surveys: To reduce potential impacts to western yellow bats that may be using the California fan palms on the Project site as a maternity roost, or hibernacula, a qualified bat biologist shall conduct three surveys prior to the start of the construction phase. A dusk emergence survey will begin one hour before sunset and continue for three hours. The following morning, the biologist will conduct a pre-dawn re-entry survey to begin one hour before sunrise and last for two hours. Finally, one daytime visual inspection of the three fan palms will also be performed to identify any signs of bats roosting during the day. All three surveys shall be performed within one 24-hour period. If a hibernaculum is identified, the biologist will establish a no-work buffer zone around the palm which will remain in place until the biologist determines that the hibernaculum is no longer active.

Monitoring

BIO.A The Project biologist shall supply the City with reports of findings regarding nesting birds and roosting western yellow bats, The reports shall be attached to the grading permit for the Project.

Responsible Parties: Project Biologist, City Engineer, Planning Department

Timeline: Prior to issuance of any permits that result in ground disturbance

Sources: Coachella Valley Conservation Commission Plan Maps, Coachella Valley Multiple Species Habitat Conservation Plan, 2008; Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, 2007; City of Palm Springs Code of Ordinances, Title 8, Chapter 8.95, §8.95.050 and §8.95.070, January 2011; California Fish and Game Code sections 3503, 3503.5, and 3513.

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

Setting

The City of Palm Springs lies the western end of the Coachella Valley and at the eastern foot of the San Jacinto Mountains. The Cahuilla People have inhabited the Coachella Valley and surrounding mountains for thousands of years. The Cahuilla are a Takic-speaking people whose traditional territory extends from the San Bernardino Mountains to the north, across the Santa Rosa Mountains to the Borrego Desert to the south, and from the City of Riverside to the west to the Colorado River. The Cahuilla relied on hunting and gathering of local wildlife and plants for food, medicine, and materials needed for clothing, cooking, shelter, and hunting. Acorns, mesquite beans, cacti, pinyon nuts, yucca, agave, and fan palms were commonly used.

The Spanish Mission System began in California in 1776, however, due to the remoteness of their territories in the mountains and deserts, many of the Cahuilla remained out of reach of the Mission System until 1819 when an outpost, or Asistencia, of the San Gabriel Mission was built in Redlands area. Thus began the forced transition of many Cahuilla from their traditional homelands and lifestyles to Spanish Mission lifestyle and labor. The late 1800s saw the arrival of the railroad and non-Native agriculturalists and who were given traditional Cahuilla lands by the federal government to convert into farmland.

Anthropologists identify three regional groups of Cahuilla: Desert Cahuilla, Western (or, Pass) Cahuilla, and Mountain Cahuilla. However, Cahuilla associate with one of two moieties, the Tuktum (Wildcat) or the Istam (Coyote) and were further organized into clans along patrilineal lines. While actual population data is difficult to establish, the Cahuilla may have numbered between 3,600 to 10,000 living in many villages throughout the Coachella Valley, Pass area, and the mountain ranges. Today, nine bands of Cahuilla are federally recognized. The Agua Caliente Band of Cahuilla Indians (ACBCI) continue to reside in the Palm Springs area and operate a range of attractions for residents and tourists including the Agua Caliente Cultural Museum, Indian Canyons recreation areas, luxury accommodations, casino games and live shows.

Cultural Resources

Under CEQA, the term, "cultural resources," encompasses a broad range of artifacts spanning prehistoric and historic eras that are comprised of traces or remains of humans and human cultures who lived in California. Sites may contain archaeological artifacts belonging to indigenous cultures and non-indigenous cultures. Archaeological resources may include items such as tools, carvings,

structures, and sites that are associated with scientifically recognized important prehistoric or historic events or cultures and that contain important scientific research value. Cultural resources also include "historic" resources, which are associated with the more recent built environment such as old houses, structures, roads, walls, etc. In addition, cultural resources include traditional cultural places, objects, records and manuscripts. "Tribal resources" refer to a specific class of cultural resources that are significant to California Native American tribes. These resources are discussed further in the Tribal Cultural Resources Section 18.[8]

Per CEQA, cultural resources that are significant are labeled as "historical" resources and warrant a certain level of protection from a project's impacts. An historical resource may be prehistoric or historic in age and may be archaeological and/or significant to a California Native American tribe. The lead agency may consider resources to be historically significant if they meet criteria for listing in the California Register of Historical Resources, which contains all resources listed in the National Register of Historic Resources. Section 15064.5 of the CEQA Guidelines defines a historical resource as the following:[9]

1) A resource that is listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources is historically significant.

2) A resource is considered to be historically significant if is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code.

3) Any object, building, structure, site, place, record, or manuscript which a lead agency determines to be historically significant in the architectural engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be a significant historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

4) Finally, a lead agency may determine that a resource is historically significant even if it has not been previously listed in or determined to be eligible for listing in the California Register of Historical Resources and is not already included in a local register of historical resources or previously identified in a historical resources survey.

Native American Consultation

Senate Bill 18 (SB 18) requires lead agencies to consult with any potentially affected local California Native American tribe when planning to adopt changes to a jurisdiction's general plan. Assembly Bill 52 (AB 52) instructs lead agencies to consult with any local California Native American tribe who is traditionally and culturally affiliated with the geographic area of the proposed Project if the tribe has resources which may be adversely impacted by the Project.[10] SB 18 and AB 52 contain established guidelines for completing consultation processes and for incorporating tribal requests.

In compliance with SB 18 and AB 52, the City of Palm Springs informed the ACBCI Tribal Historic Preservation Office (THPO) of the proposed GPA and Sunrise Townhomes development on APN 508-060-037 and requested the Tribe's input regarding potentially occurring cultural resources on the Project site. This letter was dated January 21, 2026. The ACBCI THPO responded in a letter dated

8 "Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020.

9 "Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5.

10 California Public Resources Code §21080.3.1, January 1, 2015.

January 27, 2026 and acknowledged that the Project occurs within the ACBCI reservation. The THPO requested formal consultation, copies of cultural resources documentation pertaining to the Project site and the on-site presence of a monitor designated by the ACBCI THPO during ground-disturbing activities. The ACBCI THPO concluded government-to-government consultation on March 30, 2026 and stated that the Project mitigation measures have sufficiently addressed the Tribe's concerns. The analysis of impacts is based on the Tribe's concerns regarding the Project site as stated in the correspondence. Copies of the correspondence are provided in Appendix B.

Discussion of Impacts

a) **No Impact**. The 1.34-acre Project site has existed as an asphalt parking lot for over 40 years. There are no historical resources on the Project site, as such the proposed Sunrise Townhomes Project will not cause any change to any historical resources. There will be no impacts to historical resources.

b) **Less Than Significant with Mitigation Incorporated.** The site has been a parking lot for decades. Therefore, no archaeological resources are expected to be visible from the surface, and site disturbance for the parking lot likely removed resources, if any, at the time of construction. The proposed Project, however, will require deeper excavation for foundations and footings, and the extension of utilities to serve individual units. These deeper excavations could result in the uncovering of previously unknown archaeological items. As described above, in a letter dated January 27, 2026, the ACBCI confirmed that the site occurs within the Tribe's Reservation boundary. ACBCI THPO requested the on-site presence of an approved Agua Caliente Native American Cultural Resources Monitor during ground disturbing activities. The CUL-1 and CUL-2 Mitigation Measures below explain the process of site monitoring and the mitigation of impacts to resources that may be discovered on the Project site. Implementation of the mitigation measures will protect cultural resources from substantial adverse impacts.

c) **Less Than Significant Impact**. The Project site is not identified by the ACBCI as containing a tribal cemetery. Should any human remains be found during the construction phase, California Health and Safety Code §7050.5 requires that all excavation activity must stop, and the County Coroner must inspect the site. If the remains are identified by the Coroner as those of a Native American individual, the NAHC will be informed and will be required to contact the Most Likely Descendant. The descendant will recommend the appropriate next step. This state law requirement would ensure that the Project would not impact any potentially occurring human remains.

Mitigation Measures:

CUL-1 An approved ACBCI tribal monitor and a qualified archaeologist, per the Secretary of the Interior's standards and guidelines, shall continuously observe all earth-moving operations on-site during the construction phase. The tribal monitor and Project archaeologist shall be empowered to stop construction activities or redirect equipment if buried cultural resources are encountered. Upon the recovery of any resources, the Project archaeologist will investigate and evaluate the significance of the resource(s). The Project archaeologist will also prepare a mitigation plan describing the appropriate treatment of the resource(s) which will be submitted to the ACBCI THPO and the State Historic Preservation Office (SHPO). The tribal monitor and the Project archaeologist shall determine when monitoring activities can be concluded.

CUL-2 If resources are identified during site monitoring, the Project archaeologist and ACBCI tribal monitor shall determine whether they should be reburied on site or curated with the ACBCI.

Monitoring:

CUL-A The Project archaeologist will provide a report of findings within 30 days of completion of monitoring activities. If resources are found, the report shall include a discussion of the cultural activities represented by the artifacts and a discussion of the significance of all recovered materials. The final report shall be provided to the ACBCI, the City of Palm Springs and filed with South Coastal Information Center.

Responsible Parties: Project applicant, ACBCI Tribal Historic Preservation Officer, Project archaeologist, City Planning Department
Timeline: Immediately following completion of monitoring activities.

Sources: Consultation with Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office, concluded March 30, 2026; "Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020; "Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5; California Public Resources Code §21080.3.1, January 1, 2015.

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

Setting

Electricity

Southern California Edison (SCE) provides electricity to the City independently, and through an agreement with Desert Community Energy (DCE), a local Community Choice Aggregation program (CCA). Under Assembly Bill 117, which permits the formation of CCA programs, DCE was established in 2020 as a City-owned provider that procures electricity from various generators and contracts with SCE to deliver the electricity to customers through its power grid. Customers have the option to purchase electricity from a mix of renewable, carbon free and nonrenewable sources or purchase 100% of their energy from carbon free sources for a slightly higher rate. Table 7 summarizes the energy mix provided by DCE and SCE.

TABLE 7
2024 DCE POWER CONTENT AND 2022 SCE POWER CONTENT

Energy Source	DCE[4]		SCE[5]	State Power Mix
Specific Purchases	Desert Saver	Carbon Free		
	Percent of Total Retail Sales (kWh)			
Eligible Renewables[1]	17%	58%	35%	45%
Biomass & Biowaste	0%	0%	0%	2%
Geothermal	2%	0%	4%	5%
Eligible Hydroelectric[2]	0%	1%	1%	2%
Solar	9%	19%	19%	23%
Wind	5%	38%	11%	14%
Coal & Petroleum	0%	0%	0%	2%
Large Hydroelectric	0%	12%	5%	10%
Natural Gas	0%	0%	8%	10%
Nuclear	83%	30%	9%	11%
Other	0%	0%	0%	0%
Unspecified Power[3]	0%	0%	43%	22%
TOTAL	100%	100%	100%	100%

[1] Eligible renewable percentage does not reflect the RPS compliance.
[2] Large hydroelectric plants generate more than 30MW. Small hydro plants generate under 30MW and qualify as "renewable energy" under the RPS.
[3] Unspecified power is electricity purchased through open market transactions and cannot be traced to a specific source of electricity.
[4] Represents DCE 2022 Power Content Label.
[5] Represents DCE 2022 power generation data retrieved from the California Public Utilities Commission (CPUC), May 2025.
Sources: CPUC 2024 Power Content Label for DCE and SCE

Natural Gas

Natural gas is provided to the City by Southern California Gas (SoCalGas) and is used for home heating, water heating, laundry dryers and gas stoves. More than 90% of the natural gas consumed in California is sourced from Texas and New Mexico, and the SoCalGas transmission network consists of storage facilities and pipelines. Southern California Gas is committed to reducing greenhouse gas emissions by supporting the development of renewable natural gas (RNG) resources. Unused methane that is released from landfills, composted food waste, dairies, and wastewater treatment plants can be captured and transported along existing SoCalGas gas pipelines. SoCalGas offers assistance to individual methane generators, such as wastewater treatment plants and landfills, to convert its by-products into methane for use at its own site.

California State Standards

To reduce energy consumption and pollution emissions, the State of California has enacted laws and building codes to guide the construction and operations of commercial and residential development. The California Code of Regulations (CCR) Title 24, Part 6, "California's Energy Efficiency Standards for Residential and Nonresidential Buildings," (Energy Code, or Title 24) was established in 1978 and is updated regularly. In 2007, Title 24, Part 11, also known as the Green Building Standards Code (CALGreen) was added to the CCR. Together the Energy Code and CALGreen address all stages of building construction from the planning process to the end use, and set standards for reducing energy and water use, for materials recovery and conservation, and for reducing construction and operational impacts on the local environment.

The Renewable Portfolio Standards (RPS) required electricity providers to derive 33% of their electricity from renewable sources by 2020. Senate Bill 100 furthered this target by requiring 60% of electricity to be derived from renewable sources by 2030 and 100% by 2045.

Senate Bill 375 established new planning processes to facilitate coordination between land use planning, regional transportation plans and funding priorities with the goal of reducing regional vehicle miles traveled (VMT) and thus reducing transportation energy use and greenhouse gas emissions.

The analysis of Project-specific energy consumption impacts is based on the CalEEMod detailed report generated in March 2026 (see Appendix A). Details of the Sunrise Townhomes Project site including improvements to the site, daily trips and VMT are provided in Table 3 of Section III, Air Quality.

Discussion of Impacts

a, b) Less Than Significant Impact.

Construction Phase

During construction, the Project would use energy during demolition of the existing parking lot, site preparation, grading, building construction, paving, and architectural coating. Electricity would be used to operate a temporary construction office which would require lighting, climate control, and electricity to power office equipment. To operate construction equipment and worker transportation, the primary sources of energy would consist of petroleum fuels including gasoline and diesel fuels. The use of energy resources during construction would represent a "single-event" fuel demand which would end once construction is complete. Moreover, construction energy use would adhere to the state and local standards aimed at reducing the amount of idling and the use of most current equipment possible. Energy consumption during the construction phase would not be inefficient or wasteful and impacts are expected to be less than significant.

Operational Phase

Electricity and natural gas consumption during the operational phase will stem from the use of appliances, electronics, lighting, HVAC systems, and exterior systems such as irrigation, swimming pool pumps, and outdoor lighting. CalEEMod estimates that the Project would consume 150,573.2 kWh of electricity and 333,611 kBTU (3,336.11 therms) of natural gas annually.

The 16 units would be constructed in compliance with the 2025 California Building Energy Efficiency Standards (or the Building Code in effect at the time that building permits are issued) which include mandatory standards per the California Energy Code, Title 24, Part 6. Requirements include the installation of rooftop solar for all new multi-family homes including condominiums, double-paned windows, light-colored building materials, the use of the most effective wall and ceiling insulation, the highest-rated air conditioning systems, and many other standards designed to reduce energy use. The State's Energy Code also includes water efficiency standards. Title 20 of the California Energy Code, Appliance Efficiency Regulations, defines minimum efficiency levels for household appliance, electronics, and plumbing equipment. The Project would be subject to these regulations. Furthermore, SB 100 requires 2030 energy providers to derive 60% of their electricity from renewable sources by 2030 and 100% by 2045. Any renewable energy needs not met by on-site solar production will increasingly be provided by SCE.

Transportation Energy Demand

To estimate number of VMT generated annually by the Project, the Institute of Transportation Engineers (ITE) land use code of 220, for low-rise multi-family housing, was applied to CalEEMod. The CalEEMod tool estimates trip type and trip length based on the ITE land use code to generate annual VMT estimates. Per this land use code, the Project is estimated to generate 302,428 vehicle miles per year. For purposes of analysis, an average fuel economy of 24.4 mpg for passenger cars is assumed and applied to the Project's annual VMT. This figure is derived from The U.S. Department of Energy Alternative Fuels Data Center which provides average vehicle fuel economy estimates.[11] The total annual fuel consumption by Sunrise Townhomes is estimated to be 7,379,243 gallons of fuel per year.

The Project's forecasted annual VMT and fuel demand are compared to the total 2026 VMT generated by all vehicle classes within the Riverside County portion of the South Coast Air Quality Management District's Salton Sea Air Basin as provided by California Air Resources Board Emission Factor (EMFAC).[12] As shown below in Table 8, the Project's operational annual gasoline demand would comprise 0.0089% of the region's most current annual gasoline consumption.

[11] U.S. Department of Energy, "Average Fuel Economy by Major Vehicle Category," Alternative Fuels Data Center, updated January 2024.

[12] CARB EMFAC, 2026 Scenario Analysis, Daily Total VMT, accessed March 9, 2026.

TABLE 8
PROJECT OPERATIONAL ANNUAL TRANSPORTATION GASOLINE CONSUMPTION

Area	Annual VMT	Gasoline (gallons/yr)
Project Site Build Out Annual Demand:[1] ITE Residential Land Use (220) – 16 units	302,428	7,379,243.2
Salton Sea Air Basin – Riverside County Region Annual Demand:[2]	3,391,607,648	82,755,226,611.2
Project's % of Salton Sea Air Basin – Riverside County Region	**0.0089%**	

Sources:
1. Project CalEEMod 2022.1 (Full report is available in Appendix A).
2. CARB EMFAC, Scenario Analysis, 2026 Daily Total VMT for Riverside County Region of Salton Sea Air Basin, accessed March 9, 2026.

Summary

The operational phase would result in an overall increase in residential and transportation energy use for the City, but the increase compared to the surrounding region is incremental. The centrally located Project site is within walking distance and a short drive from amenities and services in the City's downtown area. The City's commitment to providing more alternative, non-motorized transportation routes, and improving residential energy efficiency as outlined in the 2021 Climate Action Roadmap and the General Plan Update, would help reduce the Project's energy use impacts. Additionally, the Project is subject to energy efficiency standards for building construction and appliances which have demonstrated a net savings of billions of dollars, and millions of metric tons of carbon emissions.[13] Such policies and programs will ensure that the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, but again, will be subject to renewable energy and energy efficiency policies and codes. Impacts to energy consumption are expected to be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: CalEEMod 2022.1; CPUC 2024 Power Content Label for DCE and SCE; CalEEMod 2022.1; CARB EMFAC 2026 Scenario Analysis, accessed March 2026; U.S. Department of Energy, "Average Fuel Economy by Major Vehicle Category," Alternative Fuels Data Center, updated January 2024; Office of Energy Efficiency and Renewable Energy, "Why Building Energy Codes?," Building Energy Codes Program, accessed June 12, 2024.

[13] Office of Energy Efficiency and Renewable Energy, "Why Building Energy Codes?", Building Energy Codes Program, accessed June 12, 2024.

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

Setting

Seismicity and Faulting

The Coachella Valley lies within the northwestern portion of a larger topographic feature known as the Salton Trough, which is a northwest-southeast trending structural depression extending from the Banning Pass southeasterly to the Gulf of California. The Salton Trough is approximately 130 miles long by 70 miles wide and is dominated by the underlying Southern San Andreas Fault (SSAF) system running along the northern and eastern edges of the Coachella Valley. For several million years, the Salton Trough has been subsiding while sediment eroding from the adjacent mountain ranges, which form the northeast and the southwest Valley boundaries, filled in the Coachella Valley floor. From the west to the east, the San Bernardino Mountains, Little San Bernardino Mountains and the Indio Hills form the north/northeast boundary of the Coachella Valley. The San Jacinto Mountains and the Santa Rosa Mountains extend along the west and south sides of the Valley.

Most earthquakes that occur in southern California result from the strike-slip motion between the North American and Pacific tectonic plates. At a rate of about two inches per year, the North American plate is sliding southwest while the Pacific plate is sliding northwest. The San Andreas Fault, an 800-mile fault extending from Bombay Beach on the east shore of the Salton Sea to Cape Mendocino on the northern California coast, facilitates about 70% of this tectonic movement. The San Andreas Fault zone is made up of multiple fault strands splintering off the main tectonic fault, and in the Coachella Valley, the SSAF zone splits into strands known as the Banning Fault, the Mission Creek Fault, and the San Jacinto Fault Zones. According to a 2023 paper by the Scripps Institution of Oceanography, the SSAF experienced a major earthquake approximately every 180 years over the last 1,000 years. However, the last major earthquake in the Coachella Valley region of the SSAF was 300 years ago, leading analysts to estimate that accumulated stress between the plates could result in a magnitude 7.8 earthquake.[14]

The Alquist-Priolo Earthquake Fault Zoning Act, passed in 1972, established regulatory geological hazard zones around active faults in California to mitigate surface rupture related hazards to built structures. According to data provided by the California Geological Survey, numerous active faults extend through the Coachella Valley, two of which, the South Branch (Banning Strand) of the San Andreas Fault and the Garnet Hill Fault, extend through the northern region of Palm Springs.[15]

Soils

Soils in the City of Palm Springs are comprised of a mix of eroded granitic sediments from the surrounding mountain ranges that have filled in the Valley floor over several million years. Sediments deposited by episodic flooding of major regional drainages (alluvial) or carried by winds (aeolian) are made up of course to fine gravel, sand, silts and clay. Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and more recently laid fine- and medium-grained alluvial and aeolian sediments on the central valley floor. Much of the soil content within the developed central area of the City, including the Project site, contains artificial fill.[16]

Expansive Soils

Soils with high clay content are more susceptible to expansion as clay can either significantly expand from water absorption or shrink from desiccation. This condition can lead to structural damage, cracked roadways and driveways, and stress on underground utilities. Soils located within the

[14] "California's Salton Sea May Be Staving off Earthquakes As It Disappears," Scripps Institution of Oceanography, University of California San Diego, June 7, 2023.

[15] California Department of Conservation, California Earthquake Hazards Zone Application (EQ Zapp), accessed March 2026.

[16] City of Palm Springs 2007 General Plan Update EIR, Section 5 Geology and Soils, p.5.6-2, March 2007.

floodplain of the Whitewater River may contain silty clay and may be moderately to highly expansive.[17]

Compressible and Collapsible Soils

Both compressible and collapsible soils are comprised of young, Holocene-age unconsolidated sediments of low density. Compressible soils may compress under the weight of structures and fill embankments while collapsible soils are susceptible to consolidation when inundated with water. In the City, compressible soils occur in the Valley floor and within active/recently active stream channels. Collapsible soils occur along areas with aeolian sands and silts, as well as within alluvial fan and debris flow areas. Given the site's developed state, neither soil type is expected to occur on-site.

Liquefaction

Liquefaction occurs when seismic ground shaking causes groundwater pressure to increase and fully saturate the upper layers of soil causing the soil to become a fluid-like mass and lose stability or bearing strength. This typically occurs within the upper 50 feet of the ground surface in loose fine-grained to medium-grained sandy/silty soils. Ramifications can include damage to buildings and structures and subsurface infrastructure. Liquefaction leads to other ground failure conditions such as lateral spreading, flow failure, ground oscillation, and ground lurching.

In the City of Palm Springs, three geologic conditions need to be met for liquefaction to occur: long duration of ground shaking; the presence of young, loose, unconsolidated sediments; and the presence of groundwater within 50 feet of the surface according to the City's General Plan EIR. However, depending on the area, either the water table is greater than 50 feet from the surface or the soil is course-grained and not susceptible to liquefaction. The Project site occurs in an area that is considered to have a moderate level of liquefaction susceptibility.[18]

Landslides

Landslides involve rock and sediment materials rapidly moving downslope. Factors that lead to landslide events include slope angle of at least 34%, geologic materials, seismic activity, and climate. The Project site does not occur in a location that is susceptible to landslides due to the flat terrain and low rainfall.[19]

Ground Subsidence

The gradual settling or sinking of the ground surface can occur as smaller local collapses or broader regional lowering of the ground. A diverse range of causes commonly stem from both natural phenomena such as earthquakes, and human activities such as construction, water and mineral extraction, as is common in southern California. Ground subsidence in the Coachella Valley has been associated with excessive groundwater pumping and the greatest extent has occurred in the central portions of the valley between the City of Indian Wells and the Lake Cahuilla reservoir in La Quinta. The Coachella Valley Water District and the Desert Water Agency are primarily responsible for addressing the overdraft condition that has caused ground subsidence. A program of groundwater recharge has been underway for several decades and has slowed overdraft and slowed or stopped subsidence in most areas where it had occurred. The replenishment sites have seen an increase of groundwater in storage.

