

Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration

Application for Conditional Use Permit Cannabis Cultivation & Manufacturing Facility

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Prepared for:

**Lead Agency
City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240**



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City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, California 92240

Chapter 1 Introduction

1.1 Environmental Initial/Mitigated Negative Declaration Study Overview

Project Title: Atlantic Avenue North of Dillon Road Cannabis Cultivation & Manufacturing Facility

Case No: Conditional Use Permit (CUP 22-9)

Lead Agency
And Address: City of Desert Hot Springs
65950 Pierson Boulevard
Desert Hot Springs, CA 92240

Contact Person Patricia Villagomez
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Sponsor's Name
And Address: Arthur Msrian & Hovhannes Markosyan
12253 Hart Street
North Hollywood, CA 91605

Project Location: West Atlantic Avenue North of Dillon Road
APN: 665-120-027

Project Description: The project proposes the development of a cultivation facility on approximately 32,342 square feet of a 2.48 acres (gross) of vacant land in the City of Desert Hot Springs. The cultivation facility will include one 11,800 square foot building for the cultivation and processing of cannabis in accordance to the Desert Hot Springs Municipal Code 5.50 and 17.180.

General Plan

Designations: I, Industrial and Industrial Cannabis Overlay

Zoning

Classifications: Light Industrial (I-L)

Onsite and Surrounding

Land Uses/Setting: The Target Property appears as undeveloped native desert land with remnants of a previous structure and use in the northeast corner of the site. There are no other improvements and there is no business activity taking place.. The immediate surrounding area is a mixture native desert parcels, rural residences and developing cannabis operations.

North of the Target Property is a CVWD production water well.

South of the Target Property is undeveloped native land.

East of the Target Property is Atlantic Avenue with undeveloped desert land beyond.

West of the Target Property is undeveloped desert land.

1.2 Authority

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

1.3 Determination

This Initial Study determined that development of the proposed Project would not have significant impacts on the environment, with the implementation of mitigation measures.

1.4 Public Review Process

This IS/MND will be circulated for public review to responsible and trustee agencies and interested parties for a period of 20 days. Following the public review and comment process, the City plans to issue a Mitigated Negative Declaration and prepare and file a Notice of Determination.

1.5 Scope of Environmental Review

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

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

1.6 Impact Assessment Terminology

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

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed Project would not affect the environment.
- Less than significant. A finding of less than significant is made when it is clear from the analysis that a proposed Project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than significant with mitigation incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed Project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the Project proponent.

- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed Project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.7 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the IS and NOI to Adopt a Mitigated Negative Declaration for this Project. The following documents are incorporated by reference.

- City of Desert Hot Springs General Plan May, 2020.
- City of Desert Hot Springs General Plan Final EIR.
- City of Desert Hot Springs Municipal Code (online content October, 2022).

These documents are also available for review at the City's Community Development Department, located at 65950 Pierson Boulevard Desert Hot Springs, CA 92240. The Project specific reports are attached to this IS as appendices.

Chapter 2 Project Description

2.1 Project Location and Setting

The Target Property includes approximately 32,342 square feet of one (1) assessor's parcel of 2.48 acres (gross) on South Atlantic Avenue just north of Dillon Road in the south central area of the City of Desert Hot Springs, in central Riverside County. Atlantic Avenue is a local north-south road running from Dillon Road north one mile to 15th Avenue. The Target Property appears as undeveloped native desert land with remnants of a previous structure and use in the northeast corner of the site. There are no other improvements and there is no business activity taking place. The Target receives access entirely off of Atlantic Avenue. The surrounding general area includes mostly vacant parcels and scattered residential and warehouse uses among largely native desert parcels with the immediate area in transition to mixed uses including cannabis production. A Coachella Valley Water District production water well is adjacent north.

2.2 Project Description

The applicant is proposing to build a new 11,800 square foot cannabis growing and manufacturing facility, including 10,800 square foot warehouse and 1,000 square foot office and store, paved parking, landscaping and trash enclosures on approximately 32,342 square feet acres of their 2.48 acre (gross) 98,273.3 square feet (net) parcel. Parking will be provided on the west and north sides of the buildings. The buildings' entrances will occur on the northeast corner and the west-central sides of the building. Trash enclosures are proposed on the northwest side to the buildings.

Per the Zoning Ordinance, the Project will need a Conditional Use Permit (CUP) and Regulatory Permit for the proposed indoor cannabis uses in the Light Industrial (I-L) zone. The CUP is intended to cover mainly cultivation and associated manufacturing, testing and distribution of marijuana products. The project is proposed as an "owner-user" for the specific cannabis uses in the building as covered by the CUP. Given the nature of cannabis production, the proposed facility can be expected to be used primarily for cultivation use, possibly with associated manufacturing, testing and distribution uses. Based on the site plan, the proposed facility is assumed to be 85% cannabis use and 15% office use and where necessary, additional assumptions are made to provide a conservative analysis for environmental impacts.

Approximately 65,843 square feet or 67% of the net parcel area (98,273.3 square feet) will remain as native undisturbed desert land. The maximum depth of ground disturbance (32,342 square feet) is expected to be four (4) feet. Construction is expected to last eight months; a specific start date is not yet available. The facility will be in operation from 8am to 5pm daily.

Lot Coverage:

10,800 divided by 98,273.3 (net lot area) = 10.99 % (lot coverage)

Table 1: Land Use and Zoning for Project and Surrounding Area
DESERT HOT SPRINGS SURROUNDING LAND USES AND ZONING

	GENERAL PLAN	ZONING	CURRENT LAND USE
PROJECT	I, Industrial and Industrial Cannabis Overlay	Light Industrial (I-L)	Vacant undeveloped
NORTH	I, Industrial and Industrial Cannabis Overlay	Light Industrial (I-L)	CVWD production water well
SOUTH	I, Industrial and Industrial Cannabis Overlay	Light Industrial (I-L)	Undeveloped native land
EAST	RL, Residential Low	R-L Residential Low	Atlantic Avenue with undeveloped native land beyond
WEST	I, Industrial and Industrial Cannabis Overlay	Light Industrial (I-L)	Undeveloped native land

2.3 Actions and Approvals

Required Entitlements:

- Conditional Use Permit
- Approval of Mitigated Negative Declaration and adoption of the Monitoring Plan

The Lead Agency has primary authority for the approval and supervision of the proposed Project. As such, the City of Desert Hot Springs is the Lead Agency for this Project pursuant to CEQA. This Initial Study/Mitigated Negative Declaration (IS/MND) is intended to serve as the CEQA document for all necessary discretionary approvals by the Lead Agency and other agencies, including, but not limited to the following:

Table 2: Other Agencies and Permit Approvals required for Project

Government	Agency	Permit/Approval Required
FEDERAL	No federal agencies identified	
STATE	State Water Resources Control Board	Construction Stormwater General Permit
		Notice of Intent to Comply with Section 402 of the Clean Water Act
		Construction Stormwater Pollution Prevention Plan (SWPPP)
REGIONAL	South Coast Air Quality Management District	PM-10 Plan for compliance with Rule 403.1, Dust control in the Coachella Valley
	Regional Water Quality Control Board Region 7	Water Quality Management Plan (WQMP)
	Riverside County Airport Land Use Commission	Review of Project for consistency with the Airport Land Use Compatibility (ALUC) Plan
	Mission Springs Water District	Will serve

2.4 Utilities and Service Providers

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

1. Water: Coachella Valley Water District (CVWD)

2. Sanitary Sewer: Coachella Valley Water District (CVWD)
3. Electricity: Southern California Edison (SCE)
4. Gas: Southern California Gas Company
5. Telephone: Frontier Communications, Spectrum
6. Cable: Spectrum

Existing facilities for these utilities occur adjacent to the Project site. All extensions to these facilities occur in onsite and existing disturbed right-of-way. Connections will therefore not impact the native environment.

2.5 Tribal Notification

The Mitigation and Monitoring Plan for this project has identified Mitigation Measures, including consulting with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval pursuant to Public Resources Code section 21080.3.1. A plan for AB 52 consultation (Chapter 4.0) has been prepared that includes the determination of significance of impacts to tribal cultural resources and procedures regarding confidentiality. The Mitigation and Monitoring Program will identify the Project Applicant as the Responsible Party for undertaking Tribal Consultation.

2.6 Summary of Potential Significant Environmental Impacts

1. Biological Resources. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Less Than Significant Impact with Mitigation Incorporated.** The Project Site is located within the CVMSHCP planning boundary/fee area and outside of a designated conservation area, biological corridor or linkage area. The project applicant shall pay a local development mitigation fee established by the City of Desert Hot Springs Development Services Department (BIOMM1). Additionally, potential impacts 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 will be address as with the following Mitigation Measures; (BIO-MM 2) Protocol Compliant Focused Survey and (BIO-MM 3) Ground Disturbance Occurring During the Nesting Season.

2. Cultural Resources. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? **Less Than Significant Impact with Mitigation Incorporated.** Based on the established research, it was determined that the subject property is located within an area which is sensitive for cultural resources. To further protect cultural resources that may be encountered during Project construction, the Project archaeologist recommended standard archaeological monitoring as detailed in Mitigation CUL-MM1. Implementation of this mitigation measure will ensure that any potential impact on buried archaeological resources remain less than significant.

3. Geology and Soils. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Less Than Significant Impact with Mitigation Incorporated.** The Development shall incorporate all recommendations concerning Paleontological resources including monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor (GEO-MM 1).

4. Tribal Cultural Resources. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead or agency shall consider the significance of the resource to a California Native American tribe. **Less Than Significant Impact with Mitigation Incorporated.** The following mitigation from Section 3.5, *Cultural Resources*, is required to ensure impacts are less than significant: CUL-MM 1 Grading Monitoring Program. Prior to the proposed Project going before the Planning Commission, the project applicant will implement the Plan for AB 52 Tribal Consultation (TCR-MM 1) will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs. Additionally, the following mitigation measures will be incorporated to ensure impacts are less than significant: TCR-MM 2, TCR-MM 3, TCR-MM 4, TCR-MM 5, TCR-MM 6, TCR-MM 7.

The Mitigation Monitoring Program is attached as Appendix “A”.

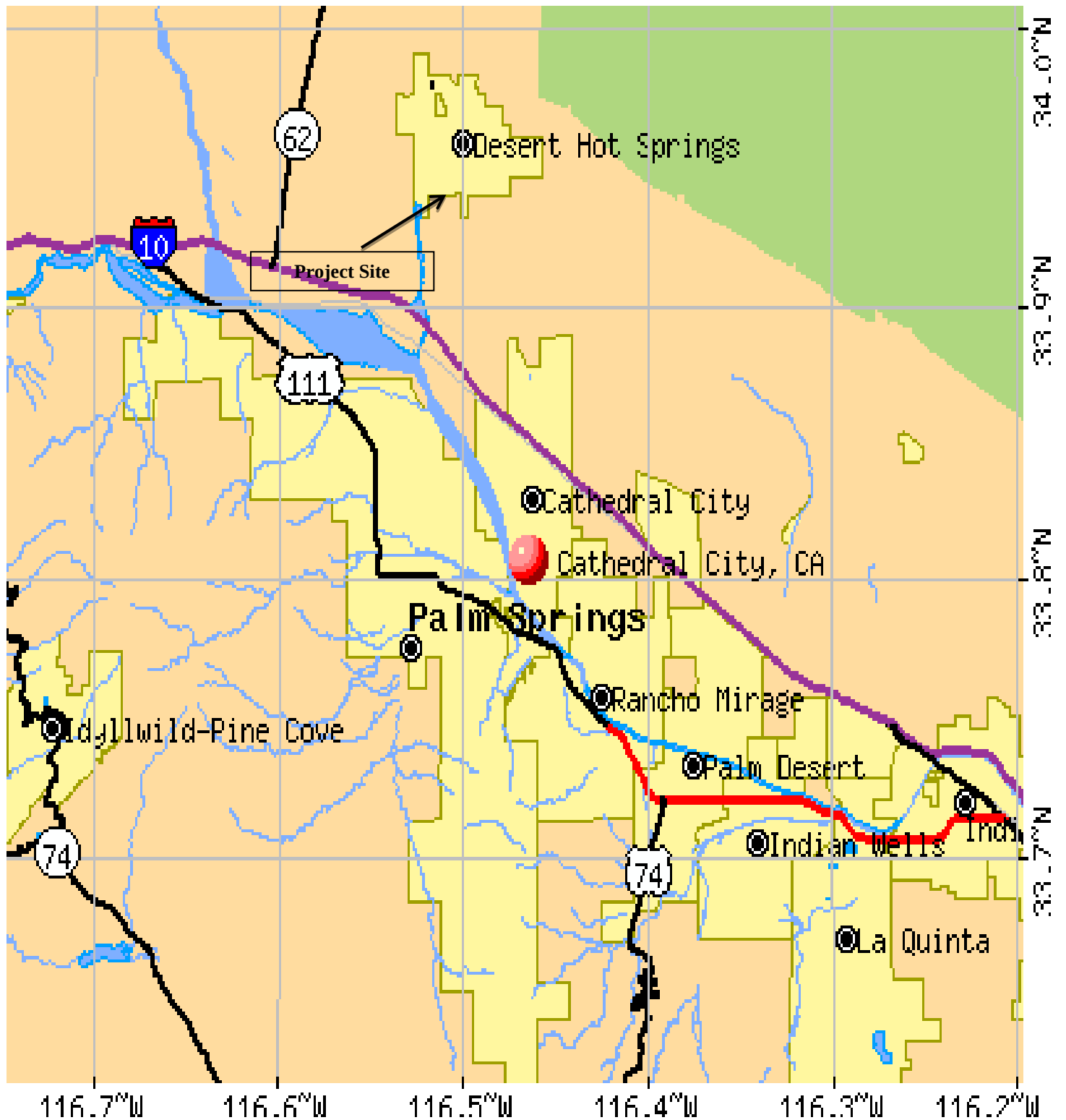


Exhibit 2-1 Regional Context



Exhibit 2-2 Regional Map

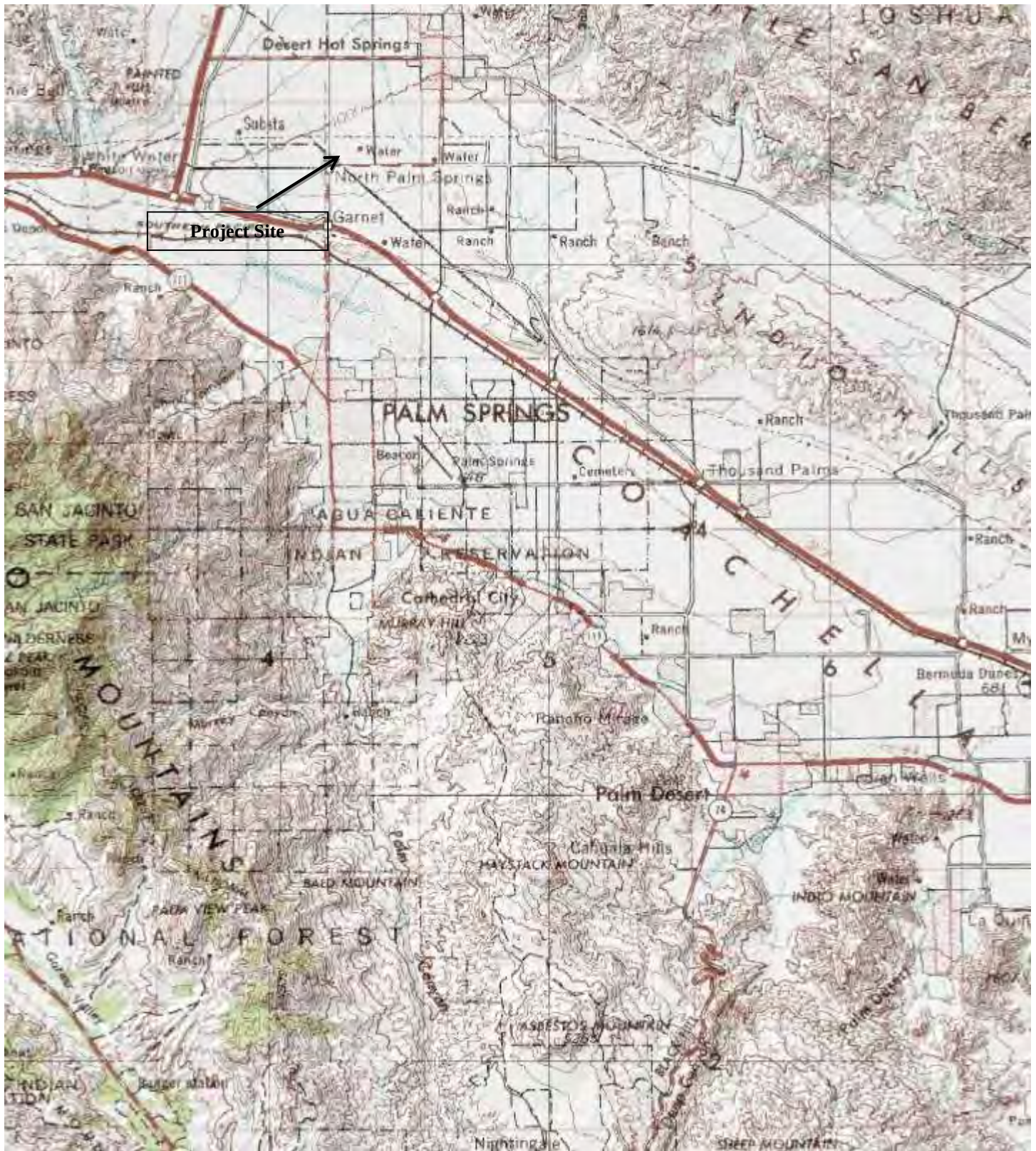
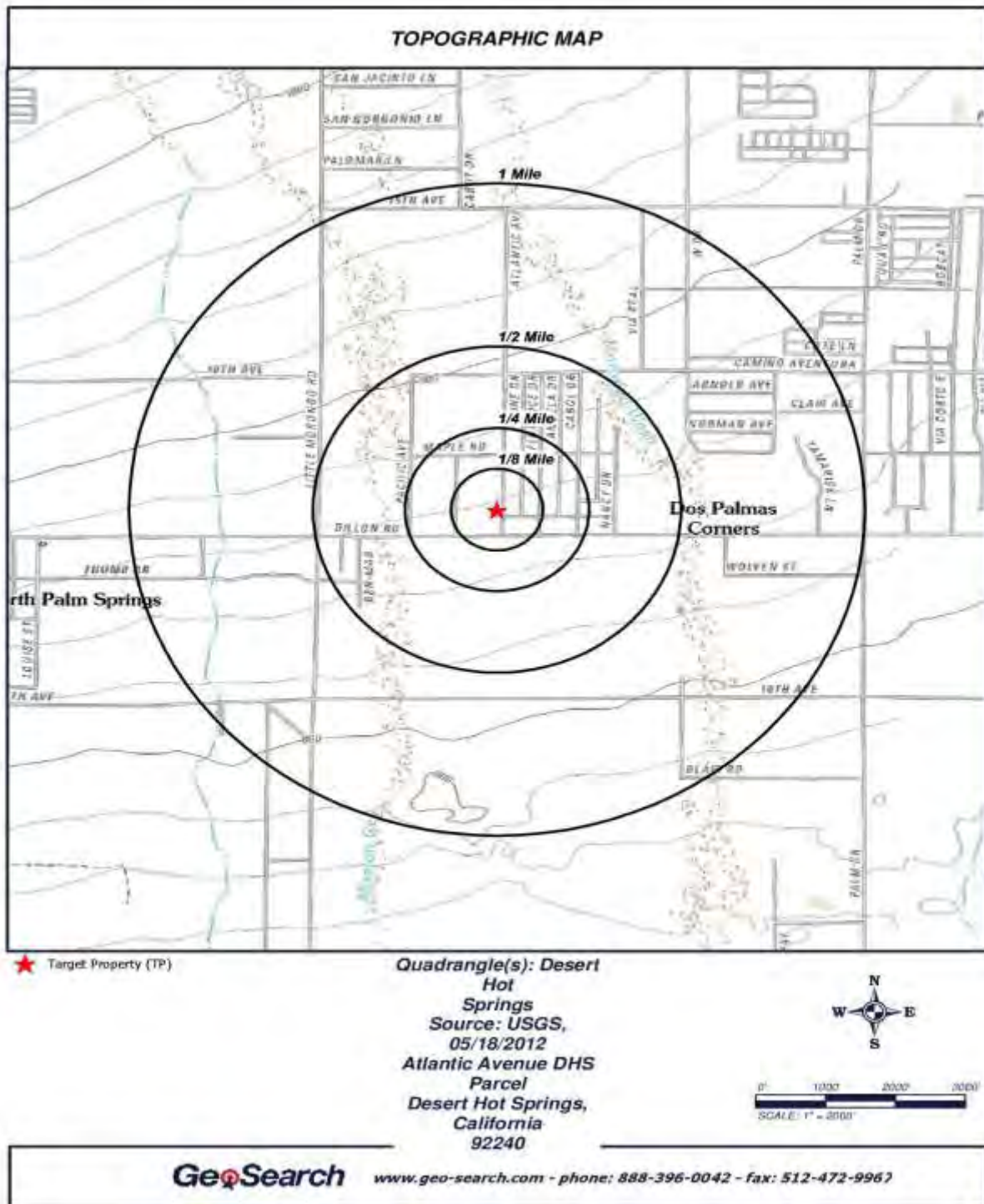