[17] Ibid.
[18] Palm Springs 2040 General Plan, Safety Element, Figure 6-3 Liquefaction Potential, August 2022.
[19] Ibid, Figure 6-4 Landslide Susceptibility, April 2022.

Paleontological Resources

Paleontological resources are the fossilized remains of prehistoric plant and animal life dating more than 10,000 years ago, near the end of the last Pleistocene glaciation period and the beginning of the Holocene epoch. Fossil remains including bones, teeth, shells, and plant leaves are typically discovered in the geologic deposits containing sedimentary rock. Occasionally erosion can expose fossils to the surface. Such resources are considered to be nonrenewable resources due to the infrequency of fossil preservation.

Discussion of Impacts

a.i) **No Impact.** A fault rupture occurs when movement on a fault reaches the surface of the Earth and causes the surface to break. Fault ruptures can range from one inch to fifty miles or more. While the City Planning Area is near the SSAF, which could potentially generate a magnitude 7.8 earthquake, there are no active faults on or near the Project site. According to the California Department of Conservation's Earthquake Hazards Zone Application (EQ Zapp), the Project site is located 6 miles south of the Banning Strand of the SSAF. Since there are no active faults on the Project site or in the near vicinity, no impacts from fault ruptures are expected.

a.ii) **Less Than Significant Impact.** The City's General Plan estimates that the City has the potential to experience moderate to high levels of ground shaking during a major seismic event, which may lead to extensive damage in buildings. The Project site is located 6 miles south of the nearest fault zone, the Banning Strand, and would be susceptible to considerable ground shaking should a major earthquake occur. The San Jacinto Fault Zone, approximately 13 miles to the southwest, is considered to be more active and could produce a magnitude 6.6 earthquake along certain segments, which could also cause ground shaking in the City. The General Plan Safety Element Policy SA 2.1 requires geologic and geotechnical investigations in areas of potential seismic hazards including fault rupture, seismic shaking, liquefaction, and slope failure. The Project applicant would be required to conduct geologic and geotechnical investigations prior to the submittal of building permits due to the potential for serious seismically induced ground shaking.[20]

Buildings can be engineered to withstand a certain intensity of ground shaking. The City's General Plan requires all new structures to incorporate the requirements of the most current California Building Code (CBC) including provisions for seismic loads, lateral forces and grading.[21] These standard requirements are designed to reduce the impacts of ground shaking to structures and people. A geotechnical investigation per the General Plan requirement, would provide details of the potential risks associated with ground shaking as well as guidance regarding compliance with the most current state building design standards. Adherence to the City's geotechnical investigation requirements and to the most updated version of the CBC would ensure that the impacts associated with ground shaking would be less than significant.

a.iii) **Less Than Significant Impact**. As shown in the General Plan, Figure 6-3 Liquefaction Potential, the Project site occurs in an area with a moderate potential for liquefaction. As stated above, the General Plan Safety Element Policy 2.1 requires geologic and geotechnical investigations in areas of potential liquefaction. Adherence to this requirement and to any site mitigation recommendations per the investigation such as over-excavation and soil compaction, recommended foundation design and structure, will ensure that risks associated with liquefaction would be less than significant.

[20] Ibid, Safety Element Policy SA 2.1.
[21] Ibid, Laws to Mitigate Earthquake Hazards, p. 6-19.

As the geotechnical assessment, soil mitigation and Project design requirements are met, the potential impacts resulting from seismic activity which result in liquefaction or associated ground failure will be less than significant.

a.iv) **No Impact.** Per Figure 6-4, Landslide Susceptibility, in the City's General Plan, the Project site occurs in an area that is not susceptible to a landslide event. In Palm Springs, the most susceptible areas are concentrated along the western and southern edges next to the slopes of the San Jacinto and Santa Rosa Mountains. Project-related impacts from landslides are not expected to occur.

b) **Less Than Significant Impact.** Palm Springs is sited in an area that is susceptible to significant soil erosion by natural processes which can be exacerbated by development activities. Strong winds form near the City due to the mountainous topography and hillsides may lose soil during storm events, and heavy rain storms can cause soil erosion. The Project site encompasses 1.34 acres of paved parking lot which would be removed, graded, and prepared for two two-story townhome buildings with a new paved driveway, small parking area, and landscaped outdoor recreation areas. Construction activities may temporarily cause erosion, as such, the Project will be required to submit and implement a fugitive dust control plan prior to receiving a grading permit.[22] The fugitive dust control plan will implement one or more best available control measures as defined by the SCAQMD Coachella Valley Fugitive Dust Control Handbook.[23]

To manage stormwater discharge and control erosion and sedimentation from the Project site, the Project would be subject to regulations established in the City's Stormwater Management and Discharge Controls Ordinance Code and Riverside County Ordinance No. 457. This will include a Stormwater Pollution Prevention Plan (SWPPP) which establishes best management practices (BMPs) to control surface water from the site and prevent it from polluting off-site water sources. The Project applicant shall provide proof that the Project complies with State permitting for stormwater discharges from construction activities prior to obtaining grading or construction permits from the City.[24]

During the operational phase, the site would resist erosion as the surface would be covered by buildings, asphalt, concrete, and four landscaped retention basins. The four retention basins will be designed with BMPs to accommodate and retain stormwater from a 100-year storm event. Multiple storm drains will convey flows to the four retention basins located at the four corners of the parcel. (see Section X, Hydrology and Water Quality). Implementation of the required stormwater management controls during construction and the long-term operational phase per the City's requirements 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.**

Landslide
See above response to VII, a-iv.

[22] City of Palm Springs Municipal Code, Construction and Demolition Activities, §8.50.022, January 2003.
[23] South Coast Air Quality Management District, Rule 403.1 Supplemental Fugitive Dust Control Requirement for Coachella Valley Sources, April 2004.
[24] City of Palm Springs Municipal Code, Chapter 8.70 Stormwater Management and Discharge Control, January 2010.

Liquefaction and Lateral Spreading
See above response to VII, a-iii.

Subsidence
Through efforts by DWA and CVWD to percolate water into the groundwater basin and water conservation measures, groundwater water levels have risen between 7 and 40 feet in the Coachella Valley. The General Plan finds that Palm Springs is not considered to be at risk of experiencing subsidence. No Project-related impacts resulting in subsidence are expected to occur.

Collapse
Collapsible soils occur along areas of the City where windblown sands and silts are found, and along alluvial fan and debris flow areas. The soil contained in the Project site may include such soil types as well as fill material. To fully mitigate potential risks associated with collapsible soils, the Project will be required to produce a geotechnical investigation which will provide recommendations for mitigating such soils. The City will review the geotechnical analysis and the required remediation prior to issuing grading and construction permits. The geotechnical analysis and recommended Project site remediation, if necessary, will ensure that any impacts associated with unstable soil, including collapsible soil, would be reduced to less than significant levels.

d) **Less Than Significant Impact.** Soils prone to expansion typically contain high amounts of clay which can expand in size as the amount of moisture increases in the soil. Much of soil throughout the downtown region of Palm Springs may not contain high amounts of clay due to the amount of fill material that has been applied to developed sites, including the Project site. Nevertheless, as required per the General Plan, the Project will conduct a geotechnical investigation, and will adhere to all mitigative measures described in the geotechnical report which will reduce potential impacts associated with expansive soils to a less than significant level.

e) **No Impact**. As the Project site is an infill lot occurring in the Section 14 Specific Plan area of downtown Palm Springs, it will rely on existing sewer system rather than a septic tank. There will be no impacts associated with septic tanks.

f) **No Impact.** The Project site has been previously graded and developed as a parking lot for over 40 years. While the proposed Project may require grading to a greater depth, which could increase the potential for discovery of paleontological resources, such discovery is unlikely. According to the Riverside County Map My County web application, the City of Palm Springs is classified as an area with low paleontological sensitivity and there are no records of such resources being recovered in the Project vicinity. Therefore, the Project is not expected to destroy any unique paleontological resource or site or unique geologic feature.

Mitigation Measures: None required.

Monitoring: None required.

Sources: California Earthquake Hazards Zone Application (EQ Zapp), accessed March 2026; City of Palm Springs 2040 General Plan; City of Palm Springs 2007 General Plan Update EIR; City of Palm Springs Municipal Code; SCAQMD Supplemental Fugitive Dust Control Requirement for Coachella Valley Sources, April 2004; Riverside County Map My County web application, accessed March 2026.

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

Setting

The lower troposphere of the Earth's atmosphere contains a mix of gases that sustain life. Greenhouse gases (GHGs) comprise a small percentage, 0.04%, of these tropospheric gases and trap just enough heat to maintain a relatively constant and livable air temperature. Even small alterations in this composition are well documented via proxy and direct climate measurements.

Human activities including the burning of fossil fuels, clearing native vegetation, altering landscapes to accommodate hardscapes and built environments all emit additional GHGs and reduce the Earth's ability to cycle and sequester carbon resulting in an exponential net increase in atmospheric GHG levels. While no one development project can have a globally significant impact on greenhouse gas increases, the cumulative impacts of regional development can result in locally significant environmental changes, which in turn contribute to wider climatic changes. Hence, the state and local jurisdictions have adopted policies and thresholds that cap GHG emissions and mandate mitigations when needed to ensure new land uses minimize their impacts. The major greenhouse gases are described below in Table 10.

Legislation

To reduce greenhouse gas emissions in California, the State legislature has adopted a series of emission reduction targets while the California Air Resources Board (CARB) has provided sector-by-sector guidance for implementing the reduction targets in accompanying Scoping Plans for Achieving Carbon Neutrality. In 2006, the California Global Warming Solutions Act, (AB 32), required jurisdictions to reduce GHG emissions to 1990 levels by 2020. In 2016, Senate Bill 32 (SB 32) required California to reduce overall greenhouse gas emissions by 40% below 1990 levels by the year 2030 and 80% below 1990 levels by 2050. The 2022 Scoping Plan proposed by the CARB furthers these reduction targets to 85% below 1990 levels by 2045 and establishes a pathway to achieving 100% carbon neutrality by 2045.

City of Palm Springs 2013 Climate Action Plan and 2021 Climate Action Roadmap

In 2013 the City adopted a Climate Action Plan (CAP) to establish policies and actions for meeting the State's AB 32 emissions reduction mandates. Later in 2021, the City drafted a Climate Action Roadmap (2021 Roadmap) which updated the GHG emissions baseline and analyzed the effectiveness of the actions recommended in the 2013 CAP. The 2021 Roadmap found that the City's 2010 baseline emissions were higher than originally reported in 2013 due to adjustments in the methodologies in calculating emissions from transportation, water and wastewater operations. Hence, the City adjusted the emissions reductions goals as shown in the following table.

TABLE 9
2021 SUMMARY OF GHG EMISSIONS REDUCTION TARGETS

Reporting Year	Reduction Target	Palm Springs Emissions Levels ($MTCO_2e$)
2020	1990 Levels (15% below 2010)	495,720
2030	40% Below 1990 Levels	297,432
2050	80% Below 1990 Levels	99,144

Source: City of Palm Springs Climate Action Roadmap, Updated Baseline, October 28, 2021.

TABLE 10
DESCRIPTION OF MAJOR GREENHOUSE GASES

Greenhouse Gas	Emissions Sources	Global Warming Potential	Atmospheric Lifetime
Carbon Dioxide (CO_2)	After water vapor, carbon dioxide is the next most abundant GHG. Human activities emit CO_2 when burning fossil fuels and burning and removing forests and other vegetation. Looking back 800,000 years prior to the Industrial Revolution, the level of CO_2 in the atmosphere never exceeded 300 parts per million. Today we measure CO_2 at 427 parts per million.	1	1,000s of years
Methane (CH_4)	Methane is the third most abundant GHG in the atmosphere. It is released during the extraction, refining, and burning of fossil fuels, and the burning and clearing of native vegetation. Raising of livestock, decay of organic waste, and landfills also emit methane.	25	About 10 years
Nitrous Oxide (N_20)	Like carbon dioxide and methane, nitrous oxide naturally occurs in the atmosphere. It is also released by agricultural activities and agricultural chemicals, fossil fuel combustion, wastewater treatment and industrial processes.	298	More than 100 years
Fluorinated Greenhouse Gases	Chlorofluorocarbons (CFCs), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), Sulfur Hexafluoride (SF_6) Together these 30 different gases are referred to as fluorinated GHGs. F-GHGs are solely emitted as by-products of industrial processes such as aluminum and semi-conductor manufacturing and used as refrigerants and aerosol propellants.	Between 12 and 22,800	Tens to thousands of years

Sources: Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2026, https://www.epa.gov/ghgemissions/overview-greenhouse-gases; Global Warming Potentials, IPCC Fourth Assessment Report, 2007.

Greenhouse Gas Thresholds

Since each GHG affects the atmosphere differently, for purposes of project analysis, GHG emissions are converted to carbon dioxide equivalencies and measured in metric tons ($MTCO_2e$). When evaluating potential GHG emissions from proposed non-industrial projects, SCAQMD applies a tiered approach. If a project does not conform to at least one of the tiers described below, the project's impacts would be considered significant.

Tier 1: Consider whether the project qualifies for any applicable exemption under CEQA. If the project qualifies for an exemption, then the project is not significant, and no other action is required.

Tier 2: Consider whether the project complies with a local greenhouse gas reduction plan that is at minimum consistent with AB 32.

Tier 3: Consider whether the project is below an absolute threshold of either 10,000 $MTCO_2e$/year for industrial projects or 3,000 $MTCO_2e$/year for residential projects.

Tier 4: Consider whether the project is below a set performance threshold. This threshold is yet to be set and is not recommended for analysis at this time.

Tier 5: Consider whether off-site mitigation would reduce the project's GHG emission impacts to less than the proposed screening level.

Discussion of Impacts

a) **Less Than Significant Impact.** If the Project generates greenhouse gas emissions in excess of an established threshold, either directly or indirectly, then the Project's impact would be significant. As stated above, project-based impacts are compared against the SCAQMD tiered greenhouse gas emissions thresholds. Emissions potentially generated by the proposed Project are measured against Tier 3, 3,000 $MTCO_2e$/year for residential and commercial projects.

As explained in Section III, Air Quality, a CalEEMod analysis was conducted in March 2026 and was based a multi-family residential build out of 16 two-story townhomes on a 1.34-acre parcel. Each unit will contain, 2,220 sf of living space, a small pool with private backyard space, and an enclosed two-car garage. The complex will include a driveway, parking for four guests, two outdoor landscaped recreation areas and perimeter landscaping. For analysis purposes, a 13-month construction timeframe was assumed. Table 3 in Section III, Air Quality, provides a summary of the Project site residential build out data that was applied to the model. The detailed CalEEMod report for the Project site is available in Appendix A.

Construction and Operation

Since SCAQMD does not provide GHG construction thresholds for projects, the total amount of CO_2e emissions from the construction phase of the Project is amortized over 30 years to estimate the potential CO_2e emissions over a one-year operational cycle. Upon buildout, six emissions source categories would contribute either directly or indirectly to operational greenhouse gas emissions including area emissions (pavement and architectural coating off gassing) building energy usage, mobile energy usage, solid waste disposal, water usage, and refrigeration. Table 11 below shows annual construction and operational greenhouse gas emissions and then compares the Project's total annual emissions, 155 $MTCO_2e$, to the SCAQMD Tier 3 threshold. The Project would not generate greenhouse gas emissions more than the SCAQMD Tier 3 threshold. Based on the City's adopted 2013 CAP and 2021 Roadmap, the Project's build out will also have less than significant impacts according to Tier 2. Per these measurements, the Project would not have a significant impact on the environment.

TABLE 11
PROJECTED GHG EMISSION SUMMARY (METRIC TONS PER YEAR)

Construction	CO_2e (MT/YR rounded)
Total GHGs for 13 Months	199
30-Year Amortized*	6.63
Operation	**CO_2e (MT/YR rounded)**
Area	3.6
Energy	54.2
Mobile	78.44
Waste	9.4
Water	1.8
Refrigeration	0.042
Total Operational	148
Total Annual Operational (30-Year amortized + Operational)	**155**
Tier 3 SCAQMD Annual Threshold	3,000
Annual Per Capita Emissions	5.54
Exceeds?	No

*Buildout construction emissions were amortized over 30 years then added to buildout operational GHG emissions.
Source: CalEEMod 2022.1

b) **Less Than Significant Impact.** A project is considered to have a significant impact if it conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described above, the City of Palm Springs adopted a CAP in 2013 and subsequently drafted an updated greenhouse gas emissions baseline with revised reduction targets in the City's 2021 Roadmap. These documents provide baseline GHG emissions data and reduction targets as well as strategies for staying on track to meet the State's reduction mandates to ensure that the City's General Plan and future growth will comply with state and regional GHG reduction targets.

SCAG estimates that by 2035, the City could have 27,700 households, and assuming there are 1.77 persons per household, the City's population may reach 45,029 by 2035.[25] Applying the 2030 City-wide emissions target of 297,432 $MTCO_2e$ to the 2035 estimated population means that the per capita GHG emissions would need to be no higher than 6.07 $MTCO_2e$ by 2035 in order to achieve the statewide reduction goals of AB 32. The annual per capita emissions of the approximately 28 Project residents would be 5.54 MTCO2e, which is under the target of 6.07 by 2035.

According to the City's 2021 Roadmap, transportation is the largest contributor of emissions and accounts for 53% of the City's greenhouse gas emissions, followed by residential energy use, which contributes 23% of the City-wide GHG emissions. The 2021 Roadmap describes multiple programs aimed at decreasing VMT by increasing the City's walkability, expanding the network of EV charging stations, improving mass transit energy use, continued support for Desert Community Energy's carbon-free option, and funding for residential energy efficiency

[25] California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025.

renovations for older homes. Additionally, the Project would be constructed according to current California Energy and Green Building Codes which impose stringent development standards to minimize GHG emissions from new buildings. Finally, the location is in proximity to retail services which will help reduce daily VMT to and from the Project site.

With the implementation of the City's GHG emissions reduction programs and the California Green Building Code, the Project will remain under the per capita GHG emissions target of 6.07 MTCO2e. The State's building code standards would be more recent and thereby more stringent than the standards applied to the CalEEMod tool calculations. By this estimate, the Project's impacts on local and statewide plans and policies aimed at the reducing the emissions of GHGs will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: City of Palm Springs 2013 Climate Action Plan; City of Palm Springs Climate Action Roadmap_2021; CalEEMod 2022.1; Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2026; Global Warming Potentials, IPCC Fourth Assessment Report, 2007; California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025.

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

Setting

The California Health and Safety Code defines a hazardous material as a substance or waste that poses a risk of endangering human health or safety and/or a risk of degrading the environment.

Criteria for identifying hazardous substances are based on whether the substance, due do "quantity, concentration, or physical, chemical or infectious characteristics, may:

1. Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness.
2. Pose a substantial present or potential hazard to human health or the environment, due to factor including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed."[26]

In the 1970s, the state of California began to adopt formal policies and protocols to manage the handling, processing and disposal of hazardous waste. Landmark investigations led to numerous legislative actions and to the establishment of the California Environmental Protection Agency (CalEPA) in 1991 and its associated departments including the Department of Toxic Substances Control (DTSC). On a regional and local level, County environmental health departments, such as the Riverside County Department of Environmental Health, implement federal and state public health and safety programs throughout local jurisdictions. Specifically, the Hazardous Materials Management Branch of the Department of Environmental Health serves as the County's Certified Unified Program Agency (CUPA) which coordinates six state hazardous waste and materials regulatory management programs. Palm Springs, along with other Coachella Valley cities, participates in the Riverside County Hazardous Waste Management Plan, which coordinates the disposal, handling, processing, storage and treatment of hazardous materials in the region.

Transport and Release of Hazardous Materials

Major transportation corridors near the Project site include Interstate 10, which is 3.6 to 4 miles to the north/northeast, the Union Pacific Railroad, which is 3.5 miles to the north/northeast, and State Highway 111, which is 1.25 to the north. Hazardous materials transported along these routes have the potential to cause spills or leaks. Similarly, potentially hazardous materials associated with residential construction on the Project site could foreseeably be transported along I-10. The California Highway Patrol works with Caltrans, and local police and fire departments to coordinate responses and hazardous materials clean-up efforts.

Hazardous Waste Sites

Sites may contain hazardous materials that had been previously released by activities on the surface or by underground storage tanks (USTs). Leaking underground storage tanks (LUSTs) associated with industrial, commercial, and defense activities are collectively a significant source of groundwater and soil contamination. The State Wate Resources Control Board (SWRCB) tracks such sites that impact groundwater via the GeoTracker database. The California Hazardous Waste and Substances Site List (Cortese List) provides information to state and local agencies regarding the location of hazardous materials sites. The California Department of Toxic Substances Control (DTSC) prepares data for the Cortese List via its Envirostor database of sites that are subject to a response action.

The discussion of potential impacts from Project-related hazards and hazardous materials is based on the characteristics of potential residential development on the Project site, the State Department of Toxic Substances Control (DTSC) EnviroStor, the State Water Resources Control Board (SWRCB) GeoTracker, and the Safey Element of the Palm Springs 2040 General Plan.

[26] California Health and Safety Code, HSC §25141, January 1, 2023.

Discussion of Impacts

a, b) Less Than Significant Impact. The proposed Project includes a GPA to convert the current land use designation from NCC to MDR, which would be consistent with the Section 14 Specific Plan zoning designation for the site, MR. The Project also proposes to construct 16 two-story townhomes each containing 2,220 sf, a two-car garage, and a private backyard with a 96-sf pool.

Construction Phase: Construction of the 16 multi-family units would necessitate the transport of potentially hazardous materials such as paints, solvents, concrete and asphalt. The use of heavy equipment on-site would consume limited quantities of diesel fuel and oil. During construction, a staging area would be identified where equipment and construction supplies would be stored, pursuant to City and Cal OSHA standards. Should any spillage or leakage of hazardous substances occur, it would occur in this staging area where it could be contained and cleaned. The construction phase would be temporary, and the use of hazardous materials would not be in quantities that would pose risks to public health or environmental health. Impacts from the transport, handling and disposal of hazardous materials related to construction are expected to be less than significant. The containment of construction-related hazardous materials to a staging area where an accidental release of a hazardous substance to the environment would be quickly remediated reduces potential impacts to less than significant levels.

Operational Phase: As a residential community, a certain limited amount of toxic or hazardous chemicals may be used for maintenance, landscaping, pools, and to clean public areas. Residential units are anticipated to use and dispose of toxic and hazardous materials such as cleaners, landscaping chemicals, paints, oil, batteries, lightbulbs and electronic waste, collectively known as household hazardous waste (HHW). Residents may store small quantities of potentially hazardous materials at their homes, and the disposal of HHW would be subject to State and County guidelines. Palm Springs Disposal Services (PSDS) is contracted by the City to handle residential and commercial waste, but they do not provide curbside service for HHW. City residents are instructed to dispose of HHW at the Riverside County HHW facility at 1100 Vella Road in Palm Springs. Residents may also drop-off anti-freeze, batteries, oil and paint (ABOP) at this facility. PSDS provides educational information about HHW disposal as well as facility location and operating times.