Exhibit 2-3 Regional Topo



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Exhibit 2-4 Topo Map

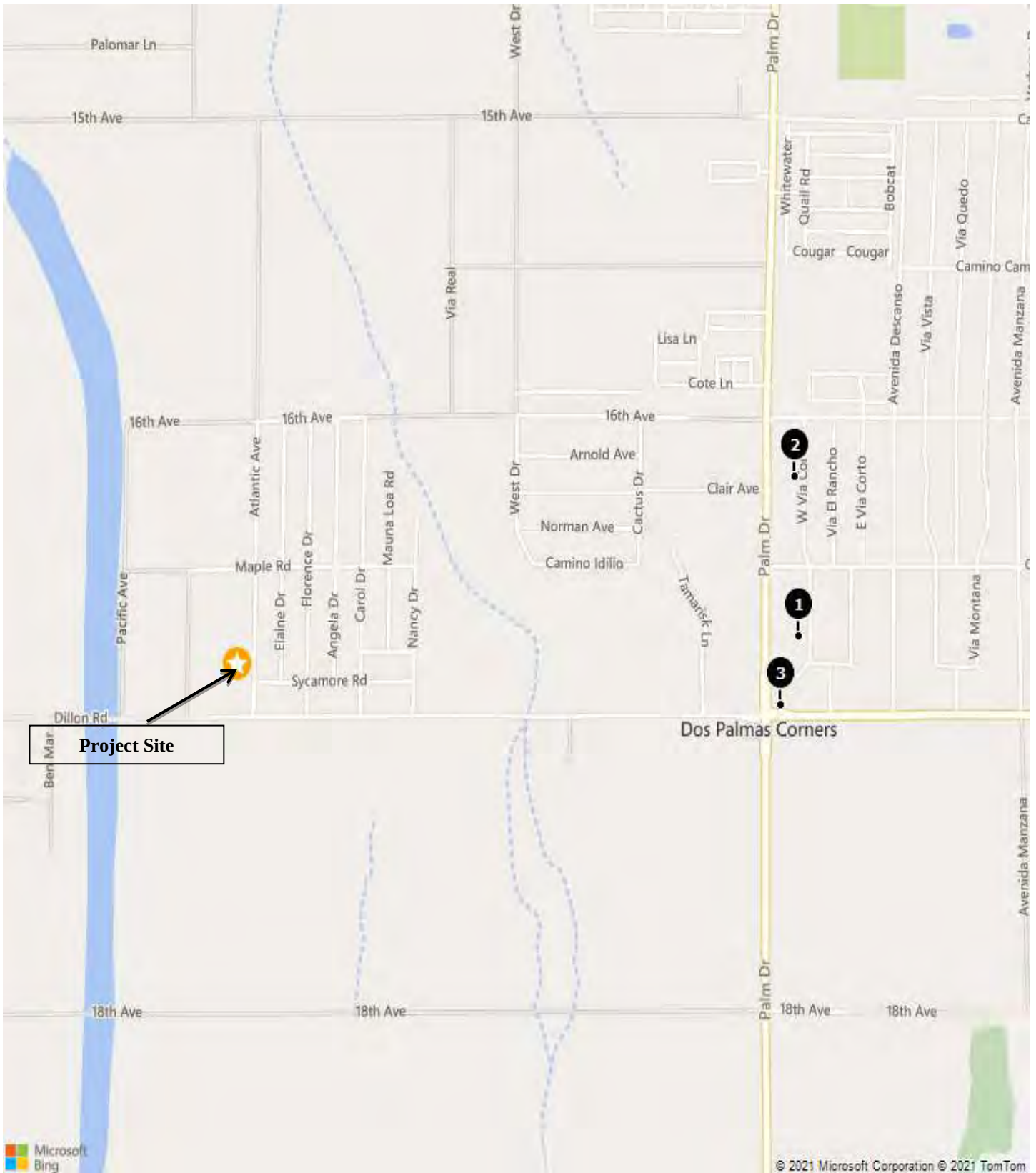
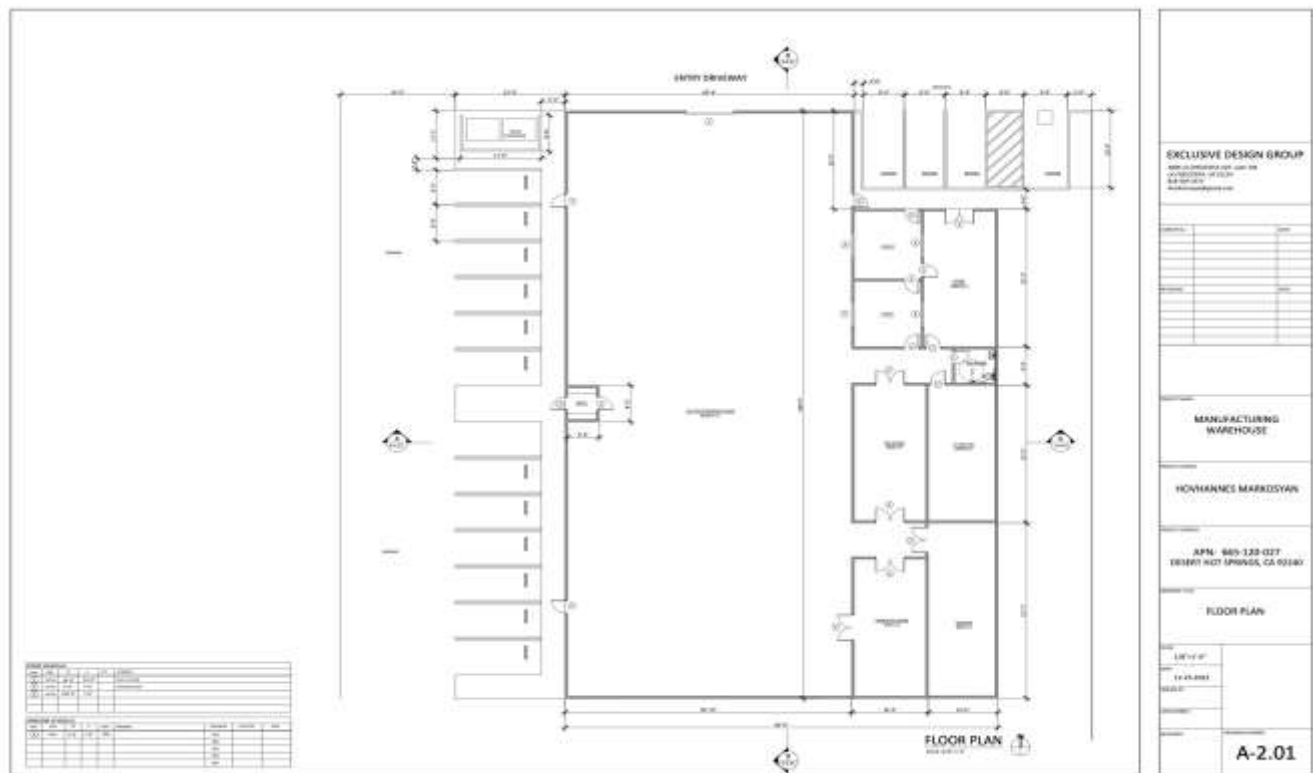


Exhibit 2-5 Area Map



Exhibit 2-6 Aerial Photos





View west along south P/L Target



View north on Target



View at NEC Target



View on Target



View on Target



View on Target

Chapter 3 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made 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 EIR or Negative Declaration 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 the earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Signature

Date

Patricia Villagomez

Principal Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significant.

3.1 Aesthetics

3.1.1 Sources

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

- City of Desert Hot Springs General Plan May 2020
- Desert Hot Springs Municipal Code
- “California Scenic Highway System Lists,” accessed October, 2022;

3.1.2 Environmental Setting

The City of Desert Hot Springs, including the Project site, is located in the northern area of the Coachella Valley, which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Bernardino Mountains to the northern shore of the Salton Sea. The City of Desert Hot Springs has scenic resource elements of both the natural and the built environment such as open space, areas of native vegetation, mature trees, rural lands, and historic landmarks. The San Bernardino, San Jacinto and Santa Rosa mountain ranges provide scenic views throughout the City. The San Bernardino range extends to the north of the City, and its foothills are within the City’s Sphere of Influence. The San Jacinto range is located to the northwest of the City, and the Santa Rosas occur to the south and southwest of the City. There are no state-designated scenic highways in proximity to the Project site.

The Project site generally has unobstructed, distant views of the aforementioned mountains. The immediate Project area is a sparsely developed area with scattered single-family residences and light industrial uses. The area east of the Project site is planned for low density residential development, and the remaining surrounding area is planned for light industrial development. Future construction in the general Project area is expected to be consistent with existing industrial and residential buildings, and consist of single story structures. More intensely developed areas occur along Two Bunch Palms Trail to the north and east of Palm Drive to the east, which consist of residential, commercial and institutional uses.

Middle and foreground views from the Project site include vacant land, windmills, and widely spaced residential and industrial development. The foothills of the San Bernardino Mountains extend along the northerly and easterly portion of the City, beginning approximately three miles northeast of the subject property.

3.1.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics Would the Project				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

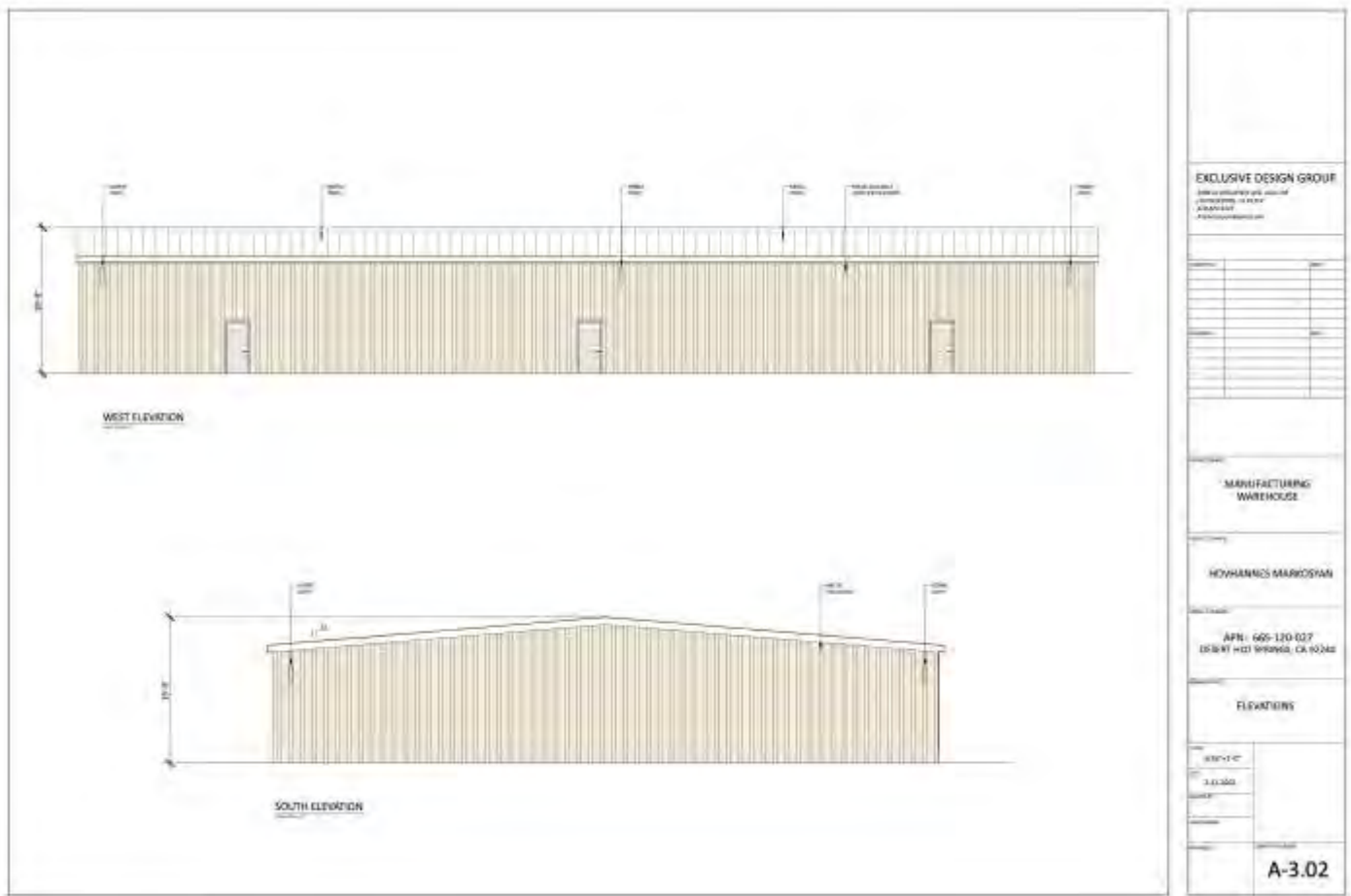
Discussion/Analysis

a) Less Than Significant Impact. The project site is located in a sparsely urbanized area of Desert Hot Springs that supports a mix of development, including light industrial and residential land uses. From the subject property, scenic views of the San Jacinto Mountains to the south and southwest, San Bernardino Mountains to the north and east, and views of the Santa Rosa Mountains to the south and southeast. The site is located on the valley floor and views of the lower elevations of the mountains are still mostly visible in all directions. Also, full views of the middle and upper elevations of the mountains are visible in all directions. Views of the lower elevations of the mountains are partially blocked by intervening development in all directions. However, middle and upper elevations of the mountains are visible above. Lands immediately to the west and south are currently undeveloped; there is a CVWD reservoir and warehouse building adjacent lot to the north. Across the street to the east is undeveloped residential land. Mountain views are more distant to the west and somewhat blocked to the east, and thus their immediate scenic value remains

The Project's proposed metal building will be 19 feet, 9 inches tall including the metal roof. The proposed building will be constructed with steel panels light beige in color. The building front doors will be provided facing the east portion of the site, on the interior side of the building. The building will be shielded from view from Atlantic Avenue by heavy landscaping on the east side. Parking will be provided for visitors on the north side of the building with the majority employee parking adjacent the west side of the building.