State and County regulatory oversight regarding the transport, handling, and disposal of hazardous materials ensures that the construction and operational phases of the Project would generate less than significant impacts. The use of a construction staging area would contain potential accidental releases to the environment and reduce their impacts to less than significant levels. Moreover, use of hazardous materials in small quantities during the operational phase in tandem with the County's permanent HHW/ABOP collection facility for residential waste will restrict potential impacts associated with the use of small amounts of hazardous materials on the Project site to a less than significant level.

c) No Impact. The nearest school to the Project site is Palm Springs High School, whose property extends between Ramon Road and E. Baristo Road approximately 0.6 mile to the southeast. As described above, the use of hazardous materials during construction will be contained to the Project site and the use of household hazardous materials during the lifetime of the Project will be limited and will not be disposed of in a manner that would endanger any nearby schools. As there are no schools within one-quarter mile of the Project site, and future

residential development on the site is not expected emit or release hazardous materials and waste that would pose a health risk to a school, there will be no impacts from the Project.

d) **No Impact**. Government Code Section 65962.5 is also known as the Hazardous Waste and Substances Sites, or Cortese List, which is annually updated by the California Environmental Protection Agency (CalEPA). The list is based on data from the DTSC and the California Department of Health Care Services (DHCS) and data from the State Water Resources Control Board (SWRCB).

According to the DTSC Envirostor database, the City contains three cleanup sites. Two sites are inactive and require no further action. One site, located at the Palm Springs International Airport one mile to the east of the Project site, is inactive and needs evaluation. This site was formerly occupied by the US Army Airforce in 1942 and used as a service station and requires further evaluation to investigate potential hazardous and ordnance waste.

The Geotracker web tool identifies several LUST cleanup sites in the City that have been remediated and the cases closed. The nearest site, located at the former GTE building on the opposite side of Amado Road, contained a diesel fuel underground storage tank. The site was remediated and the case was closed in 1992.

The Project site is not identified as a cleanup site and is not in danger of contamination by any other sites in the City. As such the Project site does not present a hazard the public or environment, hence there will be no impact.

e) **No Impact.** The Palm Springs International Airport is located approximately one mile east of the Project site, and the Project site, on the northwest corner of Sunrise Way and Amado Road, occurs outside of the Airport Land Use Compatibility Plan boundary. The boundary of Compatibility Zone E aligns with the east side of Sunrise Way.[27] Therefore, the proposed Project would not result in a safety hazard or excessive noise for people residing or working at the Project site. No impacts associated with airport hazards are anticipated.

f) **Less Than Significant Impact**. Access to and from the Project site is proposed to be constructed where the existing driveway occurs on the south side of the parcel on Amado Road. Sunrise Way, 40 feet west of the driveway, is listed as one of the City's primary emergency access routes per the General Plan.[28] Residents would either need to make a left turn onto Amado Road to approach Sunrise Way or turn right onto Amado Road and travel almost one mile west to Indian Canyon Avenue, another primary emergency access route. The General Plan also identifies evacuation-constrained residential parcels in the northern region of the City which have access to only one evacuation route and could experience flood hazards. While the Project site is not identified as a constrained parcel, others are identified along Sunrise Way to the north of the Project site.

Prior to receiving building permits, the Project will be subject to review by the Police and Fire Departments to ensure that the Project site driveway can safely accommodate emergency vehicles and to ensure that the Project will not alter any of the City's roadways or impede established evacuation routes. Traffic management during the Project's construction is subject to the City's approval and will not interfere with the City's emergency response plan or

[27] Palm Springs 2040 General Plan, Safety Element, Figure 6-10 Airport Compatibility Plan, 2004
[28] Ibid, Safety Element, Evacuation.

emergency evacuation plan. As the Project would not physically interfere with any emergency response plan or evacuation plan, impacts would be less than significant.

g) **No Impact**. The Project site is in an urban area of the City which is not designated as a wildland fire hazard zone and is therefore not susceptible to wildfires.[29] The Project site is not expected to expose people or structures to a significant risk of loss, injury or death due to wildland fires. No impact is anticipated. Wildland fire is discussed more thoroughly below in Section XX, Wildfire.

Mitigation Measure: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Safety Element; California Health and Safety Code, HSC §25141, January 1, 2023; DTSC EnviroStor, accessed March 2026; SWRCB GeoTracker, accessed March 2026; CalFire Hazard Severity Zones Viewer, accessed March 2026.

[29] CalFire Hazard Severity Zones Viewer, accessed March 2026.

X. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Setting

Domestic Water

Desert Water Agency (DWA) provides potable groundwater to the Project site which is sourced from the Indio Subbasin. The Indio Subbasin, also known as the Whitewater River Subbasin, is the largest of the four subbasins occurring within the Coachella Valley Groundwater Basin (CV Basin). DWA extracts groundwater from the Palm Springs Subarea, one of five subareas within the of the Indio Subbasin, to supply customers in its service boundary. According to the Indio Subbasin Annual Report for the Water Year 2023-2024, the Palm Springs Subarea has a groundwater storage capacity of 4.6 million acre-feet (af), which comprises about 15.44% of the Indio Subbasin.[30]

Local rainwater and snowmelt have filled the basin with water over a period of several million years, but human activities extract more water than can be naturally replenished. To supplement natural groundwater replenishment, DWA coordinates with the Coachella Valley Water District (CVWD) to import and percolate Colorado River water into the basin. Both agencies also supplement irrigation water with recycled wastewater.

DWA manages 33 wells and 425 miles of pipeline in the northwest portion of the Indio Subbasin in addition to surface water diversions, artificial groundwater replenishment, and reclaimed water which is used for outdoor irrigation. The water supply for the DWA service area is comprised of 90% groundwater, 4% surface water, and 6% reclaimed water.

Wastewater

The City-owned wastewater treatment plant is located at 4375 Mesquite Avenue, approximately three miles southeast of the Project site. Veolia North America is contracted by the City to operate the plant. With a capacity of 10.9 million gallons per day (mgd), the treatment plant utilizes trickling filter technology to process wastewater to a secondary level of treatment. Currently, the plant processes 6.5 mgd.[31] The City's comprehensive wastewater treatment program also relies upon five pump stations, 225 miles of sewer connection pipelines, six percolation ponds and a biosolids disposal program.

The City recycles, or reclaims, treated wastewater for use as irrigation water on public spaces, and for groundwater replenishment. After primary and secondary treatment stages are complete, 75% of the secondary effluent is piped to a separate DWA treatment plant, located at 1200 South Gene Autry Trail, where the reclaimed water receives tertiary treatment. DWA then conveys the tertiary effluent to public properties for landscape irrigation. The remaining 25% of the secondary effluent is sent to percolation ponds where it seeps back into the aquifer.[32] During the 2023-2024 water year, DWA recycled 3,122 af for outdoor irrigation, and both CVWD and DWA recycled a combined total of 13,164 af.[33] Using recycled water for irrigation uses 75% less energy than pumping groundwater.

Water Quality

The City of Palm Springs and the Project site occur within the Whitewater River Watershed, which drains into the Salton Sea, and is a part of the larger Colorado River Watershed. As water naturally flows over the land in rivers, streams, springs, and lakes, and collects in groundwater basins, both naturally occurring contaminants and those emitted from human activity can end up in water supply systems. Per requirements of the State Water Resources Control Board (SWRCB), all water providers in

30 Indio Subbasin Annual Report for Water Year 2023-2024, Table 2-1, prepared by Todd Groundwater, March 2025.
31 Palm Springs 2040 General Plan, Circulation Element, Utilities, January 9, 2025.
32 City of Palm Springs, Wastewater Treatment Plant, accessed March 2026.
33 Indio Subbasin Annual Report for Water Year 2023-2024, Table 5-9.

the watershed are required to comply with standards for the protection of water quality put forth by the Colorado River Basin Regional Water Quality Control Board (RWQCB). Water districts and regulatory agencies regularly test water for contaminant levels and mitigate as needed. Contaminants include microorganisms, inorganics (salts, metals), pesticides and herbicides, organic chemicals, and radioactive particles. The DWA publishes water quality test results in an Annual Water Quality Report. Per the 2024 Water Quality Report, the City's water supply has had no contamination violations and levels of contaminants are below the allowable limits as set by the federal Environmental Protection Agency and the State Water Resources Control Board.[34] Water quality standards also require the preparation of site-specific Water Quality Management Plans for surface waters, to protect them from contamination.

Flood Control

Palm Springs is particularly susceptible to storm-induced flooding due to the steep adjacent hillsides and the nearby Whitewater River floodplain which carries flows from the surrounding mountains through the Coachella Valley eastward to the Salton Sea. The Riverside County Flood Control and Water Conservation District (RCFC) manages regional drainage for portions of the Coachella Valley including Palm Springs and is responsible for regional flood planning as well as the construction and maintenance of drainage facilities. The Chino Canyon Levee and Channel protect the northern region of the City while the Palm Canyon Wash levee protects the southern portion of the City. The City manages local drainage, including requiring on-site retention for private development projects.

Palm Springs enforces the National Pollutant Discharge Elimination System (NPDES), which prohibits discharge of pollutants that may be carried by stormwater from project sites and contaminate local water bodies and groundwater systems. NPDES requires plans for project stormwater management. The Project site is subject to localized drainage and to the City's on-site stormwater retention standards. Projects must coordinate with the City Engineer and submit all required hydrology analyses to approve on-site retention facility design.[35]

Discussion of Impacts

a) **Less Than Significant Impact.** Residential development on the Project site resulting from the proposed GPA and the 16 townhomes could generate pollutants during construction and become an on-going source of pollutants during the operational phase. Chemicals, fuels, oils and grease, heavy metals, exposed soils, bacteria and viruses associated with residential land uses and increased traffic may be discharged into waterways by stormwater, hoses and irrigation runoff.

To minimize the amount of site-specific pollution and reduce the potential impacts, the Project applicant will be required to obtain an NPDES General Construction permit from the SWRCB. Additionally, prior to the issuance of a building or grading permit, an applicant must have a City-approved Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP). The SWPPP and WQMP documents must demonstrate how construction and operation activities will prevent pollutants, sediments, and trash from contaminating surface and ground water quality.[36] Such permits affirm potential pollutant discharge, as well as describe mandatory Best Management Practices (BMPs), Source Control, LID (Low Impact Development) Site Design, and Treatment Control BMPs where necessary. Site plans must also demonstrate that the Project site can retain the 100-year 24-hour duration storm on site.

[34] Desert Water Agency, Water Quality Report, published June 2025.
[35] City of Palm Springs Municipal Code, Chapter 8.70 Stormwater Management and Discharge Controls, 1997.
[36] Ibid.

Adherence to these water quality requirements will ensure that the Project will not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality. Any potential impacts will remain at less than a significant levels.

b) **Less Than Significant Impact.** Pursuant to the Sustainable Groundwater Management Act (SGMA) of 2014, four Coachella Valley water agencies including DWA, CVWD, Indio Water Authority (IWA) and Coachella Water Authority (CWA) act as the Groundwater Sustainability Agencies (GSAs) responsible for managing the Indio Subbasin. Together these agencies prepare a water management plan every five years, with the most recent being the 2022 Indio Subbasin Water Management Plan Alternative Plan Update (2022 Alternative Plan Update).[37] The 2022 Alternative Plan Update for the Indio Subbasin includes water demand calculations for current customers and future population growth within the Indio Subbasin Plan Area. The calculations are based on population growth forecasts supplied by the 2020 SCAG Regional Growth Forecast, SCAG Land Use Inventories, housing and employment analyses.

As shown in Table 12, for indoor water use, one multiple family unit is estimated to demand 103 gallons per day, therefore 16 units may use 1,648 gallons per day (gpd), and up to 601,520 gallons per year, or 1.85 acre-feet per year (afy). Outdoor water use for landscaping is based on the Conceptual Landscape Plan for the Project (see Exhibit 9). A total of 16,484 sf would be landscaped with a mix of low-water use plants and high-water use turf grass and is estimated to consume 0.713 afy.

The 2022 Alternative Plan Update provides forecasted water demand figures for each of the four GSAs. By 2030, the total annual indoor and outdoor water demand for all sectors within the DWA service area is projected to be 34,092 af.[38] By comparison, the Project would account for 0.0075% of that demand. Table 12 summarizes the Project's potential daily and annual demand for indoor and outdoor water in comparison with estimated 2030 DWA water use.

TABLE 12
PROJECT OPERATIONAL WATER DEMAND

Indoor Use[1]	**Number of Units**	**Gallons per Unit per Day**	**Project Daily Demand (gpd)**	**Project Annual Demand (afy)**
Multi-Family	16	103	1,648	1.85
Outdoor Use[2]	**Landscape Area (ft²)**	**Outdoor ETo (in/yr) x ETAF x Outdoor Conversion Factor**	**Outdoor Daily Demand (gpd)**	**Annual Outdoor Demand (afy)**
Landscape	16,484	68.69 x 0.62 x 0.45	636.331	0.713
			Total Project Annual Water Demand	**2.563**
			DWA 2030 Annual Demand[3]	**34,092**
			Project's Percentage of 2045 DWA Multi-Family	**0.0075%**

1. Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, Table 5-15 Baseline Unit Factor Calculations (Multiple-Family, DWA), December 2021.
2. Outdoor water demand calculations based on Maximum Allowable Water Allocation equation: Evapotranspiration (ETo), Evapotranspiration Adjustment Factor (ETAF), and Conversion Factor, and landscape area. Data provided by the Project Conceptual Landscape Plan by Urban Ecosystem Solutions

[37] Indio Subbasin Water Management Plan, 2022 Alternative Plan Update; Sustainable Groundwater Management Act Alternative Plan, December 2021.

[38] Ibid, Appendix 5-A Municipal Demand Forecast, Table 41 Water Supplied (Within Planning Area – AFY) (DWA 2030).

TABLE 12
PROJECT OPERATIONAL WATER DEMAND

(see Exhibit 9).
3. Indio Subbasin Water Management Plan, Alternative Plan Update, Appendix 5-A Municipal Demand Forecast, Table 41 Water Supplied (Within Planning Area – AFY) (DWA 2030), December 2021.

Note: gpd = gallons per day; afy = acre-feet per year

As discussed under Hydrology (Section X), the Project's wastewater demand is based on the assumption that approximately 90% of indoor domestic water use would enter the wastewater treatment system. As described above, the Palm Springs WWTP has a daily treatment capacity of 10,900,000 but uses approximately 60% of this capacity per day. The 16 townhome units on the Project site would potentially generate 1,483.2 gallons of wastewater per day, which would account for 0.136% of the WWTP daily capacity. Table 13 summarizes the Project's daily wastewater demand as compared to the Palm Springs WWTP daily capacity.

TABLE 13
PROJECT WASTEWATER GENERATION

Land Use	Number of Housing Units	Wastewater Gallons per Housing Unit per Day[1]	Project Daily Wastewater Demand (gpd)
Multi-Family	16	92.7	1,483.2
Palm Springs WWTP Daily Capacity			**10,900,000**
Project's Percentage of 2023-2024 Indio Subbasin Water Use			**0.0136%**

1. Between 30% and 90% of indoor water demand may be sent to wastewater treatment. The above estimate is based on 90%.

Note: gpd = gallons per day; afy = acre-feet per year

To comply with the regional Sustainable Groundwater Management Plan, the Project would remain consistent with the water efficiency requirements of the Building Code, the City's water conservation policies outlined the Code of Ordinances and install drought tolerant landscaping and water-efficient irrigation.[39] Relative to the total water supplied by DWA for urban water uses, the future development of 16 residential units would consume a very small amount. Adherence to the City water conservation codes would ensure that the water demand by this residential development would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant.

ci-civ) Less Than Significant Impact. The Project site currently contains a 1.34-acre asphalt parking lot which is over 40 years old and which is located in the central urbanized district of Palm Springs. The site contains no rivers or streams. The proposed GPA and subsequent development of the 16 townhomes will entail the removal of the existing parking lot and several of the trees contained within it. Grading of the underlying soil and placement of building foundations, new driveway with parking area, retention basins and landscaping will follow.

Compliance with Required Hydrology Requirements

The proposed development will be required to comply with the City's Municipal Code addressing Project site hydrologic conditions. The City's Municipal Code establishes that development shall control wind and water erosion on-site.[40] Future Project site development would be subject to such mitigation, which would ensure that the Project would not result in substantial erosion or siltation either on- or off-site.

[39] City of Palm Springs Municipal Code, Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.
[40] City of Palm Springs Municipal Code, Chapter 9.60 General Provisions, §9.60.040 On-site Development, 1981.

Furthermore, prior to the issuance of grading permits, approval of the Project-specific hydrology study and WQMP will be required by the City and will need to demonstrate how silt runoff from Project-induced erosion would be mitigated through the implementation of BMPs which would be prescribed in the WQMP. The hydrology study would describe how the development will handle on-site stormwater without impeding or redirecting flood flows. The Project site plan must also demonstrate that the Project site can retain 100-year 24-hour duration storm on site.[41] Approval and implementation of these plans and implementation of the BMPs discussed within the plans will ensure that the proposed Project will not contribute water in exceedance of the City's stormwater drainage system capacity and potential impacts to existing stormwater drainage systems would be reduced to less than significant levels.

d) **Less Than Significant Impact.** Potential hazards from a dam failure, tsunami, or seiche are not possible because the Project site is not located in proximity to a body of water.

As described above, the City is susceptible to flood events due to the steep hillside terrain flanking its west and south boundaries in addition to the Whitewater River floodplain that extends across the northern portion of the City. The residential units proposed for the Project site could potentially store a limited amount of HHW in the forms of cleaning materials, paints, oils, and electronics. However, according to the FEMA National Flood Hazard Layer Viewer, the Project site occurs in a flood zone X, an area of minimal flood hazard and low flood risk, which reduces the risk of the pollutants being released during a flood event. Given the Project's location in the flood zone X designation, impacts from flood hazards are not expected to occur. A less than significant impact is anticipated.

e) **No Impact**. The proposed GPA will bring the Project site into consistency with the established Section 14 Specific Plan Residential Medium zoning designation. The proposed Sunrise Townhomes will comply with all applicable water quality and drainage standards. Per the City's standard requirements, applicants must provide a SWPPP, a WQMP and a hydrology study approved by the City of Palm Springs and the Regional Water Quality Control Board for both construction activities and the long-term operation of the site.

As also described above, the water agency, DWA, serving the Project, is a GSA for the Indio Subbasin. Per State and local water conservation mandates, the Project will implement the City's drought-tolerant landscaping requirements, the Building Code's water efficiency standards and adhere to water conservation strategies established in the General Plan. The Project's expected water demand is less than 0.1% of the DWA's current and projected supplies, indicating that impacts to the Indio Subbasin Water Management Plan Update will be negligible. In summary, the Project would not obstruct the implementation of the City's water quality control plan or the region's sustainable groundwater management plan. There would be no impacts.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Circulation Element; Desert Water Agency, Water Quality Report, published June 2025; Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, December 2021; Indio Subbasin Annual Report for Water Year 2023-2024, March 2025; City of Palm Springs Municipal Code, Chapter 8.70 Stormwater Management and Discharge Controls, 1997, and Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.

[41] City of Palm Springs Municipal Code, Chapter 8.70 Stormwater Management and Discharge Controls, 1997.

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

Setting

The Project site occurs on the northeastern edge of the Section 14 Specific Plan area and is designated as a Residential Medium (MR) zone, which allows up to 15 dwelling units per acre. However, the 2040 General Plan retains the original land use designation of Neighborhood/Community Commercial (NCC) which allows neighborhood-oriented small-scale commercial services. The Project proposes a GPA to update the 2040 General Plan land use designation for the subject parcel and re-designate the parcel as Medium Density Residential (MDR), which allows up to 15 dwelling units per acre. The GPA would bring the parcel into consistency with the current zoning designation of MR per the Specific Plan.

Discussion of Impacts

a) **No Impact**. The Project serves as a parking lot that originally served the telecommunications office building across the street on the south side of Amado Road. Today, the parking lot is largely underutilized and is surrounded by medium density residential uses to the west and east (across Sunrise Way), the telecommunications building/commercial use to the south, and a US Postal Service building to the north. All adjacent land uses, including the residential communities, operate independently and are not connected to this Project site. The Project would not divide and established community. No impacts will occur.

b) **No Impact**. The Section 14 Specific Plan was adopted in 2014 and establishes policies for the physical development of 640 acres of land that includes both fee land, and land in trust associated with the Agua Caliente Band of Cahuilla Indians. The Tribe and City coordinated design and drafting of the Specific Plan in order to ensure that the Tribe's vision for future development would be mutually agreed upon and upheld, and as a result, the Section 14 Specific Plan regulates development within the Plan boundary.

The proposed GPA and multi-family residential development for the site would convert the existing parking lot into a low-rise, low-intensity housing complex consisting of 16 townhomes which would be consistent with the parcel's Section 14 Specific Plan zoning designation of MR and the adjacent multi-family residential uses. The proposed Project is also consistent with General Plan Land Use Goal 6 and the accompanying polices as follow:

Goal LU6: Housing needs of people with varying incomes. Household sizes, and lifestyles are met within the City.

Policy LU6.1: Facilitate new residential development on vacant or underutilized properties in areas that have been designated for mixed-use or residential use on Land Use Plan, as appropriate.

Policy LU6.2: Encourage new residential infill development by providing streamlined approvals processes.

The General Plan land use designation for the subject parcel currently conflicts with the approved Section 14 Specific Plan zoning designation, but the proposed Project would resolve this conflict and bring the Project into consistency with the Specific Plan. As such, the Project would not cause a significant environmental impact due to a conflict with any land use plan. There would be no environmental impact related to a conflict with a land use plan.

Mitigation Measures: None required.

Monitoring: None required.

Sources: City of Palm Springs Section 14 Specific Plan, July 2014; Palm Springs 2040 General Plan, Land Use Element.

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

Setting

In the Recreation, Open Space and Conservation Element of the City's General Plan, the history of mineral extraction from the adjacent mountains describes certain more highly valued minerals such as asbestos, beryllium, gold, limestone, tungsten, copper garnet and tourmaline as being limited. Today, the City has one active sand and gravel mining operation at its northern region and two mines sited just beyond the City's northern boundary. This northernmost portion of the City is classified as a mineral resources zone (MRZ) 2, an area where significant mineral deposits are present, while the majority of the City's property, including the Project site, is classified as a MRZ 3, which is an area where the significance of mineral deposits cannot be determined from available data.

Discussion of Impacts

a, b) **No Impact.** Figure 5-3, Mineral Resources Zones, of the Palm Springs General Plan, shows that the Project site occurs within the area that is classified as MRZ 3. Due to the amount of urban development throughout the City's planning area, the mineral resource potential is undetermined. Neither the Project site nor any surrounding sites are designated or used for mineral resource extraction. Therefore, the Project will not result in the loss of any known mineral resource to the region or state. Likewise, no loss of any locally important mineral resource recovery sites will occur as no such site is identified in the General Plan or in the Section 14 Specific Plan.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Recreation, Open Space and Conservation Element.