The construction of the proposed metal building on the site would result in minimal obstruction of views for viewers looking to the west from Atlantic Avenue. Given the limited size and scale of the proposed building compared to the wide range of similar available views from Atlantic Avenue, this impact is considered less than significant. The proposed building (19 feet 9 inches tall) will be set back more than 44 feet from Atlantic Avenue so that it is offset to the southwest of any the single-family homes across from Atlantic Avenue to the east. The proposed Project will not directly block any views from any residences to the east, and considering the limited size and scale of the proposed building and the reservoir adjacent north, available views that will remain for buildings to the north and east. Since they are farther away from the proposed Project, the Project's impacts will be reduced and remain less than significant.





The proposed Project will include full site improvements, including landscaping and will largely be blocked from view from Atlantic Avenue. The size and design of the cannabis cultivation building would not result in significant effects, as the Project size, scale, and design would be consistent with existing and future industrial buildings in the Project area. The City's Municipal Code Section 17.16.030 (Land use district development standards) does limit heights, number of stories, setbacks, and lot coverage for industrial development. The proposed cultivation building will not exceed that maximum building height (50 feet) and will be designed to the City standards in the Municipal Code. Therefore, no impact is associated with the land use district development standards.

A PM10 Dust Mitigation Plan required during Project grading would also improve aesthetics during Project grading. The design of this proposed development will be compatible with the existing environmental and surrounding setting. Project implementation is not expected to result in adverse effects on the local scenic setting. With the construction of the proposed Project, views of most of the foothills, the mid-range and tops of the surrounding mountains will remain, and impacts will be less than significant.

b) No Impact. The Project site does not contain or is located near any scenic resources, such as trees, rock outcroppings, historic buildings or other features that could be damaged by Project implementation. Accordingly, the proposed development will not involve any form of structural demolition. The Project site is located at Atlantic Avenue, a paved road without curb and gutter. The proposed Project will be similar in building height and appearance as existing and future development along Atlantic Avenue; therefore, there will be no impact in regard to local roadways. Atlantic Avenue is not designated a County or State scenic highway. The purpose of the State Scenic Highway Program is to preserve and protect scenic State Highway corridors from change that would diminish the aesthetic value of lands adjacent to highways.

State highways either can be officially designated as Scenic Highways or be determined to be eligible for designation. The status of a State Scenic Highway changes from eligible to "officially designated" when a local jurisdiction adopts a scenic corridor protection program and the California Department of Transportation

(Caltrans) approves the designation as a Scenic Highway. The proposed Project's architectural design and landscape buffer will work to ensure that any alterations to the existing streetscape serve as an improvement to existing aesthetic conditions, in accordance with the City's Zoning and Land Use regulations. No impacts to scenic resources are anticipated to result from the proposed Project.

c) Less Than Significant Impact. The existing visual conditions of the Project site and surrounding area are presently defined by commercial uses, residential uses, roadways and vacant land uses. The Project site does have views of the San Jacinto Mountains, Santa Rosa Mountains and Little San Bernardino Mountains. Following the local development standards will ensure that the visual qualities of the proposed development demonstrate positive aesthetics. The development design and construction shall be in full compliance with the design guidelines, community design standards contained in the City General Plan and applicable regulations in the City Zoning Code and subject to Design Review by the Desert Hot Springs Planning Commission. The proposed Project would be of a scale compatible with surrounding uses including the existing light industrial buildings which serve as a dominant feature in the immediate area. Atlantic venue will provide a physical buffer between the planned industrial and residential land uses in this area. Impacts associated with visual character are expected to be less than significant and no mitigation is required

d) Less than Significant Impact. The site is located in an rural and developing environment that includes existing sources of light and glare associated with nearby land uses. There are no street lights in the area, only stationary and mobile light sources from residences and industrial buildings in the vicinity, vehicles, and surrounding roadways. Currently, there are no existing sources of light on the immediate Project site.

Short-Term (Construction-Related) Impacts

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

Long-Term (Operations-Related) Impacts

At Project buildout, the site can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during the day and nighttime, however, it would not require use of high intensity lighting. Glare can also be expected from building windows during the day and nighttime. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment with little or no light escaping upward from the site. The Proposed Project will be designed in accordance with the City's Public Works Engineering Standards and will properly shield light fixtures to minimize spillage onto adjacent properties. The Zoning Ordinance design standards will be incorporated as conditions of approval to assure that the proposed Project's light and glare impacts will be less than significant.

3.1.4 Mitigation and Monitoring Measures

None required.

3.2 Agriculture and Forestry Resources

3.2.1 Sources

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

- City of Desert Hot Springs General Plan May 2020
- Desert Hot Springs Municipal Code
- Riverside County Important Farmland 2018 map. California Department of Conservation website <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
- California Department of Conservation, *Land Conservation Act Maps, Riverside Williamson Act FY 2015/2016*.

3.2 Environmental Setting

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

The Project site is located in an area of the City designated for Industrial development on the 2020 General Plan land use map. The site is undeveloped and there are no active agricultural or forest lands within the vicinity of the Project. Ultimate development of the site will result in the construction of a metal buildings and a paved parking lot and will not have any impact on agricultural or forestry resources. The Project site is currently designated as "Light Industrial" on both the zoning and General Plan land use maps. The Project site is not under a Williamson Act Contract as shown on the 2018 Williamson Act Lands map for Riverside County. Therefore, implementation of the Proposed Project will have no impacts on Agricultural or Forestry Resources.

3.2.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture and Forestry Resources Would the Project				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing 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) Involve other changes in the existing environment which, due to their location or nature, could result in 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?	☐	☐	☐	☒

Discussion/Analysis

a) No Impact. The Project site has not been farmed for several decades and is surrounded by existing commercial development. No adjacent properties are mapped for any farmland importance. The Project site is proposed for a General Plan-designated "Light Industrial" development. Because the entire Light Industrial District is designated for urban uses, impacts relative to conversion to Farmland to non-agricultural use are expected to be less than significant. The property is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) and no impacts are anticipated related to this resource.

b) No Impact. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and is not within an area under a Williamson Act contract. Therefore, there will be no impact to State designated farmland.

c) No Impact. The City of Desert Hot Springs contains no land zoned as forest land. Development of Project will not conflict with the existing zoning or result in the rezoning of forest land, timberland or timberland zoned timberland production. No impacts are anticipated related to this resource.

d) No Impact. The City of Desert Hot Springs contains no forest land. Development of Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts are anticipated related to this resource.

e) No Impact. The proposed Project would not involve changes in the existing environment that would result in conversion of active farmland to non-agricultural use or conversion of forest to a non-forest use. The Project site is not zoned for agricultural uses and it is designated Urban and Built-Up Land under the 2018 Riverside County Important Farmland Map. Therefore, the proposed Project would no impact on the conversion of agricultural land within the City of Desert Hot Springs.

3.2.4 Mitigation and Monitoring Measures

None required.

3.3 Air Quality

3.3.1 Sources

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

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020; “Final Localized Significance Threshold Methodology,” prepared by the South Coast Air Quality Management District, Revised, July 2008; “
- Coachella Valley PM10 State Implementation Plan,” August 1, 2003; SCAQMD AQMP, 2016;

3.3.2 Environmental Setting

The project is located within the City of Desert Hot Springs and is within the Salton Sea Air Basin (SSAB). The middle part of Riverside County (between San Geronio Pass and Joshua Tree National Monument), belongs in the Salton Sea Air Basin (SSAB), along with Imperial County. Air quality conditions in this portion of the County, although in the SSAB, are also administered by the SCAQMD. The SCAQMD is responsible for the development of the regional Air Quality Management Plan and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the Salton Sea Air Basin. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and locally generated PM10. The mountains surrounding the region isolate the Valley from coastal influences and create a hot and dry low lying desert. As the desert heats up it draws cooler coastal air through the narrow San Geronio Pass, generating strong and sustained winds that cross the fluvial (water caused) and aeolian (wind) erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The City of Desert Hot Springs, in relation to other areas in Southern California, has good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, and various site disturbances. It is apparent that although

air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley.

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Air Quality Would the Project				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial point source emissions?	☐	☐	☒	☐
d) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion/Analysis

An Air Quality Impact Analysis was conducted utilizing the California Emissions Estimator Model (CalEEMod) Version 2022.1.0 (Appendix B) to project air quality emissions that will be generated by the proposed Project (discussed below). The purpose of this air quality impact analysis was to provide an assessment of the impacts resulting from development of the proposed Project and to identify mitigation measures that may be necessary to reduce those impacts.

a) No Impact. Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located within the SSAB and will be subject to SCAQMD's 2016 AQMP and the 2003 CV PM10 SIP. The 2016 AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The project site is designated for "Light Industrial" in the General Plan, which allows for cannabis warehouse development with a conditional use permit (CUP). The Proposed Project is consistent with the land use designation and will result in the development of a cannabis warehouse building, and is therefore compatible with the 2016 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. With regard to future growth, SCAG has prepared the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (2020–2045 RTP/SCS), which provides population, housing, and employment projections for cities under its jurisdiction. The growth projections in the 2020–2045 RTP/SCS are based on growth projections in local general plans for jurisdictions in SCAG's planning area. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The Proposed Project would be implemented in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the mixed land use was included in the SCAG analysis.

The proposed Project is consistent with the land use designation established for it in the City's General Plan and will marginally increase the amount of industrial development in the City. The proposed cannabis cultivation and/or associated manufacturing and distribution uses are permitted in the Industrial Cannabis

Overlay zone, so it is expected that the proposed Project will result in emissions consistent with those anticipated in the 2016 AQMP.

Improvements in technology and reductions in emissions associated with improved building standards in the 2019 Building Code will further improve Project-related air quality by imposing stringent standards for the reduction of energy use. The proposed Project will be subject to rules and guidelines set forth in the AQMP. Therefore, the proposed Project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. No impact is anticipated.

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

The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) application of architectural coatings. Building construction, paving and painting phases may overlap during construction. Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix A.

Construction-Related Regional Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 3. Table 3 shows that none of the project's emissions will exceed regional thresholds. A less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

- (1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- (2) The maximum number of acres disturbed on the peak day.
- (3) Any emission control devices added onto off-road equipment.
- (4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B show the equipment used for this analysis.

As shown in Table 4, the maximum number of acres disturbed in a day would be 0.75 acres during grading. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the

proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Coachella Valley source receptor area (SRA) 30 and a disturbance value of 0.75 acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the existing single-family residential dwelling units located approximately 400 feet northeast and 600 feet northwest of the project site; therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters was used. Table 6 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 6 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. A less than significant local air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to the Office of Environmental Health Hazard Assessment (OEHHA)⁶ and the SCAQMD *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (August 2003),⁷ health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and mid-term construction schedule (approximately eight months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds.

The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, impacts from TACs during construction would be less than significant.

Construction-Related Odor Impacts

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

Construction Emissions

The Project construction is expected to take up to eight months and assumed to start in May, 2023. The construction period includes all aspects of Project development, including site preparation, grading, paving, building construction, and application of architectural coatings.

As shown in Table 3, emissions generated by construction activities will not exceed SCAQMD thresholds of significance for criteria air pollutants. The data reflect average daily emissions over the 8-month construction period, including both summer and winter weather conditions. Table 3 depicts the projected unmitigated emissions. Implementation of standard best management practices (BMPs), or minimization measures during construction will further reduce emission levels. Applicable standard requirements and BMPs include, but are not limited to, the implementation of a dust control and management plan in conformance with SCAQMD Rule 403 and Desert Hot Springs Municipal Code Chapter 15.84, proper maintenance and limited idling of heavy equipment, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD Rule 1113. Given that criteria pollutant thresholds will not be exceeded, and standard

SCAQMD rules, regulations, and BMPs will be applied during construction, impacts will be less than significant.

Table 3 Construction-Related Regional Pollutant Emissions

Pollutant Emissions (Pounds per Day)	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Total for overlapping phases ³	0.55	2.19	2.67	<0.005	0.21	0.13
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.14

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

(2) Off-site emissions from equipment operated on public roads.

(3) Construction, painting and paving phases may overlap.

Table 4 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8-Hour Day	Total Acres
Site Preparation	Crawler Tractor	1	0.5	.75
Total for Phase		-	-	.75
Grading	Rubber Tire Dozer	1	0.5	.75
	Graders	1	0.5	
	Crawler Tractor	1	0.5	
Total for Phase				.75

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

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

LONG-TERM OPERATIONAL EMISSIONS

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the ongoing operations of the proposed project.

Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutants Analysis

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2024, which is the anticipated opening year for the proposed project. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from the DHS Cannabis Warehouse into the CalEEMod Model. The Traffic Impact Analysis found that the proposed project will generate approximately 64 daily vehicle trips with a trip generation rate of 5.42 trips per thousand square foot per day for the DHS Cannabis Warehouse. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Per the CAPCOA Appendix A Calculation Details for CalEEMod, area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less.

Energy Usage

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

Project Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed project's long-term operations have been calculated and are shown below in Table 6. Table 6 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations per SCAQMD LST methodology, and odor impacts.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above in Section 2.

To determine if the proposed project could cause emission levels in excess of the CO standards discussed above in Section 2, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse

The Traffic Impact Analysis showed that the proposed project would generate a maximum of approximately 64 daily vehicle trips. Access would be entirely off of Atlantic Avenue with the nearest intersection at Dillon Road (a regional arterial road). Project PM peak hour volume is negligible. The 1992 Federal Attainment Plan for

Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as both the intersection and ADT volumes fall far short of 100,000 vehicles per day, no CO “hot spot” modeling was performed and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the proposed project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The nearest sensitive receptors to the project site include the existing single-family residential dwelling units located approximately 400 feet northeast and 600 feet northwest of the project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project is a commercial use; and does not include such uses. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from diesel vehicle emissions and trash storage areas. The project consists of a church use and will not attract a significant amount of heavy-duty truck traffic. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD’s Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project. objectionable level at the nearest sensitive receptors.

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. Based on the traffic analysis results (see Section XVII), the Project would generate approximately 64 daily vehicle trips. Table 5 provides a summary of daily projected emissions during operation of the proposed Project. As shown below, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. Impacts related to operational emissions will be less than significant.

Table 5 Operational Pollutant Emissions (pounds per day)

Pollutant Emissions (Pounds per Day) Activity	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	0.39	>0.005	0.54	>0.005	<0.005	<0.005
Energy Usage	0.01	0.10	0.08	<0.005	0.01	0.01
Mobile Sources	0.23	0.07	0.44	<0.005	<0.005	<0.005
Total Emissions	0.63	0.17	1.07	<0.005	0.01	0.01
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.14; the higher of either summer or winter emissions.

(1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

(2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

(3) Mobile sources consist of emissions from vehicles and road dust.

CUMULATIVE AIR QUALITY IMPACTS

There are a number of cumulative projects in the project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

Project Specific Impacts

The project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Since the project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the project, based on the magnitude of traffic the project is anticipated to create. Therefore, operation of the project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors. As a result, the project would result in a less than significant cumulative impact for operational emissions.

Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

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

Both of these criteria are evaluated in the following sections.

Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP?

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

The project site is currently designated as “Light Industrial ” on the City’s Land use map in the General Plan. The project proposes to develop the site with a cannabis warehouse building that would be compatible with existing and proposed uses the north. Therefore, the proposed project would not result in an inconsistency with the current land use designation in the City’s General Plan. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion. Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

Cumulative Contribution: Non-Attainment Criteria Pollutants

A significant impact could occur if the Project would make a considerable cumulative contribution to federal or state non-attainment pollutants. The Coachella Valley portion of the SSAB is classified as a “non-attainment” area for PM10 and ozone. Cumulative air quality analysis is evaluated on a regional scale (rather than a neighborhood scale or city scale, for example) given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any development project or activity resulting in emissions of PM10, ozone, or ozone precursors will contribute, to some degree, to regional non-attainment designations of ozone and PM10.

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

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

Summary

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

c) Less Than Significant Impact with Mitigation Incorporated. The nearest sensitive receptors to the project site include the existing single-family residential dwelling units located approximately 400 feet northeast and 600 feet northwest of the project site. To determine if the Proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. The City of Desert Hot Springs and the subject site are located within Source Receptor Area 30 (Coachella Valley). Given the Project size and proximity to the sensitive receptor, the 1-acre site tables at 100 meters were used to provide a conservative analysis. Tables 6 and 7 show on-site emissions concentrations for Project construction and operational phases and the associated LST.

**Table 6 Localized Significance Thresholds (Unmitigated)
Construction Emissions (pounds per day)**

	CO	NOx	PM10	PM2.5
Maximum Emissions	12.2	12.6	6.01	3.14
LST Threshold	2,565	238	9	3
Exceeds?	No	No	No	Yes

Emission Source: CalEEMod model, version 2022.1.4 LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

**Table 7 Localized Significance Thresholds (Unmitigated)
Operational Emissions (pounds per day)**

	CO	NOx	PM10	PM2.5
Maximum Emissions	0.12	0.03	<0.005	<0.005
LST Threshold	2,565	238	2	2
Exceeds?	No	No	No	No

Emission Source: CalEEMod model, version 2022.1.4 LST Threshold Source: LST Mass Rate Look-up Table, SCAQMD.

Health Impacts

As shown in Tables 3,4, and 5, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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

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

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

d) Less Than Significant Impact. The proposed Project will result in a new cannabis cultivation facility. Short term odors associated with paving and construction activities could be generated during construction; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases.

Terpenes are the most common compounds produced by flowering cannabis plants, which generate strong odors. To minimize such odor during cannabis activities, the City has implemented Municipal Code Section 5.50.180 to ensure that all cannabis facilities fully comply with all applicable provisions of the Medicinal and Adult-Use Cannabis Regulation and Safety Act (California Business and Professions Code Sections 26000 through 26211) and other relevant regulations and requirements. The proposed facility will be required to implement odor control measures to meet standard requirements upon future tenant improvement before initiating any cannabis activities. Compliance with these standard requirements will ensure that the impacts of odors associated with the proposed Project will be less than significant.

3.3.4 Mitigation and Monitoring Measures

None required.

3.4 Biological Resources

3.4.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- “Coachella Valley Multiple Species Habitat Conservation Plan,” 2007;

3.4.2 Environmental Setting

The Coachella Valley is located within the Sonoran Desert which is a subdivision of the Colorado Desert. The Sonoran Desert contains a wide range of biological resources that are highly specialized and endemic to the region. According to the Coachella Valley Association of Governments (CVAG), vegetation communities in the City range from active desert dunes to urban environments. The Project site is currently vacant, having been partially developed (northeast area) with the majority of the site as native vegetation. Undeveloped, natural open space occurs adjacent to the site to the south and west. Sparse development including CVWD reservoir, warehouses, and single-family homes occurs to the north and northeast of the site.

The Proposed Project is within the boundaries of and subject to the provisions of the Coachella Valley Multiple Species Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive regional plan that balances growth in the Coachella Valley with the requirements of federal and State endangered species laws. The project site is not located within or adjacent to a CVMSHCP Conservation Area. The Willow Hole Conservation Area lies approximately 270 feet to the south (south of Dillon Road).

Ultimate development of the site will result in clearing and grading of 32,342 square feet of 2.48 acres (gross) of the parcel to accommodate a cannabis cultivation facility. Potential impacts on biological resources are discussed below.

3.4.3 Impacts

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

Discussion/Analysis

a) Less Than Significant Impact. The Project Site is characterized as 2.48-acres of mostly undeveloped land containing Sonoran creosote bush scrub. Approximately 32,342 square feet, including approximately 7,000 square feet of previously developed land is proposed to be developed for the Cannabis Warehouse project. Though most of the parcel will remain as native undeveloped, there remains the potential for special-status flora species to exist on the site. There are 50 special-status biological resources known to occur in the vicinity (an approximate 5-mile radius) of the Project site, and 31 are considered to not occur on the site due to a lack of suitable habitat. Nine of the remaining species are fully covered under the CVMSHCP, and potential Project-related impacts to those species will be mitigated through payment of the CVMSHCP development fees and participation in the plan. The project applicant shall pay a LMDF established by the City of Desert Hot Springs Community Department (BIO-MM1).

The ten special-status species not covered under the CVMSHCP include five plant species, three reptile species, one bird species and one mammal species are discussed below. Additional mitigation follows.

Harwood's eriastrum (*Eriastrum harwoodii*), singlewhorl burrowbrush (*Ambrosia monogyra*), Arizona spurge (*Euphorbia arizonica*), spiny-hair blazing star (*Mentzelia tricuspidis*), slender cottonheads (*Nemacaulis denudata* var. *gracilis*) have a low potential to occur on the Project site due to suitable habitat present onsite. These plant species are not federally or state listed as endangered or threatened, and the likelihood for a significant population of any of these species to be present on the Project site is remote, according to previous biological resources assessments undertaken in the area. Therefore, any potential impacts to these plant species would be less than significant.

Three reptile species have a very low to low potential to occur on the Project site. Desert tortoise (*Gopherus agassizii*) is covered by the CVMSHCP and federally/state listed as threatened. Additional actions would be required to relocate individual tortoise, should any be found onsite. While the site vegetation contains Sonoran creosote bush scrub which is suitable for the desert tortoise, the site is located in a rural residential area which is somewhat degraded and disturbed. The likelihood of desert tortoise occurring on the Project site is considered very low; however, proper measures should be taken to assure that the species is not present at the time of construction (Mitigation Measure BIO-MM2).

The northern red-diamond rattlesnake (*Crotalus ruber ruber*) is not listed as threatened or endangered by federal or state agencies but is designated as a California "Species of Special Concern" (SSC). The species is known to occur in Mojavean and Sonoran Desert scrub in the Coachella Valley. The Project site is at the eastern edge of the species' geographic range and lacks rocky cover. There would be a low potential for this species to occur on the Project site and any potential impacts to this species would be incremental and localized and considered less than significant.

Coast horned lizard (*Phrynosoma coronatum*) is not listed as threatened or endangered by federal or state agencies but is designated as an SSC. Desert populations of the coast horned lizard are known to occur in areas usually associated with nearby mountains, foothills and/or riparian corridors. Given the site conditions and location, there would be a very low potential for the lizard to occur on the Project site and potential impacts to coast horned lizard, if any, would be less than significant.

The only special status bird species known with the potential to nest on the Project site is the burrowing owl (*Athene cunicularia*). The burrowing owl is designated as an SSC and protected by the Migratory Bird Treaty Act (MBTA). The burrowing owl is a covered species under the CVMSHCP, but the federal permit for the CVMSHCP does not allow take of this species under the MBTA. For these reasons, the Project biologist recommended two pre-construction take avoidance surveys to ensure that no direct take of burrowing owls occur (Mitigation Measure IV-2). Because a burrowing owl is known to occur on the Project site, the California Department of Fish and Wildlife (CDFW) must be contacted to determine the appropriate course of action required should burrowing owl(s) continue to occupy the site at the time of Project implementation. With implementation of Mitigation Measure IV-2, impacts to burrowing owls will be less than significant.

The only potentially occurring mammal species that is not covered under the CVMSHCP is the pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*). The species is designated as an SSC and ranked S3S4 by the CDFW which means that it is "vulnerable to apparently secure". While the presence of the species onsite cannot be determined without small mammal trapping, given its lower status of sensitivity, any potential impacts to the species are expected to be less than significant.