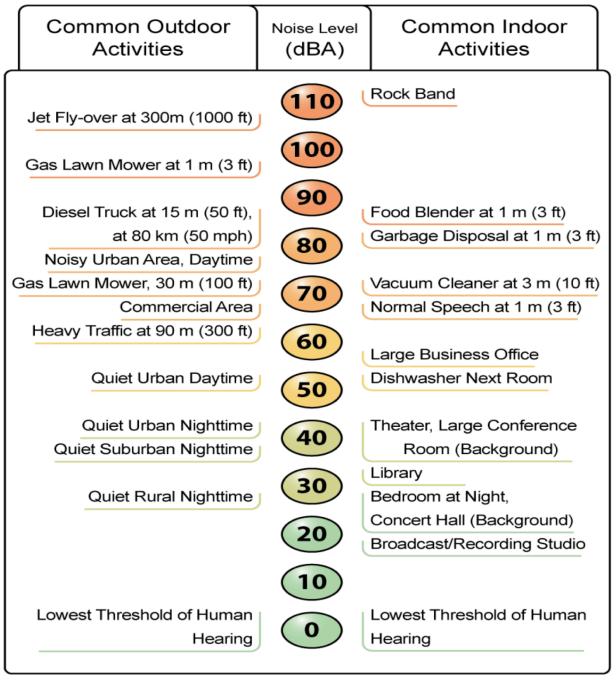
XIII. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

Noise

Ambient community noise is comprised of background sounds emitted from a variety of sources and can either be unintrusive sounds from wind, wildlife, and neighborhood activity, or intrusive sounds from construction equipment, traffic, landscaping equipment, mechanical equipment such as HVAC systems and so forth. Noise levels are expressed as decibels (dB). The A-weighted decibel scale (dBA) filters out very high and very low frequencies such that the scale correlates to the sound a human ear would detect. Noise at a 25 dBA level is a quiet sound such as a rural nighttime environment, while 50 dBA is the noise level of a refrigerator running, 80 dBA is the noise level of a tractor idling, and 105 dBA would be a louder sound such as a jet flying overhead.

The chart to the right identifies sources and levels of community noise. Exposure to 70 dBA noise level and higher over certain periods of time can damage a person's hearing.



Source: Standard Environmental Reference, CalTrans, February 2018.

Vibration

Groundborne vibrations can be characterized as rumbling sounds which travel through the ground. Typically, groundborne vibrations from human activity such as construction activity, heavy traffic, or jet planes flying overhead are felt indoors and are rarely a problem outdoors. Construction equipment may be categorized as either continuous vibration (excavation and grading equipment), low-rate repeated impact vibration (blasting, drop balls, impact pile drivers), or high-rate repeated impact vibration (jackhammers, hoe rams). The duration and amplitude of groundborne vibration from construction equipment varies. A blast would emit a high amplitude over a short duration, but grading equipment would emit a low amplitude vibration over a longer duration.[42] Groundborne vibration as it relates to disturbance to people is measured in vibration decibels (VdB). A vibration velocity level of 65 VdB is barely perceptible by humans, and a lower vibration velocity would be undetectable.

Ground vibration is not as prevalent an issue as noise disturbance. Typically, vibration levels occur well below the threshold of human perception, approximately 0.02 inches per second. Plus, the duration of these events is typically short and occurs over an extended time; thereby reducing the times of perceived disturbance. Table 14 below summarizes average human response to groundborne vibration.

TABLE 14
HUMAN RESPONSE TO GROUNDBORNE VIBRATION

Average Human Response	PPV (in/sec)
Barely to distinctly perceptible	0.02 to 0.10
Distinctly to strongly perceptible	0.10 to 0.50
Strongly perceptible to mildly unpleasant	0.50 to 1.00
Mildly to distinctly unpleasant	1.00 to 2.00
Distinctly unpleasant to intolerable	2.00 to 10.00

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Sensitive Receptors

"Sensitive receptors" is a CEQA designation assigned to land uses where there are people in the community who may be particularly sensitive to noise, such as residential areas, schools, libraries, churches, nursing homes, and health care facilities. There are three sensitive receptor communities near the Project site: Hallmark Assisted Living (136 feet away) and Continental Garden Apartments (116 feet away) are on the east side of Sunrise Way, and the Terra Vita condominium community is approximately 90 feet to the west of where Project construction activities would occur.

City's Noise Standards:

The City's Noise Ordinance (Ord. 1167 § 1 (part), 1982) sets noise level limits for different land uses. In High Density Residential areas, a 60 dBA limit applies from 7 am-6 pm, a 55 dBA limit applies from 6 pm to 10 pm, and a 50 dBA limit applies from 10 pm to 7 am. The ordinance also establishes acceptable hours for the operation of construction vehicles and machinery. Construction activities are exempt from noise emission limitations during the following hours:[43]

- Weekdays, 7 am to 7 pm
- Saturdays, 8 am to 5 pm
- Sundays and Holidays, Construction is not permitted.

[42] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

[43] Palm Springs Municipal Code, Buildings and Construction, §8.04.220 Limitation of Hours of Construction, 2014.

Analysis of impacts from Project site development is based on construction equipment noise emissions data provided by the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual, the Noise Element of the City's General Plan, and the City's Noise Ordinance, Chapter 11.74 of the City's Municipal Code.

Discussion of Impacts

a) **Less Than Significant Impact**. Development of the proposed townhomes would require the demolition of the existing asphalt parking lot, site preparation and grading of the entire 1.34-acre site. The new homes will increase noise levels for the surrounding neighborhoods during the construction period and during the on-going operational phase.

Construction Impacts:
The estimated 13-month construction phase is expected to generate elevated noise levels during demolition, site preparation, grading, and the construction of the units. Noise levels will be elevated during the City's permitted daytime hours as stated above in the Settings discussion and will not occur during the evening and nighttime hours. Construction noise will cease permanently when the Project is complete.

Even with the restricted time periods for construction activities, construction noise may still impose a nuisance when occurring near sensitive receptors. Since the City has not established maximum acceptable noise standards for construction noise near sensitive receptors, the numerical threshold of 90 dBA L_{eq} during the daytime, as provided by the Federal Transit Administration's (FTA), Transit Noise and Vibration Impact Assessment Manual, has been applied to this analysis of the Project's impacts on nearby sensitive receptors.[44] L_{eq} is understood as the average sound pressure level over a period of one hour. If the sound level varies, the L_{eq} is a calculation of the average sound level over one hour. The FTA considers the 90 L_{eq} dBA noise level to be reasonable criteria for a general assessment of exterior construction noise in proximity to sensitive receptors.

Table 15 provides average dBA levels for typical construction equipment used in building residential communities from a 50-foot distance reference point, which is a commonly used distance for analysis purposes. Table 15 further shows the L_{eq} for the same construction equipment at a 90-foot distance, which is both the distance between the Project site property line and the nearest homes to the east and the FTA reasonable distance criteria for a general assessment. Noise levels decrease by 6 dBA as the distance from the sound source doubles.

[44] Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, Table 7-2, General Assessment Construction Noise Criteria (p. 179), September 2018.

TABLE 15
NOISE LEVELS FROM CONSTRUCTION EQUIPMENT AT 90-FOOT DISTANCE

Equipment[1]	Reference Noise Level at 50ft (dBA)	Project Sensitive Receptor Distance (ft)	Noise Level at Sensitive Receptor (dBA)	Equipment dBA Range	FTA Acceptable L_{eq} dBA
Concrete Saw	76	***90***	70.9	***70.9 – 79.9***	*90*
Trucks	84		78.9		
Dozers	85		79.9		
Graders	85		79.9		
Backhoes	80		74.9		
Cranes (mobile)	83		77.9		
Cement Mixers	85		79.9		
Generator Sets	82		76.9		
Pavers	85		79.9		
Rollers	85		79.9		
Air Compressors	80		74.9		

1. List of construction equipment is derived from the Project CalEEMod analysis (see Appendix A).
Source: Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual, Table 7-1 Construction Equipment Noise Emission Levels, September 2018.

Based on the FTA standards shown in Table 15, the construction equipment will generate noise levels that would not exceed the FTA's acceptable daytime threshold of 90 dBA L_{eq} but would be higher than the City's conditionally acceptable residential threshold of 70 dBA CNEL.[45] This comparison is conservative, insofar as CNEL represents a weighted average over a 24 hour period, rather than the short-term noise levels associated with L_{eq}. However, the City exempts maintenance and construction activities from the noise level restrictions due to the temporary nature of construction. In addition, construction equipment will move across the site, and sustained noise levels are not expected. In addition, as it relates to the uses on the east side of Sunrise Way, elevated traffic noise will likely mask some of the construction noise generated on the site. For the residential units to the west of the Project, an existing 6-foot masonry wall will add to noise attenuation, insofar as solid wall structures can reduce noise levels by 6 to 12 dB. To reduce the potential impacts of the equipment noise levels, Project construction activities shall occur only during the acceptable timeframes per the City's Noise Ordinance. The temporary duration and the adherence to the permissible timeframe will reduce potential construction noise level impacts to less than significant levels.

Operational Impacts:

Noise produced by residents would be consistent with noise generated by the nearby residential communities and would be subject to the City's Noise Ordinance as defined in Chapter 11.74 of the Municipal Code. The Noise Ordinance defines permissible sound levels and timeframes that noise may emanate from residential, commercial and industrial zones. Typical noises emanating from residences include landscape equipment, pool pumps, air conditioners, media equipment such as televisions and stereos, vehicle noises, and animals. Such noises may not exceed the following levels:[46]

45 Palm Springs 2007 General Plan, Noise Element, Figure 8-2 Land Use Compatibility for Community Noise Exposure, March 2007.

46 Palm Springs Municipal Code, §11.74.031 Noise Level Limit, 1982.

- 60 dBA between 1am and 6pm
- 55 dBA between 6pm and 10pm
- 50 dBA between 10pm and 7am

Adherence to the City's established Noise Ordinance will ensure that the future residential development would not exceed the City's acceptable CNEL threshold of 70 for multi-family residences. Impacts from the operational phase would be less than significant.

b) **Less Than Significant Impact**. Construction equipment would generate intermittent noise as well as mild ground borne vibration, particularly during the demolition and paving stages. As the City does not provide thresholds for acceptable levels of groundborne vibration, Table 16 below provides PPV data for several pieces of construction equipment that would be used during the Project's construction phase. The table shows that groundborne vibrations generated by these pieces of equipment would fall into the category of being barely to distinctly perceptible at a distance of 25 feet from the equipment.[47]

TABLE 16
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	PPV at 25 ft (in/sec)
Vibratory roller	0.21
Large bulldozer	0.089
Loaded trucks	0.076

Source: Transportation and Construction Vibration Guidance Manual, Table 18 Vibration Source Amplitudes for Construction Equipment (p. 37), California Department of Transportation, April 2020.

Due to the short-term nature of the construction phase, any groundborne vibration emanating from the Project site would be short-lived and mild. Given that construction activities would generate greater vibration levels than residential operational activities, the potential for disturbing groundborne vibration would be restricted to the construction phase. Project impacts from groundborne vibration or groundborne noise levels would be less than significant.

c) **No Impact**. The Palm Springs International Airport is located approximately one mile east of the Project site, and the Project site occurs outside of the Airport Land Use Compatibility Plan and outside of the of the delineated airport noise contours.[48] Therefore, the Project would not expose people residing or working in the project area to excessive noise levels emanating from the Palm Springs International Airport. No noise impacts associated with airport activities are anticipated.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2007 General Plan, Noise Element, March 2007; Palm Springs Municipal Code, Buildings and Construction, §8.04.220, 2014; Palm Springs Municipal Code, Noise Ordinance, 11.74, 1982; Project CalEEMod analysis, March 2026; Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018; Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

[47] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

[48] Palm Springs 2007 General Plan, Noise Element, Figure 8-6 Airport Noise Contours, March 2007.

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

Setting

The City of Palm Springs encompasses 95 square miles of terrain at the base of the San Jacinto and Santa Rosa Mountains in the western region of the Coachella Valley. According to the General Plan, the City's year-round population is 47,427, but grows to nearly 75,000 during the winter season as the City is a world-renowned winter resort destination. Currently, the City's housing stock contains a mix of single-family, multi-family, and mobile home residences with most of the housing stock, 62%, being single-family units. Single-family homes are comprised of detached homes (38%) and attached homes (24%). Multi-family units make up 32% of the housing stock.

The permanent population continues to grow annually although the number of persons per household, 1.77, has remained among one of the lowest in the State.[49] The General Plan describes a demographic shift away from larger households with children towards a growth in the number of residents aged 65+ years.[50] The number of households is expected to increase from 23,719 in 2018[51] to 27,700 in 2035, and up to 30,500 by 2050.[52] The number of jobs in Palm Springs is also expected to expand from 34,900 in 2019 to 44,600 in 2050.[53]

Discussion of Impacts

a) **No Impact.** According to the January 2025 Population and Housing Estimates from the California Department of Finance, the average persons per household in Palm Springs is 1.77.[54] Implementation of the proposed GPA and construction of the Sunrise Townhomes would result in 16 new multi-family residential units on the Project site and an additional 28 residents in the City, or 0.06% of the current year-round population. Similarly, the additional 16 residential units would comprise 0.067% of the City's current housing stock and 0.52% of the future 2050 housing stock. The City has projected population growth and has planned to accommodate this

49 California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025.
50 Palm Springs 2040 General Plan, 2021-2029 Housing Element, Household Characteristics, October 2021.
51 Ibid, Table 3-2 Household Trends, 2010-2018.
52 SCAG 2024-2050 RTPSCS "Demographics and Growth Forecast Technical Report," April 2024.
53 Ibid.
54 E-5 Population and Housing Estimates for Cities, Counties and the State, May 2025.

growth by allocating specific areas where residential growth could reasonably occur. The Section 14 Specific Plan has designated the Project site to be a Medium Density Residential parcel where multi-family units could be developed and has included this growth in the Specific Plan's forecasted environmental impacts. The Project occurs in the City's urban core, and will connect to existing utilities, and use existing streets. No expansion of services is required to serve the Project. The relatively small population and residential growth resulting from the Project would align with the projected growth. Hence, the Project would not result in construction or expansion of infrastructure. No impacts are anticipated.

b) **No Impact.** The Project site is currently an underutilized parking lot abutted by streets on two sides, a US Postal Service Office to the north, and an independently operated multi-family residential complex to the west. The development of 16 townhomes would not displace any existing residents or require the construction of replacement housing in another location. The Project would result in no impacts.

Mitigation Measures: None required.

Monitoring: None required.

Sources: California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025; Palm Springs 2040 General Plan, 2021-2029 Housing Element, Household Characteristics, October 2021; SCAG 2024-2050 RTPSCS "Demographics and Growth Forecast Technical Report," April 2024.

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

Setting

As explained in the previous section, XIV Population and Housing, the City's permanent population is 47,427 but increases to approximately 75,000 during the winter season. Public services must be capable of maintaining adequate services and response times throughout the year. Per the 2021 California Emergency Services Act, Palm Springs participates in the Standarized Emergency Management System (SEMS), which is an emergency managmement response system that coordinates and standardizes the various public agencies who are tasked with handling disasters, hazards, and public safety emergencies. SEMS requires jurisdictions to also participate in the California Master Mutual-Aid Agreement whereby public emergency response agencies provide resources, personnel, facilities, and other support to neighboring jurisdictions during emergencies as needed.

Fire Protection Services

The Palm Springs Fire Department provides fire protection services as well as paramedic and emergency services throughout the City and the City's sphere of influence via mutual-aid agreements. The City has five fire stations, with the nearest being Fire Station #1, located one mile west of the Project site at 277 North Indian Canyon Drive. The five stations are strategically sited and enable personnel to achieve a maximum response time of five minutes. Currently a total of 21 on-duty firefighting personnel are available per each 24-hour period. The City's fire department has an ISO Class 3 rating. The number of responses has increased 5-7% annually.

When additional fire protection service assistance is needed, outside agencies including the Riverside County Fire Department, the United States Forest Service, the Bureau of Land Management, the California Department of Forestry and Fire Protection, and Cathedral City will provide help through automatic- and mutual-aid agreements. These agencies can respond to both wildland and urban fires.

Police Protection Services

The Palm Springs Police Department provides police protection services including response service, criminal investigation, traffic enforcement, and preventative patrol. The Police Department is divided into two divisions: Operations and Support Services consisting of 100 sworn officers and 49 civilian personnel. The Department strives to meet a 5-minute emergency response time and a 30-minute nonemergency response time throughout the City and the sphere of influence. The Palm Springs Police Department office is located at 200 S. Civic Drive, which is 1.3 miles east of the Project site. The Police Department experiences approximately 5-6% annual increase in the number of responses it must conduct.

Schools

The Palm Springs Unified School District (PSUSD) serves approximately 19,184 students across grades K through 12. PSUSD provides 16 elementary schools, six middle schools, and five high schools, and two alternative continuing education schools in the cities of Palm Springs, Cathedral City, Rancho Mirage, Desert Hot Springs, and the Thousand Palms community.

Parks

The Palm Springs Parks and Recreation Department manages a system of 11 parks, seven facilities, and 15 trailheads. Total park acreage includes 156 acres of developed parkland, 160 acres of public golf courses, and several miles of developed greenbelts. A variety of recreational amenities are provided for the public such as athletic fields and courts, water play fountains, a swimming pool, playgrounds, dog parks, fitness equipment, picnic tables and benches, restrooms and more. The Department also provides programs for all ages. Sunrise Park is the nearest park to the Project site, one-half mile south on Sunrise Way.

The City adopted the Park Standards of the National Recreational Park Association which requires that cities provide five acres of parkland per 1,000 people. Looking ahead, to accommodate a potential build out population of nearly 95,000 people (including seasonal residents), the City will need to provide 184 more acres of parkland.

Library Services

Two libraries serve the City's population and approximately 10,000 residents from nearby communities. The City of Palm Springs Public Library, located at 300 S. Sunrise Way, one-half mile south the Project site, offers a full suite of services from computers and internet services and passport services to a full range of public educational programs. The library has been temporarily relocated while the main library building undergoes renovation.

Discussion of Impacts

Fire Protection

Less Than Significant Impact. Each year, the Palm Springs Fire Department responds to over 12,000 calls, with a response time of no more than five minutes according to the 2040 General Plan. The City's Fire Department primarily specializes in fire protection services for structures.

The Project site is currently a parking lot and does not generate emergency calls. However, the Project's proposed 16 townhomes, which may potentially add 28 residents to the City, will incrementally increase the demand for fire protection services. The nearest fire station is one mile west at 277 N. Indian Canyon Avenue near the intersection of Amado Road. This proximity will allow for a response time in under five minutes.

To accommodate an increase of costs associated with the Project's need for fire protection services, the development will be subject to the payment of City development impact fees to contribute its fair share of costs for fire protection service demand, and future fire facilities and personnel. In accordance with standard City practices, the Fire Department will review the Project development plans before building permits are issued to ensure compliance with all applicable fire and building code standards, and to ensure that adequate fire and safety measures are incorporated into the site plans per all applicable State and City fire safety regulations.

Because the proposed Project would be required to comply with City standards and the proposed Project is not anticipated to generate substantial additional demand for fire protection services and would not result in the need for new or expanded facilities, the Project's potential impact on fire protection services would be less than significant.

Police Protection:

Less Than Significant Impact. The Project may increase the number of calls for police services, but the increase would be very minor given the relatively small number of people who would live in the 16 units. The Project site development will comply with Palm Springs Police Department procedures, regulations and policies and will require review by the Police Department to demonstrate that the site provides adequate emergency access. Increased revenues from Project property taxes would offset the Project's share of police service demand. Impacts to police protection services would be less than significant.

Schools:

Less Than Significant Impact. As new dwelling units are constructed and the City's population gradually increases, PSUSD plans for future expansion by applying a student generation rate calculation to estimate the number of new students added to the district. Using PSUSD's most recent 2024 student generation rates, the Project's 16 units could potentially add approximately 3.18 students to the school district. This would not be a significant impact considering the school district enrollment is lower than its capacity at this time. Table 17 summarizes the number of students that are estimated to be added to the PSUSD enrollment by the Project. The school district requires the payment of a developer fee of $5.17 per square foot for new residential development.[55] With the implementation of the fees, the Project would offset the costs of the additional enrollments and impacts to educational services would be less than significant.

TABLE 17
PROJECT STUDENT GENERATION

School Type	Generation Rate (per residential unit)	Project's Student Generation
Elementary School	0.0953	1.5248
Middle School	0.0423	0.6768
High School	0.0609	0.9744
Total:	0.1985	3.176

Source: Residential and Commercial/Industrial Development School Fee Justification Study, Palm Springs Unified School District, March 26, 2024, Table 4 Student Generation Factors for Multi-Family Attached Units.

[55] PSUSD, Developer Fees, https://www.psusd.us/departments/f/fiscal-services/developer-feesaccessed March 2026.

Parks and Libraries

Less Than Significant Impact. The Project's may result in a small increase of the City's permanent population, which may marginally increase the use of existing local parks and libraries. The generation of property taxes on the Project site will contribute towards the City's costs of managing the parks and libraries in addition to individual use fees associated with certain parks and recreational services. Overall, build out of the Project site is expected to have marginal impacts on local and regional public facilities. No new or additions to public facilities will be required for the proposed Project. The minor increase in demand for the City's existing facilities will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Safety Element; Palm Springs Parks Master Plan, February 2025; Palm Springs Unified School District; Residential and Commercial/Industrial Development School Fee Justification Study, Palm Springs Unified School District, March 26, 2024; City of Palm Springs Comprehensive Fee Schedule December 2025 Through June 2026.

XVI. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

The Palm Springs Parks and Recreation Department manages a system of 11 parks, seven facilities, and 15 trailheads. A variety of recreational amenities are provided for the public such as athletic fields and courts, water play fountains, a swimming pool, playgrounds, dog parks, fitness equipment, picnic tables and benches, restrooms and more. The Department offers programs for all ages that support an array of community needs from after school programs, to athletic and sports camps, to community enrichment classes, and special events. Sunrise Park, the nearest park to the Project site, one-half mile south on Sunrise Way.

The costs of parks and facilities operations, maintenance and programming are offset with funds from the City's General Fund which are ultimately provided by property and other taxes. Additionally, user fees are applied to activities, program participation, and facility rentals.

Discussion of Impacts

a, b) Less Than Significant Impact. Residential build out of the Project site may add approximately 28 permanent residents to the City. This population growth is not so substantial that significant impacts to existing neighborhood and regional parks or other recreational facilities would occur. The Project's impacts on recreational facilities will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs Parks Master Plan, February 2025City of Palm Springs Comprehensive Fee Schedule December 2025 through June 2026.

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

Setting

City System

The transportation system throughout Palm Springs is comprised of an hierarchy of roadways from regional routes such as the Interstate 10 freeway, to multi-lane expressways and major thoroughfares, to arterials which accommodate traffic to and from the two-lane collectors and local streets. The transportation system also includes bus lanes, bicycle lanes and sidewalks. Higher capacity corridors such as Hwy 111 and Interstate 10 provide regional access to and from the City. The Project occurs on the northwest corner of Sunrise Way, a 4-lane major thoroughfare and Amado Road, a 2-lane collector street. Sunrise Way gives direct access to Vista Chino to the north and Palm Canyon Drive to the south, both of which are major thoroughfares. Amado Road connects to Indian Canyon Avenue, a major thoroughfare, and to Farrell Drive, a secondary thoroughfare.

Multiple jurisdictions including the California Department of Transportation, Riverside County Transportation Department, and the City manage different components of the transportation system. The City's Circulation Element of the General Plan emphasizes goals of developing and maintaining a transportation system that safely accommodates motorized and non-motorized mode of transportation. Fostering safe and pedestrian-friendly neighborhoods in addition to increasing the ability to use the public transit system helps reduce the dependency on automobiles.

Bicycle and Pedestrian Facilities

The City has a robust system of existing bicycle routes with numerous proposed routes being considered. Currently, Sunrise Way contains a Class I bike path along the east side. For Amado Road, A Class I bike path is proposed west of Sunrise Way and a Class II is proposed east of Sunrise. Sidewalks are available on all streets in the Project area. The intersection of Sunrise Way and Amado Road is signalized with crosswalks.