The existing shrubs on and adjacent to the property may provide limited nesting and foraging opportunities for birds covered under the Migratory Bird Treaty Act (MBTA). MBTA covers virtually all native migratory and resident bird species, including those known to occur in the Project vicinity. Avoidance of impacts to these nesting migratory and resident birds is a requirement of the federal permit issued for the CVMSHCP. To avoid potential impacts, the Project biologist recommended a pre-construction survey if any activity to remove vegetation is proposed during the nesting season, as provided in Mitigation (BIO-MM3) below. With implementation of this mitigation measure, impacts to birds covered by the MBTA will be less than significant.

b) No Impact. No riparian, sensitive or undisturbed native habitats were documented within the Project Site as outlined in Table 4, *Project Site Vegetation Community Impacts*, and Figure 6, *Vegetation Communities Impact Map*. The Project Site is characterized as 2.48-acres of mostly undeveloped land. Therefore, the

proposed Project would not cause impacts on any riparian habitat or other sensitive natural community. No impacts would occur.

Table 8 Project Site Vegetation Community Impacts

Vegetative Community	Total Acres	Permanent/Temporary Impact Acres
Previously Developed	.23	.23
Undeveloped Native Vegetation	2.25	2.25
Total	2.48	2.48

c) No Impact. No wetlands or jurisdictional resources regulated by the USACE, CDFW, or RWQCB were documented within the Project Site. The nearest dry washes are located at least ¼-mile away (Mission Creek, ¼-mile to the west; Morongo Wash, ½-mile to the east). No wetlands are located within the Project site and therefore the proposed Project would have no impacts.

d) Less Than Significant Impact. No wildlife corridors or biological linkages are mapped on or adjacent to the Project site. The two Conservation Areas designated by CVMSHCP near the Project site, Willow Hole Conservation Area and Upper Mission Creek/Big Morongo Canyon Conservation Area are interconnected to the southeast of the Project site. The site is located in a sparsely developed urban area and the Project area is surrounded by roadways and lands designated and developed for industrial and residential development. Due to surrounding human activity and illegal dumping activities for decades, the site is unlikely to be suitable for native wildlife nursery sites and development of the site will not interfere substantially with the movement of any native resident or migratory species. Potential impacts to nesting birds will be analyzed and mitigated pursuant to the MBTA. Impacts are expected to be less than significant.

e) No Impact. The City of Desert Hot Springs has not established a policy or ordinance for the protection of tree species on private properties. Therefore, no mitigation is required or proposed .

f) Less Than Significant Impact with Mitigation Incorporated. The Project Site is located within the CVMSHCP planning boundary/fee area and outside of a designated conservation area, biological corridor or linkage area. The project applicant shall pay a local development mitigation fee established by the City of Desert Hot Springs Development Services Department (BIOMM1).

Cumulative Impacts: The direct and/or indirect impacts of the project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed Projects. The proposed action is consistent with existing developed lands and the CVMSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Desert Hot Springs. The proposed Project has been designed and mitigated to remain in compliance with all CVMSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

Mitigation Measures: Following

3.4.4 Mitigation and Monitoring Measures

BIO-MM 1 CVMSHCP Local Development Mitigation Fee

The project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Desert Hot Springs Development Services Department.

BIO-MM 2 Protocol Compliant Focused Surveys

Protocol-compliant focused surveys for desert tortoise and for the burrowing owl should be conducted by a qualified biologist prior to construction. If desert tortoises or burrowing owls are detected, the USFWS, CDFW and CVAG would need to be consulted for further guidance on relocation and additional impact avoidance, minimization and mitigation measures may be required, including potentially fencing, burrow collapse and other measures, as determined by the agencies.

BIO-MM 3 Ground Disturbance Occurring During the Nesting Season

For any grading or other site disturbance or tree or vegetation removal occurring during the nesting season between January 15 and August 31, a qualified biologist shall conduct at least one nesting bird survey, and more if deemed necessary by the consulting biologist, immediately prior to initiation of Project-related ground disturbing activities. If nesting birds are present, no work shall be permitted near the nest until the young birds have fledged. While there is no established protocol for nest avoidance, when consulted, the CDFW generally recommends avoidance buffers of about 250 to 500 feet for federally and state listed threatened and endangered avian species and birds-of-prey, and 100–250 feet for songbirds. If ground disturbance occurs outside the nesting season, this requirement shall be waived.

Mitigation Monitoring:

BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Desert Hot Springs Development Services Department.

BIO-MM B Prior to the issuance of any permit to allow ground disturbance on the site, the Project proponent shall furnish the City with pre-construction surveys for desert tortoises, burrowing owls and MBTA covered birds.

Responsible Parties: Project applicant, Project Biologist, Planning Department, Building Department.

3.4.5 Level of Significance After Mitigation

Implementation of Mitigation Measure BIO-MM1 would reduce all potential significant unavoidable impacts on biological resources below a level of significance.

3.5 Cultural Resources

3.5.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs General Plan;
- Historical Resources Survey Report, City of Desert Hot Springs, Riverside County, California, prepared by CRM TECH for similar nearby property, August 24, 2021.

3.5.2 Environmental Setting

Riverside County lies in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The subject property is located in Coachella Valley, northwest of the Salton Sea.

Prehistorically, the subject property would have been either submerged under or on the periphery of the ancient Lake Cahuilla. Lake Cahuilla was a freshwater lake inundated numerous times throughout the past few millennia (Chace 1996). The lake, is also referred to as Lake LeConte, Agua Grande, and Blake Sea (Jertberg 1981; Wilke 1986), which once covered much of the Salton Basin. Lake Cahuilla dried up at

approximately A.D. 1500, when the course of the Colorado River was altered, which cut off the natural flow to the basin (Chace 1996). The last stand of Lake Cahuilla is believed to have occurred circa A.D. 1300 and 1500 (Wilke 1986), which resulted in the waterline scarring on the east-facing elevations of the Santa Rosa Mountains.

The project site is generally associated with the Sonoran Life Zone (Munz 1974; Munz and Keck 1949, 1950). The biological zone supports a desert vegetation that is generally comprised of creosote bush, mesquite, and desert sage scrub communities. Other species may include white bursage, burrobush, iodine bush, quailbush, brittlebush, cholla, saltbush, prickly pear cactus, yucca, goosefoot, bulrush, and various grasses. Fauna identified in the region include various species of mice, kangaroo rat, woodrat, desert cottontail, black-tailed jackrabbit, ground squirrels, gray fox, kit fox, desert bighorn sheep (*Ovis canadensis nelsoni*) coyote, and bobcat (Wilke 1984:5; Wilke 1986:2; Ryan 1968).

Historic Resources

Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code).

Archaeological Resources

Section 15064.5(a)(3)(D) of the CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to yield, information important in prehistory or history.” Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community.

The Coachella Valley is the traditional home of Native Americans of the Cahuilla Tribe, who lived in three small groups: the Pass Cahuilla of the Beaumont/Banning area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and the Desert Cahuilla of the Coachella Valley. The Cahuilla Indians occupied the region for several centuries, leaving numerous cultural resources. Cultural resources generally include historical, archaeological, and paleontological resources which would reveal ancient civilizations and their way of life. The oldest cultural resources reported in the City of Desert Hot Springs are from the “Paleo-Indian Period” which dates back to at least 11,000 B.C. Approximately 32 prehistoric and historic resource sites have been recorded within the City, of which 24 are prehistoric archeological sites and 8 are historic sites.

A historical/archaeological resources records search, identified No “historical resources” including the Project area. Additionally, Native American consultation and archaeological monitoring is recommended due to sensitivity of the project location for subsurface cultural remains of prehistoric origin.

3.5.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources Would the Project?				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 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?	☐	☐	☒	☐

Discussion/Analysis

a) No Impact. Historic Resources Section 15064.5 of the CEQA Guidelines generally defines a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code).

The Project site is currently vacant and undeveloped and shows signs of previous disturbances such as invasive grasses and scattered refuse. No structures occur on the site. Previous construction has occurred in the northeast corner of the site. According to a cultural resources study conducted by CRM TECH in August, 2021, the surrounding area, including the Project site do not contain any resources identified as historically significant by the Riverside County Historical Commission, National Register of Historic Places, California Register of Historical Resources, or the City. The nearest resource identified in the records search is located several hundred feet south of the Project site, which consists of a segment of Dillon Road and is listed in the California Historical Resources Inventory. The Project will have no impact on this segment of roadway. No Project-related historic resource impacts are anticipated.

b) Less Than Significant Impact with Mitigation Incorporated. A Phase I Environmental Site Assessment, including site reconnaissance was conducted by CDE Environmental Services in September, 2021 encountered no buildings, structures, objects, sites, features, or artifacts more than 50 years of age. In the northeast corner of the site is an area of approximately 7,000 square feet that is highly disturbed and contains the remnants of a previous residential structure (see site photographs). Based on research with the Riverside County Building and Code Compliance Departments, it was determined that the site remnants were from an unpermitted mobile home dating from the early-mid 1990's.

Previously, the State Native American Heritage Commission (NAHC) has conducted record searches in the commission's Sacred Lands File that identified no Native American cultural resources within the Project vicinity. The NAHC has a standard recommendation to contact 13 local tribes regarding potential Native American Cultural resources. The City has also required that the applicant is responsible for conducting Tribal Consultation in conformance with the AB 52 requirements. This process is described in Section XVIII, Tribal Cultural Resources.

The Project site does not lie within an area of "High Sensitivity" for prehistoric and ethnohistoric resources. Further, the City of Desert Hot Springs General Plan EIR report guidelines and CEQA significance evaluation criteria, did not identify any cultural resources within the subject property. However, the potential exists for resources to be buried on-site which could be uncovered by Project grading activities. To further protect cultural resources that may be encountered during Project construction, the Project archaeologist recommended standard archaeological monitoring as detailed in Mitigation CUL-MM1. Implementation of this mitigation measure will ensure that any potential impact on buried archaeological resources remain less than significant.

Mitigation Measures: Below

c) Less Than Significant Impact. The Project site does not contain any known human remains. The Project's mass grading and excavation activities would disturb the entire site and there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5. Compliance with State Health and Safety Code Section 7050.5, as required by law, would reduce impacts to human remains to less than significant levels. Nonetheless, Mitigation Measure CUL MM-2 is provided to further ensure compliance with the mandatory regulatory requirements.

3.5.4 Mitigation and Monitoring Measures

CUL-MM 1 Grading Monitoring Program

Monitoring of the DHS Cannabis Warehouse Project during ground-disturbing activities by a qualified archaeologist and a Native American representative is recommended to ensure that if buried features (*i.e.*, human remains, hearths, or historic deposits) are present, they will be handled in a timely and proper manner.

Grading Monitoring Program

A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the DHS Cannabis Warehouse Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
- 2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- 3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
- 4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- 5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and deposition of the remains.
- 6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- 7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.
- 8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

CUL-2 MM: If Human Remains Found If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines

the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant”. The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Monitoring:

CUL-MM A Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement to the City. **Responsible Parties:** Project applicant, Planning Department, City Engineer.

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

CUL MM-C: Monitoring: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.

Responsible Parties: Project applicant, project archaeologist, Tribal monitor, Planning Department, City Engineer.

3.5.5 Level of Significance after Mitigation

With incorporation of Mitigation Measure CUL- MM 1, impacts to cultural resources would be reduced to less than significant.

3.6 Energy

3.6.1 Sources

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

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040;.

3.6.2 Environmental Setting

California is one of the nation’s leading energy-producing states, and California per capita energy use is among the nation’s most efficient.. Nuclear energy, fossil fuels (oil, coal and natural gas) and renewable sources like wind, solar, geothermal and hydropower are various sources of energy. Natural gas and electricity to the Project site are provided by Southern California Edison (SCE) and Southern California Gas Company (SoCalGas) and, respectively. The Project site is currently undeveloped, and utilities will be extended to the Project site as part of the Project’s development.

Transportation Energy Resources

The project would attract additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially-provided commodities and would be available to the project patrons and employees via commercial outlets. The most recent data available (2016) shows the transportation sector emits 41 percent of the total greenhouse gases in the state and about 84 percent of smog-forming oxides of nitrogen (NOx).^{26,27} Petroleum comprises about 92 percent of all transportation energy use, excluding fuel consumed for aviation and most marine vessels.

3.6.3 Impacts

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

Discussion/Analysis

The construction schedule is anticipated to occur between May 2023 and the end of December 2023 and be completed in one phase. Staging of construction vehicles and equipment will occur on-site. The approximately eight-month schedule is relatively short and the project site is relatively small at approximately .75 acres.

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by the Imperial Irrigation District) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the Southern California Edison. Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CalGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Also, demonstrated in the Greenhouse Gas Section of the report and this study, the proposed project is consistent with the applicable strategies of the City of Desert Hot Springs CAP.

As supported by the preceding analyses, project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the project can be accommodated within the context of available resources and energy delivery systems. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. Notwithstanding, the project proposed use will not have any long term effects on an energy provider's future energy development or future energy conservation strategies.

a) Less Than Significant Impact. The proposed Project consists of the construction and operation of one (1) new building totaling 11,800 square feet for development of a Cannabis cultivation and manufacturing facility. The proposed building would be built to current Building Code standards, including the installation of insulation and high efficiency HVAC systems.

During construction, there would be a temporary consumption of energy resources for operation of construction equipment and the manufacturing of construction materials; however, the duration is limited due to the small scale of the Project. Compliance with local, state, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during Project construction to the extent feasible, and Project construction would not result in a wasteful or inefficient use of energy.

During operation of the cultivation facility, there are no unusual Project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.

The Project will generate 64 trips per day which will not result in high fuel consumption. Furthermore, through compliance with applicable requirements, including the California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, as well as the City’s Climate Action Plan (CAP) discussed below, individual Project elements (e.g., building design, HVAC equipment, etc.) would be consistent with state and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. Therefore, impacts will be less than significant.

b) No Impact. State and local agencies regulate the use and consumption of energy through various methods and programs (e.g. Assembly Bill 32 (AB 32), California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). Per the latest CALGreen (2019) requirements for non-residential construction, the Project buildings will be constructed to be ready for zero-net-energy (ZNE) by 2030.

At the local level, the City’s Building & Zoning Compliance Departments enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. In addition, the City’s General Plan May 2020 identifies specific strategies and measures for the conservation of the energy within the City. The Project would be required to comply with City policies and programs. No impact related to compliance with applicable energy standards would result because the proposed Project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

3.6.4 Mitigation and Monitoring Measures

The Project was found to have a less than significant impact on Energy Resources. Therefore, no mitigation is required.

3.7 Geology and Soils

3.7.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040 General Plan;
- County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015;
- USDA Natural Resources Conservation Service Web Soil Survey;

3.7.2 Environmental Setting

Geology

The geology and seismicity of the Coachella Valley are primarily influenced by the tectonics of the San Andrea and San Jacinto fault systems. The San Andreas Fault is a continental transform fault that extends roughly

750 miles through California. It forms the tectonic boundary between the Pacific Plate and the North American Plate, and its motion is right-lateral strike-slip (horizontal). The San Jacinto Fault Zone (SJFZ) is a major strike-slip fault zone that runs through San Bernardino, Riverside, San Diego, and Imperial Counties in Southern California. The SJFZ is a component of the larger San Andreas transform system and is considered to be the most seismically active fault zone in the area.

The Coachella Valley is partially covered by alluvial deposits and sand deposits. The sources of sand are in the alluvial materials deposited in the northern end of the valley. These deposits are subject to northwest winds, including air movements flowing through the San Geronio Pass. The prevailing winds sift out the finer materials and move them southward, creating dunes during transport.

Regional geology and seismicity in the Coachella Valley are primarily influenced by the tectonics of the San Andreas and San Jacinto fault systems. The San Andreas Fault extends roughly 750 miles through California. It forms the tectonic boundary between the Pacific Plate and the North American Plates. The San Jacinto Fault Zone (SJFZ) runs through San Bernardino, Riverside, San Diego, and Imperial Counties in Southern California. The SJFZ is a component of the larger San Andreas transform system and is considered the most seismically active fault zone in the area.

The City of Desert Hot Springs designates Fault Investigation Study areas along the sides of active and potentially active faults to establish areas of potential hazard due to fault rupture. The City's Municipal Code (Chapter 15.04 Building Code) requires new construction in the City to at least meet the most current California Building Code (CBC).

The City of Desert Hot Springs is bisected by several splays of the San Andreas Fault. The Project site is not located within or adjacent to an Alquist-Priolo Fault Zone.

Soils

Episodic flooding of major regional drainages, including the Whitewater River, results in the deposition of sand and gravel on the valley floor. Strong sustained winds emanating from the San Geronio Pass cause wind erosion and transport and deposit dry, finely granulated, sandy soils on the central valley floor. Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream deposited) and aeolian (wind deposited) sediments on the central valley floor.

Paleontological Resources

Paleontological resources are the fossilized remains of prehistoric animals and plants, created more than 12,000 years ago in the Pleistocene era. Fossils are usually buried resources, and often cannot be identified on the surface. The majority of the City is in a high sensitivity area for paleontological resources, due to the presence of ancient Lake Cahuilla. The lakeshore and lakebed have yielded resources associated with the repeated stands of the ancient lake. These resources have included snails and bivalves, and some small mammal bones. The Project site is located outside of the ancient Lake Cahuilla shoreline and in a low sensitivity area.

The majority of the City consists of active channel deposits, Holocene flood plain deposits and active alluvial fan deposits, which extend from the San Bernardino foothills south to Interstate-10 and east to the canyons and foothills of the Little San Bernardino Mountains. Older geologic units in the City include Holocene surficial sediments deposited on the valley floor, Holocene and Late Pleistocene alluvial fan deposits and Pleistocene deposits. These sediments can be classified as either stream-deposited (alluvium), or wind-deposited (aeolian) and have low potential to contain paleontological resources.

3.7.3 Impacts

Geology and Soils Would the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to 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?	☐	☐	☐	☒
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 risks to life or property.	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Discussion/Analysis

ai) No Impact. Fault rupture occurs when movement on a fault deep within the earth breaks through to the surface. The Project site is not located within or adjacent to any fault or included in any Alquist-Priolo Earthquake Fault Zone. The nearest earthquake faults are the San Andreas Fault (Coachella Section) and Desert Hot Springs Hills Fault, which run approximately 4.40 and 5.50 miles northwest of the site, respectively. These faults are capable of generating earthquakes of magnitude 5.0 or greater. Fault rupture is not expected on the project site because it does not occur on any of these faults. No impact is anticipated.

aii) Less Than Significant Impact. The Project site, like most of southern California, could be subject to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. As discussed above, the closest active faults are the San Andrea Fault – Banning and Coachella strands, which run approximately .8 miles southwest 2.2 miles northeast of the site, respectively. The Project would result in one new one-story metal building (11,800 square feet each) for cannabis cultivation and manufacturing use. Construction of the proposed building will meet the 2019 California Building Code (CBC) and other standards and requirements on seismic design to provide adequate mitigation against ground shaking anticipated from those faults. Therefore, less than significant impacts are anticipated to the Project given its limited size/scope and potential staffing.

aiii) Less Than Significant Impact. Liquefaction occurs when 3 conditions exist: liquefaction-susceptible soils; groundwater within 50 feet or less below ground surface; and strong seismic shaking. The Project site is located in an area that has a low susceptibility to liquefaction. Onsite underlying soils consist predominantly of fine sand, which would not be susceptible to liquefaction. In addition, the depth of the groundwater in the area is greater than 50 feet below the ground surface. According to the General Plan (May 2020), liquefaction potential in the Desert Hot Springs area is generally considered low to moderate due to the relatively deep groundwater. The proposed Project will be required to implement appropriate measures identified in the 2019 CBC including specific provisions for seismic design of structures. While the Project site is located in an area with low to moderate potential for liquefaction (Figure SN-3, General Plan), with implementation of existing

policies and standards, impacts associated with liquefaction or other ground failure would be less than significant.

aiv) No Impact. The Project site is located on the Coachella Valley floor. It predominantly consists of sand and is surrounded by relatively flat terrain. The nearest hillsides slope of the Little San Bernardino mountains are approximately 3.2 miles northeast of the subject property. Due to distance from the nearest hillside, no impacts associated with landslides will occur.

b) Less Than Significant Impact. Development of the Project site has the potential to result in the erosion of soils during site preparation, grading, and building construction. However, the applicant will be required to adhere to erosion control measures imposed by the City of Desert Hot Springs through grading and building permit regulations, including adherence to SCAQMD Rule 403.1, that requires a fugitive dust control plan. All grading activities would require grading permits from the Desert Hot Springs Public Works Department and would be required to comply with the standards imposed by the City to limit potential erosion impacts. At buildout, there would be a low potential for soil erosion due to the predominantly level topography and the construction of buildings, impervious parking lots and stabilized landscaped areas. Impacts associated with soil erosion would be less than significant.

c) Less Than Significant Impact. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes. Lateral spreading is a phenomenon associated with liquefaction, which is discussed above in a.iii).

Land subsidence is considered a regional issue in the Coachella Valley due to extensive groundwater pumping. According to Section 4.12 of County of Riverside Environmental Impact Report No. 521, the subject site does not lie within an area of documented subsidence.

According to the USDA Web Soil Survey, the Project site is underlain by Carsitas fine sand (CkB, 0 to 5 percent slopes), whose parent material is sandy alluvium derived from granite. Due to the composition, deposition, and relatively youthful age of the on-site earth materials, the soils may be subject to collapse. The effects of collapsible soils can be neutralized through proper foundation engineering for the structural improvements. Standard practices, including design parameters required in the grading plan would reduce the potential for collapse or any other unstable soil conditions. As a result of these standard requirements, the impact of potentially unstable soils would be less than significant.

d) No Impact. Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. As described in Section VII-a.iii, above, the site's underlying soils consist of silty sand and sand, which has low shrink-swell potential. Due to the granular nature of the earth materials onsite, no expansive soils are present near the surface. Therefore, no impact associated with expansive soils will occur.

e) Less Than Significant Impact. Currently, the site is vacant and located in an area served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to existing wastewater infrastructure. As such, the project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.

f) Less Than Significant Impact with Mitigation Incorporated. CDA Environmental Services reviewed recent Paleontological Studies for the area in addition to City of Desert Hot Springs General Plan May 2020 and Final EIR for the City of Desert Hot Springs 2040 General Plan. The Project site does not contain any unique geologic feature. According to the City's General Plan, the majority of the City is designated as having a low, with some areas designated undetermined, potential for containing paleontological resources. The Riverside County General Plan Draft EIR (Figure 4.9.3) designates the City as a low sensitivity area for paleontological resources. The Project construction is expected to cause a maximum depth of ground disturbance of 4 feet. The likelihood for uncovering paleontological resources during Project development is low, particularly because the project proposes metal buildings with shallow foundations which are not likely to penetrate older sediments; nevertheless, consistent with the City's General Plan EIR, Mitigation Measure GEO-MM 1 will ensure that any potential impacts remain less than significant.

Mitigation Measures: Below

3.7.4 Mitigation and Monitoring Measures

GEO- MM 1

The Development shall incorporate all recommendations concerning Paleontological resources in regard any mass grading and excavation-related activities, including utility trenching and boring activities, during site preparations for the construction of the proposed Project:

1) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring of grading or excavation activities should be performed starting from the surface in undisturbed areas of Quaternary young alluvial valley deposits (ancient Lake Cahuilla sediments) within the project boundary. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.

2) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, Brian F. Smith and Associates, Inc. will send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help remove the jacket to a safe location before it is returned to our laboratory facility for preparation.

3) Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloin B-72).

4) Preparation of recovered specimens to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.

5) Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., Western Science Museum, 2345 Searl Parkway, Hemet, CA 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

6) Preparation of a final mitigation and monitoring report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to the appropriate lead agency (City of Desert Hot Springs). Will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources.