Transit Services

SunLine Transit Route 2 provides service between Palm Springs and Desert Hot Springs, and travels along Sunrise Way, with bus stops along the route, including the corner of Tahquitz Canyon, about 1,300 feet south of the site. In addition, Route 4 serves Palm Springs to Thousand Palms and provides a bus stop with an hourly pick-up schedule on Vista Chino near the Sunrise Way intersection located 1.27 miles north of the Project site.[56] The SunLine Tripper Route 200 with service to Desert Hot Springs also stops at the Sunrise Way and Vista Chino intersection.

Level of Service

City policy applies a Level of Service (LOS) metric when assessing the performance of the transportation network and intersection delays. LOS provides a ranked measurement of roadway operating conditions, that ranges from "A" (free flow, best conditions) to "F" (worst conditions, serious delays, and system failure). LOS D is the minimum acceptable level of service for Palm Springs.[57]

Vehicle Miles Traveled

Senate Bill 743 (2013) updated the methodology for analyzing transportation impacts by projects to more accurately measure transportation-related air pollutants and greenhouse gas emissions, and to more effectively reduce emissions via the development of multimodal transportation networks and diversification of land uses. CEQA Guidelines Section 15064.3 describes the use of Vehicle Miles Traveled (VMT) as the metric by which to measure project transportation impacts. To comply with CEQA, the City adopted analytical procedures, screening tools, and impact thresholds for VMT, which are documented in the City of Palm Springs Traffic Impact Analysis Guidelines (City Guidelines) adopted in July 2020.[58] The City Guidelines identify VMT per service population as the transportation efficiency metric to be compared to the City of Palm Springs General Plan Buildout VMT average.

Discussion of Impacts

a, b) Less Than Significant Impact. If a project conflicts with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, then its impacts would be significant. Furthermore, if a project conflicts or is inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), its impacts would be significant. Analysis of the Project's impacts on the circulation system programs, plans and policies is based on the City Guidelines and the Institute of Transportation Engineers (ITE) Trip Generator Web-Based Application.

The Project proposes a GPA to convert the existing NCC land use to MDR consistent with the Section 14 Specific Plan zoning designation of MR. The Project also proposes a 16-unit multi-family condominium complex for the site which is currently an underutilized parking lot. Project site access would be constructed at the south perimeter on Amado Road where the existing driveway entrance occurs, about 100 feet west of Sunrise Way. Vehicles would enter between the two two-story buildings and have direct access to the private parking garages or continue north to a guest parking area at the north end of the site. No access is proposed onto Sunrise Way. The Project would not alter or conflict with any program, plan, ordinance or policy pertaining to the City's circulation system.

[56] SunLine Transit Agency, Route 4 Map, January 4, 2026, accessed March 2026.
[57] Palm Springs 2040 General Plan, Circulation Element, Goal CR1.13, 2025.
[58] City of Palm Springs Traffic Impact Analysis Guidelines, prepared by Fehr& Peers, July 2020.

Level of Service and VMT Analysis Project Screening

The Project's anticipated impact on circulation level of service was analyzed by forecasting the Project's daily trip generation. Based on the ITE low rise multi-family residential land use code, 220, the ITE Trip Generator Web-Based Application was used to estimate the number of daily trips generated. The Project would potentially generate a daily total of 99.36 trips daily with the highest volume occurring during the PM peak hour. Table 18 provides the ITE Trip Generator data for the Project.

TABLE 18
PROJECT SITE DAILY TRIP GENERATION

Land Use	Land Use Code[1]	Quantity[2]	Total Weekday Trips	AM Peak Hour Trips	PM Peak Hour Trips
Multifamily Housing (Low-Rise)	220	16	6.21 (unit)	0.41(unit)	0.52 (unit)
		Project Site Total	**99.36**	**6.56**	**8.32**

[1] Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition (2025).
[2] Number of dwelling units

The Project site is currently designated NCC, which would allow commercial retail uses. Based on a typical small commercial development, it can be estimated that the site could accommodate up to 15,000 square feet of retail space. Using ITE's 821 category, for a shopping plaza without supermarket, the potential square footage could generate up to 981 trips. Although no commercial development has been proposed for the site, its current land use would generate substantially more traffic than that generated by the Project. Given that the City's General Plan analyzed a commercial land use on this site and found that the circulation system would operate at acceptable levels in the area surrounding the Project, the Project will have a less than significant impact on circulation level of service.

The City Guidelines also address VMT generation.[59] The Guidelines include a process by which projects are screened to determine if they are subject to VMT analysis. This screening process was undertaken for the Project, and found that the Project, as a residential project that generates fewer than 110 daily trips, is exempt from analysis, and presumed to have less than significant impacts on VMT in the City.

As demonstrated above, the Project's impacts on local level of service and VMT are less than significant.

c) **No Impact.** The traffic associated with the Project, consisting of passenger cars, would be compatible with the type of traffic expected for multi-family residential uses occurring in this region of Palm Springs. As described above, proposed access to the Project site is approximately 100 feet west of the Sunrise Way/Amado Road intersection and would be constructed in the same location as the existing parking lot driveway. The Project does not propose sharp curves or dangerous intersections. All Project site improvements would be subject to the City's standards and approval as well as the approval of the Fire and Police Departments. There would be no impacts from a hazardous geometric design feature or from an incompatible use.

[59] City of Palm Springs Traffic Impact Analysis Guidelines, Project Screening, Step 3 Project Type Screening, adopted July 2020.

d) **No Impact**. The Project does not propose to alter existing roadways or emergency evacuation routes in the City. The single driveway access from Amado Road will allow vehicles to enter the complex between the two two-story buildings and continue north to the guest parking area at the north end of the Project site. Prior to construction, both the Palm Springs Fire Department and Police Department will review the site plan to ensure safety measures are addressed, including emergency access and geometric design. Therefore, the proposed Project will not result in inadequate emergency access.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Circulation Element, 2025; SunLine Transit Agency, Route 4 Map, January 4, 2026; City of Palm Springs Traffic Impact Analysis Guidelines, prepared by Fehr & Peers, July 2020; Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition (2025).

XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Setting

California state law requires a government-to-government consultation process between project lead agencies and California Native American tribes who have an interest in protecting cultural resources in a project area. The consultation process must begin prior to the release of an environmental impact report, mitigated negative declaration, or negative declaration. Native American tribes participating in the consultation process are those who have requested notice of all proposed projects within the jurisdiction of the lead agency.

Senate Bill 18

SB 18 establishes that prior to the adoption of or any amendment to a jurisdiction's general plan, the planning agency shall consult with affected local Native American tribes. Once the local government notifies the tribe(s) of the proposed amendment, the tribe has 90 days to request the government-to-government consultation.

Assembly Bill 52

Public Resources Code (PRC) 21074(a) states that if a project has the potential to cause a substantial adverse change or impairment to a tribal cultural resource (TCR), then the project may cause an adverse effect on the environment. The passage of Assembly Bill 52 in 2014 created a new CEQA category of resources called, Tribal Cultural Resources, whereby a formal consultation process was established between lead agencies and impacted California Native American tribes to address

concerns regarding a project's potential impacts to tribal cultural resources. Tribal Cultural Resources include California Native American archaeological sites, cultural landscapes and sacred places.[60]

Public Resources Code (PRC) § 21074(a) defines tribal cultural resources as:

1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
   a. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
   b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2) 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of the paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

In a letter dated January 21, 2026, the City initiated tribal consultation under SB 18 and AB 52. . The ACBCI THPO sent a letter dated January 27, 2026 confirming the notification and formally requested consultation per AB 18 and AB 52. In the letter, the THPO acknowledged that the Project occurs within the ACBCI reservation. Due to the potential to discover buried cultural artifacts during site Project grading and excavation, the Tribe requested copies of any cultural resource documentation produced in connection with the Project and the presence of an approved Agua Caliente Band of Cahuilla Indians Native American cultural resource monitor during ground disturbing activities. The ACBCI THPO concluded government-to-government consultation on March 30, 2026 and stated that the Project mitigation measures have sufficiently addressed the Tribe's concerns. Copies of the correspondence are provided in Appendix B.

Discussion of Impacts

ai, aii) Less Than Significant with Mitigation Incorporated.

The Project site has existed as an asphalt parking lot for over 40 years and contains no tribal cultural resources on the surface that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources identified on the Project site. However, the ACBCI THPO has confirmed that the Project site is within the Tribe's reservation and finds that the site may contain buried resources which could be disturbed during the construction phase.

As noted above, the ACBCI concluded SB 18 and AB 52 government-to-government consultation on March 30, 2026. In response to the Tribe's requests for the protection of potentially occurring resources, the Project will adhere to Mitigation Measures CUL-1 and CUL-2 as provided in Section V Cultural Resources. The mitigation measures include site monitoring by an approved ACBCI cultural resource monitor and a qualified archaeologist. The Project archaeologist would investigate all discovered resources and determine their significance and the appropriate treatment of the resources. Mitigation Measures CUL-1 and CUL-2 would reduce potential impacts to Tribal Cultural Resources to less than significant levels.

[60] Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

Mitigation Measures

Please see CUL-1 and CUL-2 in Section 5, Cultural Resources for the required mitigation measures.

Monitoring

Please see CUL-A in Section 5, Cultural Resources.

Sources: Consultation with Agua Caliente Band of Cahuilla Indians Tribal Historic Preservation Office, concluded March 30, 2026; Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

XIX. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

Domestic Water

Desert Water Agency (DWA) provides potable groundwater to the Project site which is sourced from the Indio Subbasin. The Indio Subbasin is the largest of the four subbasins occurring within the Coachella Valley Groundwater Basin (CV Basin). Water for the City and the Project site is pumped from the Palm Springs Subarea, one of five subareas within the Indio Subbasin. Per the Indio Subbasin Annual Report for the Water Year 2023-2024, the Palm Springs Subarea has a groundwater storage capacity of 4.6 million acre-feet (af), which comprises about 15.44% of the Indio Subbasin.[61]

[61] Indio Subbasin Annual Report for Water Year 2023-2024, Table 2-1, prepared by Todd Groundwater, March 2025.

As described above in Section X Hydrology and Water Quality, DWA and CVWD work together to facilitate supplemental groundwater replenishment via the importation of Colorado River water into the Indio Subbasin. Both agencies also supplement irrigation water with reclaimed wastewater. The water supply for the DWA service area is comprised of 90% groundwater, 4% surface water, and 6% reclaimed water. DWA manages 33 wells and 425 miles of pipeline in the northwest portion of the Indio Subbasin in addition to surface water diversions, artificial groundwater replenishment, and reclaimed water which is used for outdoor irrigation.

Wastewater Treatment

Veolia North America is contracted by the City to operate the City-owned wastewater treatment plant, which is located at 4375 Mesquite Avenue, approximately three miles southeast of the Project site. The secondary level treatment plant has a capacity of 10.9 million gallons per day (mgd) but currently processes 6.5 mgd.[62] The City's wastewater treatment system also relies upon five pump stations, 225 miles of sewer connection pipelines, six percolation ponds and a biosolids disposal program.

Treated wastewater is recycled, or reclaimed, for use as landscape irrigation water in public spaces and for supplemental groundwater replenishment. After primary and secondary treatment stages are complete, 75% of the secondary effluent is piped to a separate DWA treatment plant, located at 1200 South Gene Autry Trail, where the reclaimed water receives tertiary treatment. DWA then conveys the tertiary effluent to public properties for landscaping irrigation. The remaining 25% of the secondary effluent is sent to percolation ponds where it seeps back into the aquifer.[63] During the 2023-2024 water year, DWA recycled 3,122 af for outdoor irrigation, and both CVWD and DWA recycled a combined total of 13,164 af.[64]

Energy

As discussed above in Section VI, Energy, SCE will provide electricity to the Project site. Natural gas will be provided to the Project site by Southern California Gas. Infrastructure for both utilities is available in the Project area and is already serving adjacent properties.

Flood Management

Palm Springs is particularly susceptible to storm-induced flooding due to the steep adjacent hillsides along the western and southern boundaries of the City, and the nearby Whitewater River floodplain at the northern end of the City. The Whitewater River carries flows from the surrounding mountain ranges through the Coachella Valley eastward to the Salton Sea. The RCFC manages regional drainage for portions of the Coachella Valley including Palm Springs and is responsible for flood planning as well as the construction and maintenance of drainage facilities. The Chino Canyon Levee and Channel protect the northern region of the City while the Palm Canyon Wash levee protects the southern portion of the City.

Solid Waste

Pursuant to the State's recycling and landfill diversion regulations, the City currently requires a solid waste diversion rate of 50% and is working towards the increased diversion rate of 90%.[65] The City contracts with Palm Springs Disposal Services (PSDS) to provide solid waste, recycling, and green waste disposal services. Residences are provided trash and recycling bins and are instructed to separate materials. Construction waste is also reduced by separating materials that may be reused and/or recycled in an effort to achieve a 65% diversion rate.

62 Palm Springs 2040 General Plan, Circulation Element, Utilities, January 9, 2025.
63 City of Palm Springs, Wastewater Treatment Plant, accessed March 2026.
64 Indio Subbasin Annual Report for Water Year 2023-2024, Table 5-9, March 2026.
65 City of Palm Springs, Recycling and Waste Management, accessed March 2026.

PSDS processes recyclable materials and green waste separately from solid waste. Recyclable materials are sorted at a materials recovery facility. Green waste may be composted or applied as alternative daily landfill cover. Solid waste is taken to the Coachella Valley Transfer Station then transferred to the Lamb Canyon Landfill in Beaumont. Lamb Canyon Landfill has a remaining capacity of 14,540,000 cubic yards (36.64% of total capacity) with a maximum daily throughput of 5,000 cubic yards.[66]

Discussion of Impacts

a) **Less Than Significant Impact.** The Project is proposed for an infill lot in a fully developed section of the City's downtown area. Adjacent residential uses, the post office, and commercial uses are served by existing utility and storm water drainage infrastructure along Amado Road and Sunrise Way. At the south end of the subject parcel, an existing water meter connects to water lines under the sidewalk and under Amado Road and would be able to connect to the Project's 4" water line. Similarly, the Project's 6" sanitary sewer line can tie into existing City sewer lines under Amado Road. Please also see Section X, Hydrology. Aboveground electrical powerlines are present on Amado and extend along the post office driveway along the westerly perimeter of the Project site.

As described in Section X, Hydrology, future development would need to demonstrate compliance with NPDES permit requirements and retain flows from a 100-year 24-hour storm event on-site.

The proposed Project would not require significant expansion of existing utilities beyond the connections to infrastructure along Amado Road and Sunrise Way and therefore would not cause significant environmental effects. Impacts would be less than significant.

b, c) **Less Than Significant Impact.** As analyzed in Section X, Hydrology, the 16 townhomes could result in a total annual water demand of 2.563 afy. According to the Indio Subbasin 2022 Alternative Plan, by 2030, the total annual indoor and outdoor water demand for all sectors within the DWA service area is projected to be 34,092 af.[67] By comparison, the Project would account for 0.0075% of that demand. The Indio Subbasin is managed by four different water agencies who collectively submit annual reports and five-year updates in compliance with the 2014 SGMA. The agencies, per the State's mandate, must demonstrate that water demand does not compromise the long-term groundwater supply. Additionally, the agencies must provide drought contingency plans to protect the supply during a drought event. Based on the forecasted water demand for the Indio Subbasin, the local water supply would adequately serve the residential development on the Project site.

As discussed in the Section X, the Project's wastewater demand assumes that approximately 90% of indoor domestic water use would enter the wastewater treatment system. As described above, the Palm Springs WWTP has a daily treatment capacity of 10,900,000 yet uses approximately 60% of this capacity per day. The 16 townhome units on the Project site would potentially generate 1,483.2 gallons of wastewater per day, which would account for 0.136% of the WWTP daily capacity. Table 13 above summarizes the Project's daily wastewater demand as compared to the Palm Springs WWTP daily capacity.

[66] CalRecycle, SWIS Facility, Site Activity Details, Lamb Canyon Sanitary Landfill, Remaining Capacity, September 24, 2020.

[67] Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, Appendix 5-A Municipal Demand Forecast, Table 41 Water Supplied (Within Planning Area – AFY) (DWA 2030), December 2021.

The Project's water use would comply with local and state water conservation efforts outlined the City's Municipal Code. Drought tolerant landscaping and water-efficient irrigation would be installed as would water efficient appliances.[68] The water demand would account for a very small fraction of the local urban water demand. Likewise, wastewater demand from the Project site would account for a small percentage of the total daily capacity at the Palm Springs WWTP. The Project would not significantly impact the local water supply or the wastewater treatment service. Impacts would be less than significant.

Relative to the total water supplied by DWA for urban water uses, the future development of 16 residential units on the Project site would consume a very small amount. Adherence to the City's water conservation codes would ensure that the water demand by this residential development would not substantially impact water supplies in normal, single dry or multiple dry years. Impacts would be less than significant.

d, e) **Less Than Significant Impact.** As described above, PSDS provides solid waste, recycling, and green waste disposal services to the City of Palm Springs. PSDS processes recyclable materials and green waste separately from solid waste and helps the City achieve the mandatory 50% diversion rate and work toward a 90% diversion rate. Recyclable materials are sorted at a materials recovery facility while green waste may be composted or applied as alternative daily landfill cover. The remaining solid waste would be delivered to the Coachella Valley Transfer Station where it will then be transferred to the Lamb Canyon Landfill in Beaumont. Lamb Canyon Landfill has a remaining capacity of 14,540,000 cubic yards (36.64% of total capacity) with a maximum daily throughput of 5,000 cubic yards. See Table 19 for a summary of the Project build out's impacts on the local landfill.

TABLE 19
PROJECT ESTIMATED SOLID WASTE GENERATION

Land Use	Generation Rate[1]	Project Site	Daily Total (lbs)	Annual Total (US tons)
Multi-Family Residential	12.23 lb/household/day	16 units	196	35.77
With 50% solid waste diversion			**98**	**17.885**
Conversion to cubic yards[2]			**0.653 c.y.**	**239 c.y.**
Percent of landfill capacity[3]			**0.013% of daily throughput**	**annual waste is 0.00164% of remaining cap.**

1. CalRecycle, Estimated Solid Waste Generation Rates, Residential Sector (2006), accessed March 2026, https://www2.calrecycle.ca.gov/wastecharacterization/general/rates.
2. National Recycling Coalition Measurement Standards and Reporting Guidelines, 2006, estimates that 150 pounds of uncompacted municipal solid waste material is equal to 1 cubic yard of waste.
3. Landfill daily throughput (or intake) is 5,000 cubic yards, and remaining capacity is 14,540,000 cubic yards, CalRecycle, SWIS Facility, Site Activity Details, Lamb Canyon Sanitary Landfill, Remaining Capacity, September 24, 2020, https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368, accessed March 2026.

At build out, the solid waste generated by the Sunrise 16 Townhomes would contribute less than 0.1% of the Lamb Canyon daily throughput of 5,000 cubic yards, and less than 0.01% of the remaining capacity on an annual basis. This would result in an incremental increase to the daily and annual throughput. PSDS is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant.

[68] City of Palm Springs Municipal Code, Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Indio Subbasin Annual Report for Water Year 2023-2024, March 2025; Palm Springs 2040 General Plan, Circulation Element, Utilities, January 9, 2025; City of Palm Springs, Wastewater Treatment Plant, 2026; Indio Subbasin Annual Report for Water Year 2023-2024; City of Palm Springs, Recycling and Waste Management; Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, December 2021; CalRecycle, SWIS Facility, Site Activity Details, Lamb Canyon Sanitary Landfill, Remaining Capacity, September 24, 2020; CalRecycle, Estimated Solid Waste Generation Rates, Residential Sector (2006); CalRecycle SWIS Facility/Site Activity Details (2020); City of Palm Springs Municipal Code, Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.

XX. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Setting

Wildfires are natural events that promote ecosystem regeneration, and ecosystems throughout much of the western United States, including California, are naturally susceptible to wildfires. In southern California, the winter rains lead to spring germination, then by the fall, the vegetation dries with the high summer temperatures and lack of rainfall. Wildfire is fed by a vegetative fuel load, slope and lack of precipitation. However, wildfires become hazards when they spread into human development areas, or when the built environment encroaches upon wildfire zones. Areas where wilderness and urban land uses meet are referred to as the wildland-urban interface (WUI), and these areas pose an elevated risks of fire hazards to human health and property. WUI areas near wilderness areas that have not burned for 30+ years are poised for higher risks of burning in the near future due to the buildup of vegetative fuels.

The City of Palm Springs lies within the low desert ecosystem of the Colorado Desert section of the Sonoran Desert bioregion where the fuel load is generally sparse and the slope of the central Coachella Valley terrain is mild. However, the City's western boundary reaches up into the steep foothills of the San Jacinto Mountains, and the southern portion of the City planning area extends into the Santa Rosa Mountains. Both mountain ranges have experienced wildfires near the City in recent years.

The California Department of Forestry and Fire Protection (Cal Fire) maintains the Fire Hazard Severity Zone Viewer (FHSZ Viewer), a State map of fire hazard zones that are ranked as either moderate, high, or very high. The FHSZ Viewer also shows geographic responsibility areas that are protected with either federal, state or local resources. The mountain foothills bordering the City are ranked as moderate FHSZs.[69] The Project site, which is not in any FHSZ, and is approximately 1.4 miles east of the moderate FHSZ boundary.

Discussion of Impacts

a) **No Impact.** The City's planned response to an emergency is detailed in the 2025 Palm Springs Emergency Operations Plan (EOP) which explains the coordinated efforts required by various public agencies during a wildfire event. Palm Springs participates in the Standarized Emergency Management System (SEMS), which is an emergency managmement response system that coordinates and standardizes the various public agencies who are tasked with handling disasters, hazards, and public safety emergencies including wildfires. SEMS requires jurisdictions to also participate in the California Master Mutual-Aid Agreement whereby public emergency response agencies provide resources, personnel, facilities, and other support to jurisdictions during emergencies as needed. Furthermore, the City adopted the National Incident Management System (NIMS) and has incorporated the NIMS training, exercises, and concepts into the EOP.

During a wildfire emergency, evacuation routes would be facilitated by the City's major streets including Sunrise Way, which abuts the east border of the Project site, and N. Indian Canyon Avenue, which is one mile to the west.

The Project would not propose any changes to existing evacuation routes or emergency response plans. The Project is subject to review by the Palm Springs Fire and Police Departments prior to the issuance of building permits. The site plan reviews will ensure that the potential residential development will not interfere with emergency access or fire department standards. No impact is anticipated.

b, c) **No Impact.** The Project site occurs on the Coachella Valley floor in the central urban area of Palm Springs and is surrounded on all sides by City streets, residential and commercial development. Neither the Project site nor the immediate surrounding area are located within a wildfire hazard severity zone or a WUI. A Moderate FHSZ boundary occurs 1.4 miles to the west of the Project site, and the lower foothills of the San Jacinto Mountains, where the Moderate FHSZ primarily occurs, consists of a low desert landscape with sparse vegetation. Due to the urban and built-up character of the Project vicinity, the Project site would not require any installation or maintenance of wildfire emergency infrastructure. The Project is not expected to expose people or structures to a significant risk of loss, injury or death due to wildland fires. No impacts are anticipated.

d) **No Impact.** The Project site is located on the relatively flat floor of the Coachella Valley where there is no potential for landslides, or post-fire slope instability. Furthermore, the Project site is in an area with a minimal flood hazard,[70] and has no FHSZ designation. There is little to no risk of wildfire in the low desert region of the Coachella Valley or the urban region of Palm Springs, and no risk of post-wildfire flooding, landslide, or hillside instability. Therefore, the proposed

[69] Fire Hazard Severity Zone Viewer, California Department of Forestry and Fire Protection, accessed March 2026.

[70] FEMA National Flood Hazard Layer (NFHL) Viewer, accessed March 2026.

Project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impacts associated with such risks are anticipated.

Mitigation Measures: None required.

Monitoring: None required.

Sources: Palm Springs 2040 General Plan, Safety Element; City of Palm Springs Emergency Operations Plan, 2025; Fire Hazard Severity Zone Viewer, California Department of Forestry and Fire Protection, FEMA National Flood Hazard Layer (NFHL) Viewer.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Less Than Significant Impact with Mitigation Incorporated:

Biological Resources

The Project site has served as an asphalt parking lot for over 40 years, and the surrounding properties have been fully developed as residential, commercial and public/institutional land uses, thus, the Project site contains very little suitable habitat for native, rare, or endangered plant and animal species. The Project site is not located within a CVMSHCP-designated conservation area and does not contain any wildlife corridors or biological linkage areas. As such, redevelopment of the site for residential purposes would not further endanger any plant or animal communities. However, the parking lot contains several trees that have persisted in landscape planters and three mature California fan palms at the southeast corner. Both resident and migratory nesting birds could be attracted to the trees and palms on site, and western yellow bats may use the California fan palms as roosting and hibernacula sites. The MBTA protects resident and migratory bird nest sites, and the western yellow bat, which is covered by the CVMSHCP, is an imperiled and therefore is a California species of special concern as determined by the CDFW.

Palm Springs is a signatory to the CVMSHCP, the Project is subject to payment of the Development Mitigation Fee to mitigate potential impacts to covered species under the CVMSHCP. In addition, Mitigation Measures BIO-1 and BIO-2, included in this document, will ensure that impacts to nesting birds and western yellow bats will be reduced to less than significant levels.

Cultural Resources

The current state of the Project site as an asphalt parking lot precludes the site from containing any historic resources. However, the Project site occurs within the ACBCI Reservation boundary and traditional use area. Ground disturbance during construction of the Sunrise Townhomes will entail excavation to a greater depth than past disturbances to the site, which includes the possibility of discovering buried cultural resources. To ensure less than significant impacts occur to possible archaeological artifacts, human remains, and other cultural materials that could be unearthed during construction, Mitigation Measures CUL-1 and CUL-2 would be required secure those materials and assure their proper treatment and curation, thereby reducing impacts to less than significant levels.

b) **Less Than Significant Impact.** The proposed GPA and multi-family residential development are consistent with the type of development envisioned for the Section 14 Specific Plan area and would not generate substantially greater impacts than those forecasted from the build out of the General Plan, as demonstrated throughout this document. Cumulative impacts are expected to be less than significant with the implementation of the prescribed mitigation measures.

c) **Less Than Significant Impact.** The proposed Project is planned for a site that for several decades has served as an asphalt parking lot for a neighboring commercial building. The proposed Project will not significantly impact people in any direct or indirect way. Traffic impacts, air quality, GHG, hazardous materials and noise impacts have been determined to be less than significant in the above discussions.

References

I. AESTHETICS

Sources: Sunrise Townhomes Landscape Plan; Palm Springs General Plan 2040; Section 14 Specific Plan, Table 6-3 Residential Development Standards (2014); City of Palm Springs Zoning Code §93.21.00; Google Earth Imagery (2026).

II. AGRICULTURE RESOURCES

Sources: Palm Springs General Plan 2040; California Important Farmland Finder, accessed March 2026.

III. AIR QUALITY

Sources: CalEEMod, version 2022.1; ITE Trip Generator Web Based Application, 12th Edition; South Coast AQMD CEQA Handbook (1993), updated March 2023; California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025; 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 13, Southern California Association of Governments, April 2024; LST Mass Rate Look-up Table, SCAQMD, 2006-2008.

IV. BIOLOGICAL RESOURCES

Sources: Coachella Valley Conservation Commission Plan Maps, Coachella Valley Multiple Species Habitat Conservation Plan, 2008; Coachella Valley Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, 2007; City of Palm Springs Code of Ordinances, Title 8, Chapter 8.95, §8.95.050 and §8.95.070, January 2011; California Fish and Game Code sections 3503, 3503.5, and 3513.

V. CULTURAL RESOURCES

Sources: "Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources," Society for California Archaeology, April 2020; "Determining the Significance of Impacts to Archaeological and Historical Resources," California Code of Regulations, Title 14 §15064.5; California Public Resources Code §21080.3.1, January 1, 2015.

VI. ENERGY

Sources: CalEEMod 2022.1; CPUC 2024 Power Content Label for DCE and SCE; CalEEMod, version 2022.1; CARB EMFAC 2026 Scenario Analysis, accessed March 2026; U.S. Department of Energy, "Average Fuel Economy by Major Vehicle Category," Alternative Fuels Data Center, updated January 2024; Office of Energy Efficiency and Renewable Energy, "Why Building Energy Codes?," Building Energy Codes Program, accessed June 12, 2024.

VII. GEOLOGY AND SOILS

Sources: California Earthquake Hazards Zone Application (EQ Zapp), accessed March 2026; City of Palm Springs 2040 General Plan; City of Palm Springs 2007 General Plan Update EIR; City of Palm Springs Municipal Code; SCAQMD Supplemental Fugitive Dust Control Requirement for Coachella Valley Sources, April 2004; Riverside County Map My County web application, accessed March 2026;

VIII. GREENHOUSE GAS EMISSIONS

Sources: City of Palm Springs 2013 Climate Action Plan; City of Palm Springs Climate Action Roadmap 2021; CalEEMod, version 2022.1; Overview of Greenhouse Gases, Environmental Protection Agency, accessed March 2026; Global Warming Potentials, IPCC Fourth Assessment Report, 2007; California Department of Finance Table E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025.

IX. HAZARDS AND HAZARDOUS MATERIALS

Sources: Palm Springs 2040 General Plan, Safety Element; California Health and Safety Code, HSC §25141, January 1, 2023; DTSC EnviroStor, accessed March 2026; SWRCB GeoTracker, accessed March 2026; CalFire Hazard Severity Zones Viewer, accessed March 2026.

X. HYDROLOGY AND WATER QUALITY

Sources: Palm Springs 2040 General Plan, Circulation Element; Desert Water Agency, Water Quality Report, published June 2025; Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, December 2021; Indio Subbasin Annual Report for Water Year 2023-2024, March 2025; City of Palm Springs Municipal Code, Chapter 8.70 Stormwater Management and Discharge Controls, 1997, and Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.

XI. LAND USE AND PLANNING

Sources: City of Palm Springs Section 14 Specific Plan, July 2014; Palm Springs 2040 General Plan, Land Use Element.

XII. MINERAL RESOURCES

Sources: Palm Springs 2040 General Plan, Recreation, Open Space and Conservation Element.

XIII. NOISE

Sources: Palm Springs 2007 General Plan, Noise Element, March 2007; Palm Springs Municipal Code, Buildings and Construction, §8.04.220, 2014; Palm Springs Municipal Code, Noise Ordinance, 11.74, 1982; CalEEMod, version 2022.1; Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018; Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

XIV. POPULATION AND HOUSING

Sources: California Department of Finance Table 2, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2025 with 2020 Census Benchmark, May 2025; Palm Springs 2040 General Plan, 2021-2029 Housing Element, Household Characteristics, October 2021; SCAG 2024-2050 RTPSCS "Demographics and Growth Forecast Technical Report," April 2024.

XV. PUBLIC SERVICES

Sources: Palm Springs 2040 General Plan, Safety Element; Palm Springs Parks Master Plan, February 2025; Palm Springs Unified School District; Residential and Commercial/Industrial Development School Fee Justification Study, Palm Springs Unified School District, March 26, 2024; City of Palm Springs Comprehensive Fee Schedule December 2025 Through June 2026.

XVI. RECREATION

Sources: Palm Springs Parks Master Plan, February 2025City of Palm Springs Comprehensive Fee Schedule December 2025 through June 2026.

XVII. TRANSPORTATION

Sources: Palm Springs 2040 General Plan, Circulation Element, 2025; SunLine Transit Agency, Route 4 Map, January 4, 2026; City of Palm Springs Traffic Impact Analysis Guidelines, prepared by Fehr & Peers, July 2020; Institute of Transportation Engineers (ITE), Trip Generation Manual, 12th Edition (2025).

XVIII. TRIBAL CULTURAL RESOURCES

Sources: Consultation with Agua Caliente Band of Cahuilla Indians, March 2026; Guidelines for Determining the Significance of and Impact to Cultural Resources: Archaeological, Historic, and Tribal Cultural Resources, Society for California Archaeology, April 2020.

XIX. UTILITIES AND SERVICE SYSTEMS

Sources: Indio Subbasin Annual Report for Water Year 2023-2024, March 2025; Palm Springs 2040 General Plan, Circulation Element, Utilities, January 9, 2025; City of Palm Springs, Wastewater Treatment Plant, 2026; Indio Subbasin Annual Report for Water Year 2023-2024; City of Palm Springs, Recycling and Waste Management; Indio Subbasin Water Management Plan, 2022 Alternative Plan Update, December 2021; CalRecycle, SWIS Facility, Site Activity Details, Lamb Canyon Sanitary Landfill, Remaining Capacity, September 24, 2020; CalRecycle, Estimated Solid Waste Generation Rates, Residential Sector (2006); CalRecycle SWIS Facility/Site Activity Details (2020); City of Palm Springs Municipal Code, Chapter 11.06 Water Conservation and Water Waste Prevention, 2014.

XX. WILDFIRE

Sources: Palm Springs 2040 General Plan, Safety Element; City of Palm Springs Emergency Operations Plan, 2025; Fire Hazard Severity Zone Viewer, California Department of Forestry and Fire Protection, FEMA National Flood Hazard Layer (NFHL) Viewer.

Appendix A
Sunrise 16 Townhomes CalEEMOD Air Quality and GHG Modeling

Sunrise Townhomes Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

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Project Name	Sunrise Townhomes
Construction Start Date	9/1/2026
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.30000
Precipitation (days)	11.2000
Location	33.827197500031915, -116.5289000812133
County	Riverside-Salton Sea
City	Palm Springs
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5679
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.41

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Condo/Townhouse	16.0000	Dwelling Unit	1.000000	35,520.0	16,484.0	0.00000	52.0000	two story condo townhomes

Enclosed Parking Structure	6.84800	1000sqft	0.15721	6,848.00	0.00000	0.00000	—	2-car garage for each unit
Recreational Swimming Pool	3.20000	1000sqft	0.07346	0.00000	0.00000	0.00000	—	16 swimming pool each 96sf
Parking Lot	10.6500	1000sqft	0.24449	0.00000	0.00000	0.00000	—	driveway and guest parking

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	23.0285	23.0034	15.4025	16.2800	0.03890	0.55110	2.58290	3.13400	0.51043	0.46596	0.97639	—	4,831.99	4,831.99	0.12888	0.36520	5.06847	4,949.11
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.81258	1.51031	15.8873	15.1955	0.04002	0.62854	3.58045	4.20899	0.58223	1.54143	2.12366	—	5,080.66	5,080.66	0.12555	0.41758	0.14708	5,208.39
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.12417	1.04223	3.38284	4.39244	0.00806	0.10638	0.21567	0.30386	0.09791	0.05076	0.13215	—	835.742	835.742	0.03075	0.03018	0.21150	840.559
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.20516	0.19021	0.61737	0.80162	0.00147	0.01941	0.03936	0.05546	0.01787	0.00926	0.02412	—	138.367	138.367	0.00509	0.00500	0.03502	139.164
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Threshol	—	75.0000	100.000	550.000	150.000	—	—	150.000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshol d	—	75.0000	100.000 0	550.000	150.000	—	—	150.000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshol d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000.00
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.79125	1.49381	15.4025	16.2800	0.03890	0.55110	2.58290	3.13400	0.51043	0.46596	0.97639	—	4,831.99	4,831.99	0.12888	0.36520	5.06847	4,949.11
2027	23.0285	23.0034	8.40218	11.1316	0.02006	0.26259	0.21241	0.47500	0.24169	0.05080	0.29249	—	2,092.11	2,092.11	0.07635	0.03283	0.81769	2,104.62
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.81258	1.51031	15.8873	15.1955	0.04002	0.62854	3.58045	4.20899	0.58223	1.54143	2.12366	—	5,080.66	5,080.66	0.12555	0.41758	0.14708	5,208.39
2027	1.22985	1.02542	8.41444	10.6188	0.02012	0.26259	0.21241	0.47500	0.24169	0.05080	0.29249	—	2,061.78	2,061.78	0.07667	0.03283	0.02124	2,073.50
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2026	0.33754	0.28152	2.51987	2.90096	0.00598	0.08819	0.21567	0.30386	0.08138	0.05076	0.13215	—	673.357	673.357	0.02124	0.03018	0.21150	683.094
2027	1.12417	1.04223	3.38284	4.39244	0.00806	0.10638	0.08678	0.19315	0.09791	0.02072	0.11863	—	835.742	835.742	0.03075	0.01310	0.14378	840.559
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.06160	0.05138	0.45988	0.52942	0.00109	0.01609	0.03936	0.05546	0.01485	0.00926	0.02412	—	111.482	111.482	0.00352	0.00500	0.03502	113.094
2027	0.20516	0.19021	0.61737	0.80162	0.00147	0.01941	0.01584	0.03525	0.01787	0.00378	0.02165	—	138.367	138.367	0.00509	0.00217	0.02380	139.164

2.2.2. Onsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.65937	1.39140	12.9413	14.6164	0.02393	0.50831	1.83401	2.34232	0.46764	0.27772	0.74536	—	2,493.95	2,493.95	0.10117	0.02023	0.00000	2,502.51
2027	23.0148	22.9910	8.25338	9.90715	0.01942	0.26132	0.00000	0.26132	0.24041	0.00000	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	0.00000	1,807.09
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.69573	1.42488	12.8567	14.0337	0.02266	0.57894	2.77102	3.34996	0.53263	1.33698	1.86961	—	2,455.05	2,455.05	0.09959	0.01992	0.00000	2,463.47
2027	1.16707	0.97105	8.25338	9.90715	0.01942	0.26132	0.00000	0.26132	0.24041	0.00000	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	0.00000	1,807.09
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.31807	0.26543	2.31906	2.65551	0.00486	0.08509	0.13086	0.21595	0.07829	0.02987	0.10815	—	470.922	470.922	0.01910	0.00382	0.00000	472.538
2027	1.09713	1.01851	3.32237	4.02802	0.00779	0.10589	0.00000	0.10589	0.09741	0.00000	0.09741	—	725.108	725.108	0.02941	0.00588	0.00000	727.597
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.05805	0.04844	0.42323	0.48463	0.00089	0.01553	0.02388	0.03941	0.01429	0.00545	0.01974	—	77.9665	77.9665	0.00316	0.00063	0.00000	78.2341
2027	0.20023	0.18588	0.60633	0.73511	0.00142	0.01932	0.00000	0.01932	0.01778	0.00000	0.01778	—	120.050	120.050	0.00487	0.00097	0.00000	120.462

2.2.3. Offsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.13187	0.10241	2.46113	1.66368	0.01498	0.04279	0.74889	0.79168	0.04279	0.18824	0.23103	—	2,338.04	2,338.04	0.02771	0.34497	5.06847	2,446.61
2027	0.07318	0.06516	0.14880	1.22446	0.00064	0.00127	0.21241	0.21368	0.00127	0.05080	0.05208	—	291.199	291.199	0.00330	0.01821	0.81769	297.527
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.11684	0.08543	3.03064	1.16184	0.01736	0.04960	0.80942	0.85903	0.04960	0.20445	0.25405	—	2,625.61	2,625.61	0.02596	0.39766	0.14708	2,744.91
2027	0.06278	0.05438	0.16107	0.71167	0.00070	0.00127	0.21241	0.21368	0.00127	0.05080	0.05208	—	260.865	260.865	0.00361	0.01821	0.02124	266.405
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.01947	0.01609	0.20081	0.24544	0.00113	0.00310	0.08481	0.08791	0.00310	0.02090	0.02399	—	202.435	202.435	0.00214	0.02636	0.21150	210.555
2027	0.02704	0.02372	0.06047	0.36442	0.00027	0.00049	0.08678	0.08727	0.00049	0.02072	0.02121	—	110.633	110.633	0.00134	0.00722	0.14378	112.963
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.00355	0.00294	0.03665	0.04479	0.00021	0.00057	0.01548	0.01604	0.00057	0.00381	0.00438	—	33.5154	33.5154	0.00035	0.00436	0.03502	34.8598
2027	0.00494	0.00433	0.01104	0.06651	0.00005	0.00009	0.01584	0.01593	0.00009	0.00378	0.00387	—	18.3166	18.3166	0.00022	0.00120	0.02380	18.7023

2.3. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.31108	1.26646	0.44989	4.14233	0.00766	0.02856	0.63563	0.66418	0.02813	0.16040	0.18853	18.0413	1,192.82	1,210.86	1.67799	0.02118	1.82862	1,260.95
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.12060	1.08439	0.45054	2.06602	0.00674	0.02760	0.63563	0.66323	0.02741	0.16040	0.18781	18.0413	1,102.48	1,120.52	1.67933	0.02194	0.29521	1,169.33
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	1.15539	1.12899	0.22580	2.65193	0.00530	0.01087	0.57278	0.58365	0.01058	0.14455	0.15513	18.0413	824.163	842.204	1.67147	0.01943	0.87143	890.654
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.21086	0.20604	0.04121	0.48398	0.00097	0.00198	0.10453	0.10652	0.00193	0.02638	0.02831	2.98694	136.450	139.437	0.27673	0.00322	0.14427	147.458
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0000	55.0000	550.000	150.000	—	—	150.000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	55.0000	55.0000	550.000	150.000	—	—	150.000	—	—	55.0000	—	—	—	—	—	—	—
Unmit.	—	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Annual)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3,000.00
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	No

2.4. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.31408	0.29611	0.12896	2.80332	0.00562	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	568.858	568.858	0.01899	0.01478	1.57422	575.311
Area	0.98714	0.96542	0.23670	1.30316	0.00150	0.01919	—	0.01919	0.01896	—	0.01896	0.00000	290.012	290.012	0.00554	0.00057	—	290.320
Energy	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	326.376	326.376	0.02308	0.00185	—	327.505
Water	—	—	—	—	—	—	—	—	—	—	—	1.79515	7.57390	9.36905	0.00664	0.00398	—	10.7206

Waste	—	—	—	—	—	—	—	—	—	—	—	16.2461	0.00000	16.2461	1.62374	0.00000	—	56.8397
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Total	1.31108	1.26646	0.44989	4.14233	0.00766	0.02856	0.63563	0.66418	0.02813	0.16040	0.18853	18.0413	1,192.82	1,210.86	1.67799	0.02118	1.82862	1,260.95
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.26016	0.24208	0.14071	1.93418	0.00476	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	482.168	482.168	0.02048	0.01557	0.04081	487.359
Area	0.85058	0.83738	0.22560	0.09600	0.00144	0.01824	—	0.01824	0.01824	—	0.01824	0.00000	286.360	286.360	0.00539	0.00054	—	286.656
Energy	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	326.376	326.376	0.02308	0.00185	—	327.505
Water	—	—	—	—	—	—	—	—	—	—	—	1.79515	7.57390	9.36905	0.00664	0.00398	—	10.7206
Waste	—	—	—	—	—	—	—	—	—	—	—	16.2461	0.00000	16.2461	1.62374	0.00000	—	56.8397
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Total	1.12060	1.08439	0.45054	2.06602	0.00674	0.02760	0.63563	0.66323	0.02741	0.16040	0.18781	18.0413	1,102.48	1,120.52	1.67933	0.02194	0.29521	1,169.33
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.24845	0.23232	0.12034	1.98112	0.00463	0.00232	0.57278	0.57510	0.00214	0.14455	0.14670	—	468.698	468.698	0.01757	0.01355	0.61703	473.793
Area	0.89708	0.89174	0.02123	0.63496	0.00013	0.00175	—	0.00175	0.00162	—	0.00162	0.00000	21.5146	21.5146	0.00045	0.00005	—	21.5416
Energy	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	326.376	326.376	0.02308	0.00185	—	327.505
Water	—	—	—	—	—	—	—	—	—	—	—	1.79515	7.57390	9.36905	0.00664	0.00398	—	10.7206
Waste	—	—	—	—	—	—	—	—	—	—	—	16.2461	0.00000	16.2461	1.62374	0.00000	—	56.8397
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Total	1.15539	1.12899	0.22580	2.65193	0.00530	0.01087	0.57278	0.58365	0.01058	0.14455	0.15513	18.0413	824.163	842.204	1.67147	0.01943	0.87143	890.654
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.04534	0.04240	0.02196	0.36155	0.00085	0.00042	0.10453	0.10496	0.00039	0.02638	0.02677	—	77.5983	77.5983	0.00291	0.00224	0.10216	78.4418
Area	0.16372	0.16274	0.00387	0.11588	0.00002	0.00032	—	0.00032	0.00030	—	0.00030	0.00000	3.56199	3.56199	0.00007	0.00001	—	3.56646
Energy	0.00180	0.00090	0.01537	0.00654	0.00010	0.00124	—	0.00124	0.00124	—	0.00124	—	54.0353	54.0353	0.00382	0.00031	—	54.2222
Water	—	—	—	—	—	—	—	—	—	—	—	0.29721	1.25395	1.55115	0.00110	0.00066	—	1.77492
Waste	—	—	—	—	—	—	—	—	—	—	—	2.68973	0.00000	2.68973	0.26883	0.00000	—	9.41047
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04212	0.04212

Total	0.21086	0.20604	0.04121	0.48398	0.00097	0.00198	0.10453	0.10652	0.00193	0.02638	0.02831	2.98694	136.450	139.437	0.27673	0.00322	0.14427	147.458

3. Construction Emissions Details

3.1. Demolition (2026)

3.1.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65937	1.39140	12.9413	14.6164	0.02393	0.50831	—	0.50831	0.46764	—	0.46764	—	2,493.95	2,493.95	0.10117	0.02023	—	2,502.51
Demolition	—	—	—	—	—	—	1.83401	1.83401	—	0.27772	0.27772	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09092	0.07624	0.70911	0.80090	0.00131	0.02785	—	0.02785	0.02562	—	0.02562	—	136.655	136.655	0.00554	0.00111	—	137.124
Demolition	—	—	—	—	—	—	0.10049	0.10049	—	0.01522	0.01522	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.01659	0.01391	0.12941	0.14616	0.00024	0.00508	—	0.00508	0.00468	—	0.00468	—	22.6247	22.6247	0.00092	0.00018	—	22.7024
Demoliti on	—	—	—	—	—	—	0.01834	0.01834	—	0.00278	0.00278	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06269	0.05677	0.05980	1.10810	0.00000	0.00000	0.16339	0.16339	0.00000	0.03830	0.03830	—	181.726	181.726	0.00703	0.00620	0.58105	184.330
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.06918	0.04564	2.40133	0.55558	0.01498	0.04279	0.58550	0.62830	0.04279	0.14994	0.19273	—	2,156.32	2,156.32	0.02068	0.33877	4.48743	2,262.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00304	0.00270	0.00325	0.04300	0.00000	0.00000	0.00889	0.00889	0.00000	0.00208	0.00208	—	9.06024	9.06024	0.00012	0.00032	0.01374	9.17375
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00367	0.00238	0.13799	0.03076	0.00082	0.00234	0.03190	0.03425	0.00234	0.00817	0.01052	—	118.199	118.199	0.00113	0.01856	0.10629	123.865
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00056	0.00049	0.00059	0.00785	0.00000	0.00000	0.00162	0.00162	0.00000	0.00038	0.00038	—	1.50003	1.50003	0.00002	0.00005	0.00228	1.51882
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00067	0.00044	0.02518	0.00561	0.00015	0.00043	0.00582	0.00625	0.00043	0.00149	0.00192	—	19.5692	19.5692	0.00019	0.00307	0.01760	20.5073