Mitigation Monitoring:

GEO-MM A A paleontological monitoring report shall be provided to the City within 30 days of the completion of monitoring activities. The report shall include an itemized inventory of recovered specimens and a discussion of their significance when appropriate.

Responsible Parties: Project applicant, project paleontologist, Planning Department, City Engineer.

3.7.5 Level of Significance after Mitigation

With incorporation of Mitigation Measure GEO-MM1 impacts related to Paleontological Resources would be reduced to less than significant.

3.8 Greenhouse Gas Emissions

3.8.1 Sources

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

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040 General Plan;

3.8.2 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Prominent GHGs contributing to the greenhouse effect are CO₂, methane (CH₄), nitrous oxide (N₂O), and fluorinated compounds. Sources of GHGs include both natural and anthropogenic (human-caused) processes. Anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.

State laws such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) require all cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 which requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

In July 2013, the City of Desert Hot Springs adopted a Climate Action Plan (CAP) for the development and implementation of policies and programs to reduce GHG emissions within the City based on the directives of AB 32 and Executive Order S-3-05. At the same time, the City also adopted an Energy Action Plan (EAP), which outlines the City's strategy to help reduce energy consumption, reduce operating costs, and increase energy awareness within the City.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. The tiered approach was utilized in the Draft EIR for the City's General Plan Update.

It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?

- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

3.8.2 Impacts

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

Discussion/Analysis

a/b) Less Than Significant Impact. The Proposed Project will generate GHG emissions during both construction and operation. The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown below in Table 8 and the CalEEMod Model run for the proposed project is provided in Appendix B.

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 9, the Project will generate 82.80 CO₂e metric tons during the 8-month construction period. There are currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 9, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is an industrial development and comparable to the Tier 3SCAQMD's industrial thresholds of 10,000 MTCO₂e/yr. Table 9 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

Table 9 Project-Related Greenhouse Gas Emissions

Phase	CO ₂ e (MT/YR)
Construction (2023)	
Construction Total	82.80
Operation	
Construction: 30 year amortized	2.76
Annual Operation	483.00

Total Operation	485.76
SCAQMD (Threshold Industrial Uses)	10,000.00

Notes: Source: CalEEMod Version 2022.42 for Opening Year 2024.

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (2) Energy usage consist of GHG emissions from electricity and natural gas usage (mitigated values used to show compliance with 2019 Title 24 Standards).
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills (mitigated values used to show compliance with AB 341).
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater (mitigated values used to Show compliance with CalGreen requirements).
- (6) Construction GHG emissions CO₂e based on a 30 year amortization rate.

As shown in the table, above, the Project complies with the Tier 3 threshold because emissions will not exceed the SCAQMD threshold. Per the 2019 California Green Building Standards Coded (Title 24 of California Code of Regulations), the Project will be constructed to be zero-net-energy ready by 2030.

The City's General Plan supports goals laid out in the Climate Action Plan (CAP) and Energy Action Plan (EAP), with policies on energy conservation in new development projects (Policy OS-4.1), solar energy systems in commercial uses (Policy OS-4.4), and green building/sustainable construction (Policies OS-6.1 & 6.2). The City enforces the 2019 Title 24 Building Code during design review and project approval processes in support of the CAP and EAP. Conformation to the 2019 Title 24 requirements will ensure that the Project will not conflict with any plan, policy or regulation for GHG reduction, and Project impacts will be less than significant.

3.8.2 Mitigation and Monitoring Measures

No mitigation measures are required.

3.9 Hazards and Hazardous Materials

3.9.1 Sources

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

- City of Desert Hot Springs General Plan May 2020);
- Desert Hot Springs Municipal Code;
- State Water Resources Control Board's GeoTracker" data base;
- *Phase I Environmental Site Assessment*, 2.48 acre Desert Hot Springs parcel, CDA Environmental Services, September, 2021. (Appendix C)

3.9.1 Environmental Setting

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

In the City of Desert Hot Springs, there are only a few identified hazardous/toxic material generators associated with commercial, quasi-industrial and medical operations which have the potential to be associated with accidental spills, purposeful illegal dumping, air emissions, and other uncontrolled discharges into the environment. Currently, there are several potentially hazardous waste users that are generally restricted to the "small quantity generators." These include medical clinics and facilities, gasoline service stations, equipment and fuel storage yards, and waste haulers. The City of Desert Hot Springs is responsible for coordinating with the appropriate agencies in the identification of hazardous material sites, and the active regulation of their timely cleanup.

The Phase I Environmental Site Assessment prepared for the Project site accessed “Geo Tracker” among the data bases searched. “GeoTracker” is the State Water Resources Control Board’s Internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. The GeoTracker online database provides access to statewide environmental data and tracks regulatory data for the following types of sites:

1. Leaking Underground Storage Tanks (LUST) cleanup sites
2. Cleanup Program Sites (CPS, also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites)
3. Military sites (including Military UST sites, Military Privatized sites, and Military Cleanup sites)
4. Land Disposal sites (Landfills, Surface Impoundments, Waste Piles, Land Treatment Units, Mining Units)
5. Permitted Underground Storage Tank (UST) facilities (Note: Permitted UST information is now being maintained by California Environmental Reporting System (CERS) (<http://cers.calepa.ca.gov/>); information in GeoTracker related to Permitted USTs is no longer current)
6. Composting Operations
7. Waste Discharge Requirement (WDR) sites
8. Confined Animal / Concentrated Animal Feed Lots facilities
9. Irrigated Lands Regulatory Program (ILRP) sites
10. Oil and Gas Monitoring sites (Aquifer Exemption, Produced Water Ponds, Underground Injection Control, Well Stimulation Projects)

According to GeoTracker, there are no hazardous materials sites within the Project site and vicinity.

The Phase I Environmental Site Assessment prepared for the Project site also accessed “EnviroStore among the data bases searched. EnviroStore is the Department of Toxic Substances Control’s data management system for tracking the department’s cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. According to EnviroStore, there are no hazardous materials sites within the Project site and vicinity.

According to the Phase I Environmental Site Assessment prepared for the Project site, the site has no recognized environmental conditions. This includes the presence or likely presence of any hazardous substances or petroleum products **in, on, or at** a property: (1) due to any **release** to the **environment**; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the target of an enforcement action if brought to the attention of the appropriate governmental agencies. CDA Environmental Services did not consider further environmental study or investigation of the Target Property as necessary.

3.9.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazards and Hazardous Materials Would the Project				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or	☐	☐	☐	☒

acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard 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 to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas of where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion/Analysis

a/b. Less than Significant Impact. The proposed Project will result in the development of a cannabis cultivation facility and parking lot. Generally, cannabis cultivation activities involve use of various types of chemicals (e.g. fertilizers, pesticides, tetrahydrocannabinol (THC), and hydrocarbon compounds) which can pose fire and health threats to humans. These chemicals, if used improperly or in large quantities, can result in a chemical release into the environment. The proposed cultivation at the site will occur indoors, and relevant chemicals will be maintained in accordance with applicable manufacturer's specifications. For purposes of this analysis, it is expected that approximately 9100 square feet (77%) of the proposed building will be cultivation use which will require the use of fertilizers and similar horticultural products. The remaining space (23% of floor area) will be for drying, filtration, manufacturing and general office use.

The proposed Project includes incorporate 500 square feet for manufacturing and another 1,000 square feet of minor processing of cannabis products associated with cultivation under the conditional use permit. There are various types of processes that could be used for cannabis manufacturing such as non-volatile and volatile processes. Nonvolatile processes typically involve the use of lower risk solvents, such as water (non-reactive) or alcohol (non-explosive, but flammable), to dissolve tetrahydrocannabinol (THC) from the cannabis plant to produce an extract. Volatile processes typically include or require equipment or substances that are volatile in nature (i.e. flammable and/or explosive), such as compressed butane gas and other hydrocarbon compounds, to produce THC extracts typically in the form of Butane Honey Oil BHO); or carbon dioxide (CO2) cannabinoid concentrates and oils. Should cannabis manufacturing occur on the Project site, it would involve use of a small amount of flammable materials which could be a potential risk to public safety, if not stored and processed properly. To minimize the potential risk, the City regulates cannabis facilities through Municipal Code Chapter 5.50 (Marijuana Facilities Regulatory Permit), which will be applicable to the proposed Project. The City will require an administrative approval for cannabis manufacturing activities within an approved cultivation facility (Municipal Code Section 17.180.060). In addition, prior to initiating any cannabis manufacturing, the tenant would be required to provide more information on the proposed manufacturing process to be used, specific detailed plans for all equipment, storage areas and processing areas to the Fire Department.

In addition, State and federal laws (e.g. the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations) also impose strict regulation for the safe transportation of hazardous materials. The Project will be subject to these state, federal, and local laws and regulations during construction and operation. Overall, limited usage and compliance with all applicable laws and regulations during Project construction and operation would reduce the potential impacts

associated with the routine transport, use, storage, or disposal of hazardous materials to less than significant levels. No mitigation is required.

c) No Impact. As previously discussed in III. d) and above, odor control will be enforced per City and state standards, and chemicals will be handled according to local, state, and federal laws and regulations. The nearest school is the Two Bunch Palms Elementary School, approximately 1.45 miles northeast of the Project site. No school is located within ¼ mile of the site. No impact is anticipated.

d) No Impact. The Project site is currently vacant. There are no hazardous materials or waste sites located on or near the site, and the site is not included on a list compiled pursuant to Government Code Section 65962.5. The Proposed Project will not create a significant hazard to the public or environment. No impact is anticipated.

e) No Impact. The Palm Springs International Airport is located approximately 5.65 miles south of the subject property. The subject site is not located within the boundaries of the airport land use compatibility plan. The site is not located in the vicinity of a private airstrip. The Project will not result in safety hazards for people living or working in the area. No impact is anticipated.

f) Less than Significant Impact. The City of Desert Hot Springs developed a disaster preparedness, response, and recovery plan that allows the community to be responsive to any type and size of natural hazard with minimal assistance from outside agencies and neighboring cities. The extensive policy framework in the General Plan addresses the various levels and types of emergency and evacuation planning within the City. The plans are prepared and maintained in accordance with policies outlined in the General Plan, which are largely associated with development in flood hazard zones, fire hazard zones, earthquake hazard zones, and various plans to be prepared and updated by the City for those zones. The Project site is not within any fire or flood hazard zones and therefore is not required to comply with policies specific to those areas. The proposed Project applicant is required to comply with existing emergency response plans, as to not interfere with carefully planned evacuation routes or regulations.

The Project site and vicinity is currently undeveloped. The proposed Project will not alter the existing circulation pattern in the Project area or adversely impact evacuation plans. The Project proposes a road easement on the easterly portion of the site to provide transportation access from Atlantic Avenue, which is part of the City's established street grid system. Atlantic Avenue is paved but does not include curb, gutter or sidewalks. The City will require, as a condition of approval, that the applicant pave and improve Atlantic Avenue with curb and gutter along the Project frontage.

Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways and roads are adequate for emergency vehicles. A construction access plan will be required by the City to assure that the Project does not interfere with emergency access during development. These standard requirements will ensure that there will be less than significant impacts associated with emergency response.

g) No Impact. The Project site is located in a sparsely developed area in the City, consists of scattered low-lying vegetation, and is not within or near a wildland fire hazard zone, and is thus not susceptible to wildfires. Therefore, the proposed Project will not expose people or structures to significant risks associated with wildfires. No Project related impact is expected.

3.9.4 Mitigation and Monitoring Measures

No mitigation measures are required.

3.10 Hydrology and Water Quality

3.10.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert General Plan Final EIR;

- *Preliminary Water Quality Management Plan*, CDA Environmental Services, October, 2022.
- “County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015;
- “2015 Urban Water Management Plan, Final Report,” CVWD, July 1, 2016;
- Draft Program Environmental Impact Report Coachella Valley Water District Sanitation Master Plan Update 2020’