3.2. Site Preparation (2026)

3.2.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.46980	1.23504	11.0389	11.7202	0.01906	0.50687	—	0.50687	0.46633	—	0.46633	—	2,064.92	2,064.92	0.08376	0.01675	—	2,072.01
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.46980	1.23504	11.0389	11.7202	0.01906	0.50687	—	0.50687	0.46633	—	0.46633	—	2,064.92	2,064.92	0.08376	0.01675	—	2,072.01
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00805	0.00677	0.06049	0.06422	0.00010	0.00278	—	0.00278	0.00256	—	0.00256	—	11.3146	11.3146	0.00046	0.00009	—	11.3535
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00147	0.00124	0.01104	0.01172	0.00002	0.00051	—	0.00051	0.00047	—	0.00047	—	1.87327	1.87327	0.00008	0.00002	—	1.87970
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03762	0.03406	0.03588	0.66486	0.00000	0.00000	0.09803	0.09803	0.00000	0.02298	0.02298	—	109.035	109.035	0.00422	0.00372	0.34863	110.598
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03183	0.02811	0.03894	0.37658	0.00000	0.00000	0.09803	0.09803	0.00000	0.02298	0.02298	—	92.8228	92.8228	0.00149	0.00372	0.00905	93.9777
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00018	0.00016	0.00019	0.00258	0.00000	0.00000	0.00053	0.00053	0.00000	0.00012	0.00012	—	0.54361	0.54361	0.00001	0.00002	0.00082	0.55043
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00003	0.00003	0.00004	0.00047	0.00000	0.00000	0.00010	0.00010	0.00000	0.00002	0.00002	—	0.09000	0.09000	< 0.000005	< 0.000005	0.00014	0.09113
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Grading (2026)

3.3.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.69573	1.42488	12.8567	14.0337	0.02266	0.57894	—	0.57894	0.53263	—	0.53263	—	2,455.05	2,455.05	0.09959	0.01992	—	2,463.47
Dust From Material Movement	—	—	—	—	—	—	2.77102	2.77102	—	1.33698	1.33698	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01858	0.01562	0.14090	0.15379	0.00025	0.00634	—	0.00634	0.00584	—	0.00584	—	26.9046	26.9046	0.00109	0.00022	—	26.9970
Dust From Material Movement	—	—	—	—	—	—	0.03037	0.03037	—	0.01465	0.01465	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00339	0.00285	0.02571	0.02807	0.00005	0.00116	—	0.00116	0.00107	—	0.00107	—	4.45437	4.45437	0.00018	0.00004	—	4.46966
Dust From Material Movement	—	—	—	—	—	—	0.00554	0.00554	—	0.00267	0.00267	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04244	0.03748	0.05192	0.50210	0.00000	0.00000	0.13071	0.13071	0.00000	0.03064	0.03064	—	123.764	123.764	0.00198	0.00496	0.01207	125.304
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.07441	0.04795	2.97872	0.65973	0.01736	0.04960	0.67872	0.72832	0.04960	0.17381	0.22342	—	2,501.85	2,501.85	0.02398	0.39270	0.13501	2,619.61
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00049	0.00043	0.00052	0.00688	0.00000	0.00000	0.00142	0.00142	0.00000	0.00033	0.00033	—	1.44964	1.44964	0.00002	0.00005	0.00220	1.46780
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00085	0.00055	0.03199	0.00713	0.00019	0.00054	0.00740	0.00794	0.00054	0.00189	0.00244	—	27.4032	27.4032	0.00026	0.00430	0.02464	28.7169
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00009	0.00008	0.00009	0.00126	0.00000	0.00000	0.00026	0.00026	0.00000	0.00006	0.00006	—	0.24000	0.24000	< 0.000005	0.00001	0.00036	0.24301
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00016	0.00010	0.00584	0.00130	0.00003	0.00010	0.00135	0.00145	0.00010	0.00035	0.00044	—	4.53691	4.53691	0.00004	0.00071	0.00408	4.75441

3.4. Building Construction (2026)

3.4.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.21973	1.01475	8.56875	9.95599	0.01942	0.29272	—	0.29272	0.26930	—	0.26930	—	1,800.96	1,800.96	0.07305	0.01461	—	1,807.14
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20050	0.16681	1.40856	1.63660	0.00319	0.04812	—	0.04812	0.04427	—	0.04427	—	296.048	296.048	0.01201	0.00240	—	297.064
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03659	0.03044	0.25706	0.29868	0.00058	0.00878	—	0.00878	0.00808	—	0.00808	—	49.0142	49.0142	0.00199	0.00040	—	49.1824
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06110	0.05395	0.07474	0.72284	0.00000	0.00000	0.18817	0.18817	0.00000	0.04411	0.04411	—	178.172	178.172	0.00286	0.00714	0.01738	180.389
Vendor	0.00422	0.00302	0.09754	0.04067	0.00070	0.00127	0.02424	0.02551	0.00127	0.00670	0.00797	—	88.1077	88.1077	0.00107	0.01203	0.00598	91.7250
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01051	0.00934	0.01122	0.14856	0.00000	0.00000	0.03071	0.03071	0.00000	0.00719	0.00719	—	31.3039	31.3039	0.00042	0.00112	0.04748	31.6960
Vendor	0.00072	0.00052	0.01565	0.00654	0.00011	0.00021	0.00396	0.00417	0.00021	0.00109	0.00130	—	14.4749	14.4749	0.00018	0.00198	0.01632	15.0849
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00192	0.00170	0.00205	0.02711	0.00000	0.00000	0.00560	0.00560	0.00000	0.00131	0.00131	—	5.18271	5.18271	0.00007	0.00019	0.00786	5.24764
Vendor	0.00013	0.00009	0.00286	0.00119	0.00002	0.00004	0.00072	0.00076	0.00004	0.00020	0.00024	—	2.39649	2.39649	0.00003	0.00033	0.00270	2.49748
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Building Construction (2027)

3.5.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.16707	0.97105	8.25338	9.90715	0.01942	0.26132	—	0.26132	0.24041	—	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.16707	0.97105	8.25338	9.90715	0.01942	0.26132	—	0.26132	0.24041	—	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44993	0.37436	3.18183	3.81939	0.00749	0.10074	—	0.10074	0.09268	—	0.09268	—	694.285	694.285	0.02816	0.00563	—	696.668
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08211	0.06832	0.58068	0.69704	0.00137	0.01839	—	0.01839	0.01691	—	0.01691	—	114.947	114.947	0.00466	0.00093	—	115.341
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06871	0.06189	0.06237	1.18669	0.00000	0.00000	0.18817	0.18817	0.00000	0.04411	0.04411	—	205.138	205.138	0.00222	0.00682	0.60453	207.832
Vendor	0.00447	0.00327	0.08643	0.03777	0.00064	0.00127	0.02424	0.02551	0.00127	0.00670	0.00797	—	86.0607	86.0607	0.00107	0.01139	0.21316	89.6954
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05856	0.05142	0.06824	0.67317	0.00000	0.00000	0.18817	0.18817	0.00000	0.04411	0.04411	—	174.715	174.715	0.00254	0.00682	0.01570	176.827
Vendor	0.00422	0.00296	0.09283	0.03851	0.00070	0.00127	0.02424	0.02551	0.00127	0.00670	0.00797	—	86.1507	86.1507	0.00107	0.01139	0.00554	89.5777
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02355	0.02092	0.02380	0.32522	0.00000	0.00000	0.07202	0.07202	0.00000	0.01687	0.01687	—	71.9766	71.9766	0.00086	0.00263	0.10067	72.8826
Vendor	0.00170	0.00121	0.03486	0.01451	0.00027	0.00049	0.00929	0.00978	0.00049	0.00257	0.00306	—	33.1924	33.1924	0.00041	0.00439	0.03547	34.5469
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00430	0.00382	0.00434	0.05935	0.00000	0.00000	0.01314	0.01314	0.00000	0.00308	0.00308	—	11.9165	11.9165	0.00014	0.00044	0.01667	12.0665
Vendor	0.00031	0.00022	0.00636	0.00265	0.00005	0.00009	0.00169	0.00178	0.00009	0.00047	0.00056	—	5.49539	5.49539	0.00007	0.00073	0.00587	5.71964
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6. Paving (2027)

3.6.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54404	0.45646	4.29849	6.48965	0.00940	0.16865	—	0.16865	0.15516	—	0.15516	—	991.534	991.534	0.04022	0.00804	—	994.937
Paving	0.06406	0.06406	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01491	0.01251	0.11777	0.17780	0.00026	0.00462	—	0.00462	0.00425	—	0.00425	—	27.1653	27.1653	0.00110	0.00022	—	27.2585
Paving	0.00175	0.00175	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00272	0.00228	0.02149	0.03245	0.00005	0.00084	—	0.00084	0.00078	—	0.00078	—	4.49753	4.49753	0.00018	0.00004	—	4.51296
Paving	0.00032	0.00032	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05966	0.05374	0.05415	1.03039	0.00000	0.00000	0.16339	0.16339	0.00000	0.03830	0.03830	—	178.119	178.119	0.00193	0.00592	0.52491	180.458
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00145	0.00129	0.00147	0.02007	0.00000	0.00000	0.00444	0.00444	0.00000	0.00104	0.00104	—	4.44136	4.44136	0.00005	0.00016	0.00621	4.49727
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00027	0.00024	0.00027	0.00366	0.00000	0.00000	0.00081	0.00081	0.00000	0.00019	0.00019	—	0.73532	0.73532	0.00001	0.00003	0.00103	0.74457
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. Architectural Coating (2027)

3.7.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	22.8777	22.8777	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.00376	0.00311	0.02277	0.03083	0.00005	0.00052	—	0.00052	0.00048	—	0.00048	—	3.65788	3.65788	0.00015	0.00003	—	3.67044
Architectural Coatings	0.62679	0.62679	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00069	0.00057	0.00416	0.00563	0.00001	0.00010	—	0.00010	0.00009	—	0.00009	—	0.60560	0.60560	0.00002	< 0.000005	—	0.60768
Architectural Coatings	0.11439	0.11439	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01374	0.01238	0.01247	0.23734	0.00000	0.00000	0.03763	0.03763	0.00000	0.00882	0.00882	—	41.0277	41.0277	0.00044	0.00136	0.12091	41.5664
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.00033	0.00030	0.00034	0.00462	0.00000	0.00000	0.00102	0.00102	0.00000	0.00024	0.00024	—	1.02302	1.02302	0.00001	0.00004	0.00143	1.03589
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00006	0.00005	0.00006	0.00084	0.00000	0.00000	0.00019	0.00019	0.00000	0.00004	0.00004	—	0.16937	0.16937	< 0.000005	0.00001	0.00024	0.17150
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.31408	0.29611	0.12896	2.80332	0.00562	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	568.858	568.858	0.01899	0.01478	1.57422	575.311
Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Total	0.31408	0.29611	0.12896	2.80332	0.00562	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	568.858	568.858	0.01899	0.01478	1.57422	575.311
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.26016	0.24208	0.14071	1.93418	0.00476	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	482.168	482.168	0.02048	0.01557	0.04081	487.359
Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	0.26016	0.24208	0.14071	1.93418	0.00476	0.00255	0.63563	0.63818	0.00236	0.16040	0.16276	—	482.168	482.168	0.02048	0.01557	0.04081	487.359
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.04534	0.04240	0.02196	0.36155	0.00085	0.00042	0.10453	0.10496	0.00039	0.02638	0.02677	—	77.5983	77.5983	0.00291	0.00224	0.10216	78.4418
Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Total	0.04534	0.04240	0.02196	0.36155	0.00085	0.00042	0.10453	0.10496	0.00039	0.02638	0.02677	—	77.5983	77.5983	0.00291	0.00224	0.10216	78.4418

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	170.914	170.914	0.01060	0.00129	—	171.562
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	—	34.9474	34.9474	0.00217	0.00026	—	35.0799
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	13.5975	13.5975	0.00084	0.00010	—	13.6490
Total	—	—	—	—	—	—	—	—	—	—	—	—	219.459	219.459	0.01361	0.00165	—	220.291
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	170.914	170.914	0.01060	0.00129	—	171.562
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	—	34.9474	34.9474	0.00217	0.00026	—	35.0799

Recreational Swimmi Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	13.5975	13.5975	0.00084	0.00010	—	13.6490
Total	—	—	—	—	—	—	—	—	—	—	—	—	219.459	219.459	0.01361	0.00165	—	220.291
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	28.2968	28.2968	0.00176	0.00021	—	28.4041
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	—	5.78593	5.78593	0.00036	0.00004	—	5.80787
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	2.25122	2.25122	0.00014	0.00002	—	2.25975
Total	—	—	—	—	—	—	—	—	—	—	—	—	36.3339	36.3339	0.00225	0.00027	—	36.4717

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	106.917	106.917	0.00946	0.00020	—	107.214

Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	106.917	106.917	0.00946	0.00020	—	107.214
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	106.917	106.917	0.00946	0.00020	—	107.214
Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00986	0.00493	0.08423	0.03584	0.00054	0.00681	—	0.00681	0.00681	—	0.00681	—	106.917	106.917	0.00946	0.00020	—	107.214
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	0.00180	0.00090	0.01537	0.00654	0.00010	0.00124	—	0.00124	0.00124	—	0.00124	—	17.7014	17.7014	0.00157	0.00003	—	17.7505
Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000

Recreati Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00180	0.00090	0.01537	0.00654	0.00010	0.00124	—	0.00124	0.00124	—	0.00124	—	17.7014	17.7014	0.00157	0.00003	—	17.7505

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.02640	0.01320	0.22560	0.09600	0.00144	0.01824	—	0.01824	0.01824	—	0.01824	0.00000	286.360	286.360	0.00539	0.00054	—	286.656
Consumer Products	0.76150	0.76150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06268	0.06268	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.13656	0.12804	0.01110	1.20716	0.00006	0.00095	—	0.00095	0.00072	—	0.00072	—	3.65174	3.65174	0.00015	0.00003	—	3.66469
Total	0.98714	0.96542	0.23670	1.30316	0.00150	0.01919	—	0.01919	0.01896	—	0.01896	0.00000	290.012	290.012	0.00554	0.00057	—	290.320
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.02640	0.01320	0.22560	0.09600	0.00144	0.01824	—	0.01824	0.01824	—	0.01824	0.00000	286.360	286.360	0.00539	0.00054	—	286.656

Consumer Product	0.76150	0.76150	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06268	0.06268	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.85058	0.83738	0.22560	0.09600	0.00144	0.01824	—	0.01824	0.01824	—	0.01824	0.00000	286.360	286.360	0.00539	0.00054	—	286.656
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00033	0.00017	0.00282	0.00120	0.00002	0.00023	—	0.00023	0.00023	—	0.00023	0.00000	3.24727	3.24727	0.00006	0.00001	—	3.25062
Consumer Products	0.13897	0.13897	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01144	0.01144	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01297	0.01216	0.00105	0.11468	0.00001	0.00009	—	0.00009	0.00007	—	0.00007	—	0.31472	0.31472	0.00001	< 0.000005	—	0.31583
Total	0.16372	0.16274	0.00387	0.11588	0.00002	0.00032	—	0.00032	0.00030	—	0.00030	0.00000	3.56199	3.56199	0.00007	0.00001	—	3.56646

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	1.39071	6.26706	7.65777	0.00517	0.00309	—	8.70636
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.40444	1.30684	1.71128	0.00147	0.00089	—	2.01427
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	1.79515	7.57390	9.36905	0.00664	0.00398	—	10.7206
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	1.39071	6.26706	7.65777	0.00517	0.00309	—	8.70636
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.40444	1.30684	1.71128	0.00147	0.00089	—	2.01427
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	1.79515	7.57390	9.36905	0.00664	0.00398	—	10.7206
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.23025	1.03758	1.26783	0.00086	0.00051	—	1.44144

Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	0.06696	0.21636	0.28332	0.00024	0.00015	—	0.33349
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	0.29721	1.25395	1.55115	0.00110	0.00066	—	1.77492

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	6.41590	0.00000	6.41590	0.64125	0.00000	—	22.4471
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	9.83024	0.00000	9.83024	0.98250	0.00000	—	34.3927
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	16.2461	0.00000	16.2461	1.62374	0.00000	—	56.8397

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	6.41590	0.00000	6.41590	0.64125	0.00000	—	22.4471
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	9.83024	0.00000	9.83024	0.98250	0.00000	—	34.3927
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	16.2461	0.00000	16.2461	1.62374	0.00000	—	56.8397
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	1.06223	0.00000	1.06223	0.10617	0.00000	—	3.71637
Enclosed Parking Structure	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	1.62751	0.00000	1.62751	0.16266	0.00000	—	5.69410
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	2.68973	0.00000	2.68973	0.26883	0.00000	—	9.41047

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25439	0.25439
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04212	0.04212

Recreational Swimming Pool	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00000	0.00000
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04212	0.04212

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	9/1/2026	9/29/2026	5.00000	20.0000	—
Site Preparation	Site Preparation	9/30/2026	10/2/2026	5.00000	2.00000	—
Grading	Grading	10/3/2026	10/8/2026	5.00000	4.00000	—
Building Construction	Building Construction	10/9/2026	7/16/2027	5.00000	200.000	—
Paving	Paving	7/17/2027	7/31/2027	5.00000	10.00000	—
Architectural Coating	Architectural Coating	8/1/2027	8/15/2027	5.00000	10.00000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.000000	7.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000

Grading	Tractors/Loaders/Back	Diesel	Average	2.00000	7.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	6.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	1.000000	6.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	6.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	3.00000	8.00000	46.0000	0.45000
Paving	Cement and Mortar Mixers	Diesel	Average	1.000000	6.00000	10.00000	0.56000
Paving	Pavers	Diesel	Average	1.000000	6.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	1.000000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	1.000000	7.00000	36.0000	0.38000
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	12.5000	18.5000	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2000	HHDT,MHDT
Demolition	Hauling	32.3500	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	7.50000	18.5000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	10.00000	18.5000	LDA,LDT1,LDT2

Grading	Vendor	—	10.2000	HHDT,MHDT
Grading	Hauling	37.5000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	14.3962	18.5000	LDA,LDT1,LDT2
Building Construction	Vendor	2.83279	10.2000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	12.5000	18.5000	LDA,LDT1,LDT2
Paving	Vendor	—	10.2000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	2.87923	18.5000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	71,928.0	23,976.0	308.160	34.2400	1,049.88

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	56,228.0	0.00000
Grading	1,195.00	0.00000	4.00000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.40170

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Enclosed Parking Structure	0.15721	0%
Paving	Parking Lot	0.24449	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00000	531.983	0.03300	0.00400
2027	0.00000	531.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	99.3600	72.8000	61.7600	32,920.9	912.770	668.776	567.358	302,428

Enclosed Parking Structure	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Recreational Swimming Pool	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Parking Lot	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Condo/Townhouse	Wood Fireplaces	0	0
Condo/Townhouse	Gas Fireplaces	14	14
Condo/Townhouse	Propane Fireplaces	0	0
Condo/Townhouse	Electric Fireplaces	0	0
Condo/Townhouse	No Fireplaces	2	2
Condo/Townhouse	Conventional Wood Stoves	0	0
Condo/Townhouse	Catalytic Wood Stoves	1	1
Condo/Townhouse	Non-Catalytic Wood Stoves	1	1
Condo/Townhouse	Pellet Wood Stoves	0	0
Enclosed Parking Structure	Wood Fireplaces	0	0
Enclosed Parking Structure	Gas Fireplaces	0	0
Enclosed Parking Structure	Propane Fireplaces	0	0
Enclosed Parking Structure	Electric Fireplaces	0	0
Enclosed Parking Structure	No Fireplaces	0	0
Enclosed Parking Structure	Conventional Wood Stoves	0	0
Enclosed Parking Structure	Catalytic Wood Stoves	0	0
Enclosed Parking Structure	Non-Catalytic Wood Stoves	0	0
Enclosed Parking Structure	Pellet Wood Stoves	0	0
Recreational Swimming Pool	Wood Fireplaces	0	0

Recreational Swimming Pool	Gas Fireplaces	0	0
Recreational Swimming Pool	Propane Fireplaces	0	0
Recreational Swimming Pool	Electric Fireplaces	0	0
Recreational Swimming Pool	No Fireplaces	0	0
Recreational Swimming Pool	Conventional Wood Stoves	0	0
Recreational Swimming Pool	Catalytic Wood Stoves	0	0
Recreational Swimming Pool	Non-Catalytic Wood Stoves	0	0
Recreational Swimming Pool	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
71,928.0	23,976.0	308.160	34.2400	1,049.88

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	190.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	117,266	531.983	0.0330	0.0040	333,611
Enclosed Parking Structure	23,977.8	531.983	0.0330	0.0040	0.00000
Recreational Swimming Pool	0.00000	531.983	0.0330	0.0040	0.00000
Parking Lot	9,329.40	531.983	0.0330	0.0040	0.00000

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	650,780	378,073
Enclosed Parking Structure	0.00000	0.00000
Recreational Swimming Pool	189,258	0.00000
Parking Lot	0.00000	0.00000

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	11.9047	0.00000
Enclosed Parking Structure	0.00000	0.00000
Recreational Swimming Pool	18.2400	0.00000
Parking Lot	0.00000	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000
Recreational Swimming Pool	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00180	4.00000	4.00000	18.0000
Recreational Swimming Pool	Stand-alone retail refrigerators and freezers	R-134a	1,430.00	0.03750	1.000000	0.00000	1.000000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	21.4700	annual days of extreme heat
Extreme Precipitation	0.90000	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	4.44000	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

6.4.1. Temperature and Extreme Heat

User Selected Measures	Co-Benefits Achieved	Exposure Reduction	Sensitivity Reduction	Adaptive Capacity Increase
D-3: Install Drought Resistant Landscaping	Water Conservation	—	1.000000	1.000000
EH-10: Install Covered Parking	Improved Air Quality, Improved Public Health	—	—	1.000000

6.4.2. Drought

User Selected Measures	Co-Benefits Achieved	Exposure Reduction	Sensitivity Reduction	Adaptive Capacity Increase
D-3: Install Drought Resistant Landscaping	Water Conservation	—	1.000000	1.000000

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	91.0516
AQ-PM	5.36403
AQ-DPM	63.3105
Drinking Water	31.9096
Lead Risk Housing	15.9420

Pesticides	6.24138
Toxic Releases	7.46437
Traffic	24.5125
Effect Indicators	—
CleanUp Sites	0.00000
Groundwater	78.3497
Haz Waste Facilities/Generators	52.6406
Impaired Water Bodies	0.00000
Solid Waste	0.00000
Sensitive Population	—
Asthma	68.0334
Cardio-vascular	61.2537
Low Birth Weights	17.2055
Socioeconomic Factor Indicators	—
Education	21.3743
Housing	72.9785
Linguistic	21.4237
Poverty	71.4196
Unemployment	70.9006

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	17.66970358
Employed	37.23854741
Median HI	9.470037213
Education	—

Bachelor's or higher	57.47465674
High school enrollment	17.54138329
Preschool enrollment	52.73963814
Transportation	—
Auto Access	12.08777108
Active commuting	90.87642756
Social	—
2-parent households	22.87950725
Voting	38.61157449
Neighborhood	—
Alcohol availability	42.75631977
Park access	56.2941101
Retail density	74.52842294
Supermarket access	72.6806108
Tree canopy	31.00218144
Housing	—
Homeownership	22.34056204
Housing habitability	16.56614911
Low-inc homeowner severe housing cost burden	22.49454639
Low-inc renter severe housing cost burden	22.19940973
Uncrowded housing	45.28422944
Health Outcomes	—
Insured adults	23.77774926
Arthritis	0.0
Asthma ER Admissions	47.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0

Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	6.0
Cognitively Disabled	8.2
Physically Disabled	9.6
Heart Attack ER Admissions	51.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	96.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	55.0
Elderly	5.2
English Speaking	51.0
Foreign-born	47.5
Outdoor Workers	55.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	40.9
Traffic Density	25.6

Traffic Access	23.0
Other Indices	—
Hardship	62.1
Other Decision Support	—
2016 Voting	62.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	34.0000
Healthy Places Index Score for Project Location (b)	28.0000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification

Land Use	Project site plans: 16 total units, two-story townhomes. Each unit 2220sf x 16 = 35520sf of building square feet. Enclosed parking garage area approximately 428sf x 16 = 6848sf Landscape area on landscape plan is 16484sf. Parking lot includes driveway and guest parking spaces. Total 10650sf. Swimming pools: Each pool is 96sf x 16 = 1536sq, but site plan allocates 3,200sf for pools.
Construction: Dust From Material Movement	It is assumed that the material would be imported during grading phase.
Construction: Paving	The asphalt area is 10650sf, which is 0.244 acres.
Operations: Vehicle Data	swimming pools, parking structures, and parking lot do not generate VMTs.
Operations: Fleet Mix	Only the condos would generate fleet emissions.
Operations: Hearths	No wood burning fireplaces or stoves included.
Operations: Landscape Equipment	Arid desert environment.
Operations: Water and Waste Water	Not enough precipitation to impact amount of water in pools.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Building Area	sq. ft	16,960.0	35,520.0
Landscape Area	sq. ft	—	16,484.0
Special Landscape Area	sq. ft	—	0.00000
Building Area	sq. ft	3,200.00	0.00000
Landscape Area	sq. ft	—	0.00000
Special Landscape Area	sq. ft	—	0.00000

8.4. Construction

8.4.9. Paving

Phase Name	Land Use	Model Parameter	Units	Default Value	New Value
Paving	Enclosed Parking Structure	% Asphalt	%	100.0000	0.00000

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Weekday Trip Rate	size/day	7.32000	6.21000
Condo/Townhouse	Saturday Trip Rate	size/day	8.14000	4.55000
Condo/Townhouse	Sunday Trip Rate	size/day	6.28000	3.86000
Enclosed Parking Structure	Non-Res H-W Trip Length	miles	14.3925	0.00000
Enclosed Parking Structure	Non-Res W-O Trip Length	miles	9.25000	0.00000
Enclosed Parking Structure	Non-Res O-O Trip Length	miles	5.92679	0.00000
Enclosed Parking Structure	Weekday Primary Trip	%	100.0000	0.00000
Enclosed Parking Structure	Saturday Primary Trip	%	100.0000	0.00000
Enclosed Parking Structure	Sunday Primary Trip	%	100.0000	0.00000
Enclosed Parking Structure	Non-Res H-W Trip	%	40.3123	0.00000
Enclosed Parking Structure	Non-Res W-O Trip	%	11.0468	0.00000
Enclosed Parking Structure	Non-Res O-O Trip	%	48.6408	0.00000
Recreational Swimming Pool	Weekday Trip Rate	size/day	28.8200	0.00000
Recreational Swimming Pool	Saturday Trip Rate	size/day	9.10000	0.00000
Recreational Swimming Pool	Sunday Trip Rate	size/day	13.6000	0.00000
Recreational Swimming Pool	Non-Res H-W Trip Length	miles	14.3925	0.00000
Recreational Swimming Pool	Non-Res W-O Trip Length	miles	9.25000	0.00000
Recreational Swimming Pool	Non-Res O-O Trip Length	miles	5.92679	0.00000
Recreational Swimming Pool	Weekday Primary Trip	%	100.0000	0.00000
Recreational Swimming Pool	Saturday Primary Trip	%	100.0000	0.00000
Recreational Swimming Pool	Sunday Primary Trip	%	100.0000	0.00000
Recreational Swimming Pool	Non-Res H-W Trip	%	40.3123	0.00000

Recreational Swimming Pool	Non-Res W-O Trip	%	11.0468	0.00000
Recreational Swimming Pool	Non-Res O-O Trip	%	48.6408	0.00000
Parking Lot	Non-Res H-W Trip Length	miles	14.3925	0.00000
Parking Lot	Non-Res W-O Trip Length	miles	9.25000	0.00000
Parking Lot	Non-Res O-O Trip Length	miles	5.92679	0.00000
Parking Lot	Weekday Primary Trip	%	100.0000	0.00000
Parking Lot	Saturday Primary Trip	%	100.0000	0.00000
Parking Lot	Sunday Primary Trip	%	100.0000	0.00000
Parking Lot	Non-Res H-W Trip	%	40.3123	0.00000
Parking Lot	Non-Res W-O Trip	%	11.0468	0.00000
Parking Lot	Non-Res O-O Trip	%	48.6408	0.00000

8.5.1.2. Fleet Mix

Land Use	Season	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	A	Heavy-Heavy-Duty Trucks	%	3%	0%
Condo/Townhouse	A	Passenger Cars	%	46%	92%
Condo/Townhouse	A	Light-Duty Trucks 1	%	4%	4%
Condo/Townhouse	A	Light-Duty Trucks 2	%	25%	0%
Condo/Townhouse	A	Light Heavy-Duty Trucks 1	%	3%	2%
Condo/Townhouse	A	Light Heavy-Duty Trucks 2	%	1%	0%
Condo/Townhouse	A	Motorcycles	%	2%	2%
Condo/Townhouse	A	Medium-Duty Trucks	%	16%	0%
Condo/Townhouse	A	Motor Homes	%	< 0.5%	0%
Condo/Townhouse	A	Medium-Heavy-Duty Trucks	%	1%	0%
Condo/Townhouse	A	Other Buses	%	< 0.5%	0%
Condo/Townhouse	A	School Buses	%	< 0.5%	0%
Condo/Townhouse	A	Urban Buses	%	< 0.5%	0%
Condo/Townhouse	S	Heavy-Heavy-Duty Trucks	%	3%	0%

Condo/Townhouse	S	Passenger Cars	%	46%	92%
Condo/Townhouse	S	Light-Duty Trucks 1	%	4%	4%
Condo/Townhouse	S	Light-Duty Trucks 2	%	25%	0%
Condo/Townhouse	S	Light Heavy-Duty Trucks 1	%	3%	2%
Condo/Townhouse	S	Light Heavy-Duty Trucks 2	%	1%	0%
Condo/Townhouse	S	Motorcycles	%	2%	2%
Condo/Townhouse	S	Medium-Duty Trucks	%	16%	0%
Condo/Townhouse	S	Motor Homes	%	< 0.5%	0%
Condo/Townhouse	S	Medium-Heavy-Duty Trucks	%	1%	0%
Condo/Townhouse	S	Other Buses	%	< 0.5%	0%
Condo/Townhouse	S	School Buses	%	< 0.5%	0%
Condo/Townhouse	S	Urban Buses	%	< 0.5%	0%
Condo/Townhouse	W	Heavy-Heavy-Duty Trucks	%	3%	0%
Condo/Townhouse	W	Passenger Cars	%	46%	92%
Condo/Townhouse	W	Light-Duty Trucks 1	%	4%	4%
Condo/Townhouse	W	Light-Duty Trucks 2	%	25%	0%
Condo/Townhouse	W	Light Heavy-Duty Trucks 1	%	3%	2%
Condo/Townhouse	W	Light Heavy-Duty Trucks 2	%	1%	0%
Condo/Townhouse	W	Motorcycles	%	2%	2%
Condo/Townhouse	W	Medium-Duty Trucks	%	16%	0%
Condo/Townhouse	W	Motor Homes	%	< 0.5%	0%
Condo/Townhouse	W	Medium-Heavy-Duty Trucks	%	1%	0%
Condo/Townhouse	W	Other Buses	%	< 0.5%	0%
Condo/Townhouse	W	School Buses	%	< 0.5%	0%
Condo/Townhouse	W	Urban Buses	%	< 0.5%	0%
Enclosed Parking Structure	A	Heavy-Heavy-Duty Trucks	%	3%	0%
Enclosed Parking Structure	A	Passenger Cars	%	46%	0%
Enclosed Parking Structure	A	Light-Duty Trucks 1	%	4%	0%

Enclosed Parking Structure	A	Light-Duty Trucks 2	%	25%	0%
Enclosed Parking Structure	A	Light Heavy-Duty Trucks 1	%	3%	0%
Enclosed Parking Structure	A	Light Heavy-Duty Trucks 2	%	1%	0%
Enclosed Parking Structure	A	Motorcycles	%	2%	0%
Enclosed Parking Structure	A	Medium-Duty Trucks	%	16%	0%
Enclosed Parking Structure	A	Motor Homes	%	< 0.5%	0%
Enclosed Parking Structure	A	Medium-Heavy-Duty Trucks	%	1%	0%
Enclosed Parking Structure	A	Other Buses	%	< 0.5%	0%
Enclosed Parking Structure	A	School Buses	%	< 0.5%	0%
Enclosed Parking Structure	A	Urban Buses	%	< 0.5%	0%
Enclosed Parking Structure	S	Heavy-Heavy-Duty Trucks	%	3%	0%
Enclosed Parking Structure	S	Passenger Cars	%	46%	0%
Enclosed Parking Structure	S	Light-Duty Trucks 1	%	4%	0%
Enclosed Parking Structure	S	Light-Duty Trucks 2	%	25%	0%
Enclosed Parking Structure	S	Light Heavy-Duty Trucks 1	%	3%	0%
Enclosed Parking Structure	S	Light Heavy-Duty Trucks 2	%	1%	0%
Enclosed Parking Structure	S	Motorcycles	%	2%	0%
Enclosed Parking Structure	S	Medium-Duty Trucks	%	16%	0%
Enclosed Parking Structure	S	Motor Homes	%	< 0.5%	0%
Enclosed Parking Structure	S	Medium-Heavy-Duty Trucks	%	1%	0%
Enclosed Parking Structure	S	Other Buses	%	< 0.5%	0%
Enclosed Parking Structure	S	School Buses	%	< 0.5%	0%
Enclosed Parking Structure	S	Urban Buses	%	< 0.5%	0%
Enclosed Parking Structure	W	Heavy-Heavy-Duty Trucks	%	3%	0%
Enclosed Parking Structure	W	Passenger Cars	%	46%	0%
Enclosed Parking Structure	W	Light-Duty Trucks 1	%	4%	0%
Enclosed Parking Structure	W	Light-Duty Trucks 2	%	25%	0%
Enclosed Parking Structure	W	Light Heavy-Duty Trucks 1	%	3%	0%

Enclosed Parking Structure	W	Light Heavy-Duty Trucks 2	%	1%	0%
Enclosed Parking Structure	W	Motorcycles	%	2%	0%
Enclosed Parking Structure	W	Medium-Duty Trucks	%	16%	0%
Enclosed Parking Structure	W	Motor Homes	%	< 0.5%	0%
Enclosed Parking Structure	W	Medium-Heavy-Duty Trucks	%	1%	0%
Enclosed Parking Structure	W	Other Buses	%	< 0.5%	0%
Enclosed Parking Structure	W	School Buses	%	< 0.5%	0%
Enclosed Parking Structure	W	Urban Buses	%	< 0.5%	0%
Recreational Swimming Pool	A	Heavy-Heavy-Duty Trucks	%	3%	0%
Recreational Swimming Pool	A	Passenger Cars	%	46%	0%
Recreational Swimming Pool	A	Light-Duty Trucks 1	%	4%	0%
Recreational Swimming Pool	A	Light-Duty Trucks 2	%	25%	0%
Recreational Swimming Pool	A	Light Heavy-Duty Trucks 1	%	3%	0%
Recreational Swimming Pool	A	Light Heavy-Duty Trucks 2	%	1%	0%
Recreational Swimming Pool	A	Motorcycles	%	2%	0%
Recreational Swimming Pool	A	Medium-Duty Trucks	%	16%	0%
Recreational Swimming Pool	A	Motor Homes	%	< 0.5%	0%
Recreational Swimming Pool	A	Medium-Heavy-Duty Trucks	%	1%	0%
Recreational Swimming Pool	A	Other Buses	%	< 0.5%	0%
Recreational Swimming Pool	A	School Buses	%	< 0.5%	0%
Recreational Swimming Pool	A	Urban Buses	%	< 0.5%	0%
Recreational Swimming Pool	S	Heavy-Heavy-Duty Trucks	%	3%	0%
Recreational Swimming Pool	S	Passenger Cars	%	46%	0%
Recreational Swimming Pool	S	Light-Duty Trucks 1	%	4%	0%
Recreational Swimming Pool	S	Light-Duty Trucks 2	%	25%	0%
Recreational Swimming Pool	S	Light Heavy-Duty Trucks 1	%	3%	0%
Recreational Swimming Pool	S	Light Heavy-Duty Trucks 2	%	1%	0%
Recreational Swimming Pool	S	Motorcycles	%	2%	0%

Recreational Swimming Pool	S	Medium-Duty Trucks	%	16%	0%
Recreational Swimming Pool	S	Motor Homes	%	< 0.5%	0%
Recreational Swimming Pool	S	Medium-Heavy-Duty Trucks	%	1%	0%
Recreational Swimming Pool	S	Other Buses	%	< 0.5%	0%
Recreational Swimming Pool	S	School Buses	%	< 0.5%	0%
Recreational Swimming Pool	S	Urban Buses	%	< 0.5%	0%
Recreational Swimming Pool	W	Heavy-Heavy-Duty Trucks	%	3%	0%
Recreational Swimming Pool	W	Passenger Cars	%	46%	0%
Recreational Swimming Pool	W	Light-Duty Trucks 1	%	4%	0%
Recreational Swimming Pool	W	Light-Duty Trucks 2	%	25%	0%
Recreational Swimming Pool	W	Light Heavy-Duty Trucks 1	%	3%	0%
Recreational Swimming Pool	W	Light Heavy-Duty Trucks 2	%	1%	0%
Recreational Swimming Pool	W	Motorcycles	%	2%	0%
Recreational Swimming Pool	W	Medium-Duty Trucks	%	16%	0%
Recreational Swimming Pool	W	Motor Homes	%	< 0.5%	0%
Recreational Swimming Pool	W	Medium-Heavy-Duty Trucks	%	1%	0%
Recreational Swimming Pool	W	Other Buses	%	< 0.5%	0%
Recreational Swimming Pool	W	School Buses	%	< 0.5%	0%
Recreational Swimming Pool	W	Urban Buses	%	< 0.5%	0%
Parking Lot	A	Heavy-Heavy-Duty Trucks	%	3%	0%
Parking Lot	A	Passenger Cars	%	46%	0%
Parking Lot	A	Light-Duty Trucks 1	%	4%	0%
Parking Lot	A	Light-Duty Trucks 2	%	25%	0%
Parking Lot	A	Light Heavy-Duty Trucks 1	%	3%	0%
Parking Lot	A	Light Heavy-Duty Trucks 2	%	1%	0%
Parking Lot	A	Motorcycles	%	2%	0%
Parking Lot	A	Medium-Duty Trucks	%	16%	0%
Parking Lot	A	Motor Homes	%	< 0.5%	0%

Parking Lot	A	Medium-Heavy-Duty Trucks	%	1%	0%
Parking Lot	A	Other Buses	%	< 0.5%	0%
Parking Lot	A	School Buses	%	< 0.5%	0%
Parking Lot	A	Urban Buses	%	< 0.5%	0%
Parking Lot	S	Heavy-Heavy-Duty Trucks	%	3%	0%
Parking Lot	S	Passenger Cars	%	46%	0%
Parking Lot	S	Light-Duty Trucks 1	%	4%	0%
Parking Lot	S	Light-Duty Trucks 2	%	25%	0%
Parking Lot	S	Light Heavy-Duty Trucks 1	%	3%	0%
Parking Lot	S	Light Heavy-Duty Trucks 2	%	1%	0%
Parking Lot	S	Motorcycles	%	2%	0%
Parking Lot	S	Medium-Duty Trucks	%	16%	0%
Parking Lot	S	Motor Homes	%	< 0.5%	0%
Parking Lot	S	Medium-Heavy-Duty Trucks	%	1%	0%
Parking Lot	S	Other Buses	%	< 0.5%	0%
Parking Lot	S	School Buses	%	< 0.5%	0%
Parking Lot	S	Urban Buses	%	< 0.5%	0%
Parking Lot	W	Heavy-Heavy-Duty Trucks	%	3%	0%
Parking Lot	W	Passenger Cars	%	46%	0%
Parking Lot	W	Light-Duty Trucks 1	%	4%	0%
Parking Lot	W	Light-Duty Trucks 2	%	25%	0%
Parking Lot	W	Light Heavy-Duty Trucks 1	%	3%	0%
Parking Lot	W	Light Heavy-Duty Trucks 2	%	1%	0%
Parking Lot	W	Motorcycles	%	2%	0%
Parking Lot	W	Medium-Duty Trucks	%	16%	0%
Parking Lot	W	Motor Homes	%	< 0.5%	0%
Parking Lot	W	Medium-Heavy-Duty Trucks	%	1%	0%
Parking Lot	W	Other Buses	%	< 0.5%	0%

Parking Lot	W	School Buses	%	< 0.5%	0%
Parking Lot	W	Urban Buses	%	< 0.5%	0%

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Wood Fireplaces	—	1	0
Condo/Townhouse	Wood Mass	lb/year	1,019	0
Condo/Townhouse	Wood Mass	lb/year	1,000	0

8.5.2.4. Landscape Equipment

Model Parameter	Units	Default Value	New Value
Summer Days	day/yr	180.000	190.000

8.5.4. Water and Waste Water

Land Use	Model Parameter	Units	Default Value	New Value
Condo/Townhouse	Treated by Septic Tank	%	10.3300	0.00000
Condo/Townhouse	Treated by Aerobic Processes	%	87.4600	100.0000
Condo/Townhouse	Treated by Facultative Lagoons	%	2.21000	0.00000
Enclosed Parking Structure	Treated by Septic Tank	%	10.3300	0.00000
Enclosed Parking Structure	Treated by Aerobic Processes	%	87.4600	100.0000
Enclosed Parking Structure	Treated by Facultative Lagoons	%	2.21000	0.00000
Recreational Swimming Pool	Treated by Septic Tank	%	10.3300	0.00000
Recreational Swimming Pool	Treated by Aerobic Processes	%	87.4600	100.0000
Recreational Swimming Pool	Treated by Facultative Lagoons	%	2.21000	0.00000
Parking Lot	Treated by Septic Tank	%	10.3300	0.00000
Parking Lot	Treated by Aerobic Processes	%	87.4600	100.0000

Parking Lot	Treated by Facultative Lagoons	%	2.21000	0.00000

Appendix B
Tribal Consultation

City of Palm Springs

Department of Planning Services
3200 East Tahquitz Canyon Way • Palm Springs, California 92262
Tel: (760) 323-8245 • Fax: (760) 322-8360 • Web: www.palmspringsca.gov

January21, 2026 Via Email:

CONTACT NAME
TRIBE
ADDRESS

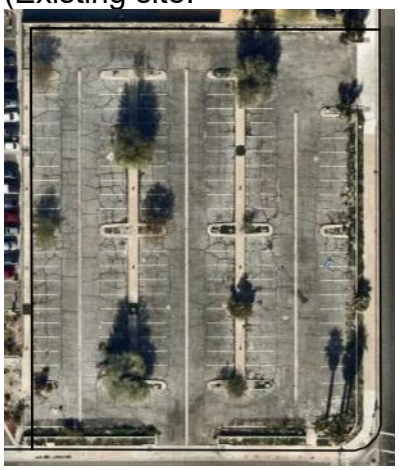
SUBJECT: SB18 & AB52 TRIBAL CONSULTATION:

16-Unit Multi-family project – Northwest corner of Amado Road and Sunrise Way (Case No's GPA-2025-0002, DP-2025-0008, AR-2025-0054)

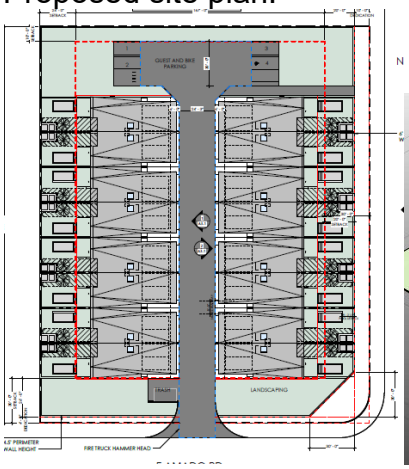
The Native American Heritage Commission (NAHC) has identified your organization as having traditional lands or cultural places located within the boundaries of the City of Palm Springs. In compliance with California Government Code Section 65352.3, this letter is to inform you of the proposed project being processed by the City and to initiate the SB18 and AB52 consultation process.

The proposed project is a 16-unit multi-family residential project located on a 1.35-acre parcel located at the northwest corner of North Sunrise Way and East Amado Road in Palm Springs. (APN 508-060-037). The project takes vehicular access from Amado Road. The project applications include a General Plan Amendment ("GPA") requesting a change in the land use designation in the General Plan and Section 14 Specific Plan from Neighborhood Community Commercial ("NCC") to Medium Density Residential ("MDR"), a Development Permit and a Major Architectural application.

(Existing site:



Proposed site plan:



3D model of proposed development.



California Government Code Section 65352.3 provides that tribal organizations must request consultation within 90 days of receiving notice of a project. If you feel there are concerns that need to be further addressed, you will need to provide a letter in writing specifically requesting consultation with the City, within the 90-day time frame. Conversely, we request that you provide confirmation if you feel that this proposal does not warrant consultation. In either case, in the interest of time, we ask that you respond in writing to this correspondence at your earliest convenience.

The City of Palm Springs is committed to a positive SB18 and AB52 consultation process and working relationship with Tribal governments. Should you have questions regarding this letter, please contact me at 760-323-8245 x 8786 or by email at ken.lyon@palmspringsca.gov.

Sincerely,



Ken Lyon, RA, Principal City Planner

TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

03-004-2025-031

January 27, 2026

[VIA EMAIL TO:Ken.Lyon@palmspringsca.gov]
Palm Springs
Mr. Ken Lyon
3200 Tahquitz Canyon Way
Palm Springs, CA 92263

Re: Sunrise Townhomes

Dear Mr. Ken Lyon,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sunrise Townhouses project. A records check of the ACBCI cultural registry revealed that the project area is within the boundaries of the ACBCI Reservation. In consultation the ACBCI THPO requests the following:

*Formal government to government consultation under California Senate Bill 18 (SB-18).

*Formal government to government consultation under California Assembly Bill No. 52 (AB-52).

*Copies of any cultural resource documentation (report and site records) generated in connection with this project.

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

*A copy of the records search with associated survey reports and site records from the information center.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 413-5836. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Anthony Kline

TRIBAL HISTORIC PRESERVATION OFFICE
5401 Dinah Shore Drive
PALM SPRINGS, CA 92264
(760) 699-6800
FAX (760) 699-6924

Anthony Kline
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION

03-004-2025-031

March 30, 2026

[VIA EMAIL TO:Ken.Lyon@palmspringsca.gov]
Palm Springs
Mr. Ken Lyon
3200 Tahquitz Canyon Way
Palm Springs, CA 92263

Re: Sunrise Townhouses (GPA-2025-0002)

Dear Mr. Ken Lyon,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Sunrise Townhouses project. We have reviewed the documents and have the following comments:

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resources. This letter shall conclude our AB52 consultation efforts.

*At this time the concerns of the ACBCI THPO have been addressed and proper mitigation measures have been proposed to ensure the protection of tribal cultural resouces. This letter shall conclude our consultation efforts under SB 18.

*We concur with the agency's determination at this time. Please inform our office if there are changes to the scope of this project that may affect this determination.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 413-5836. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Anthony Kline

Anthony Kline
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS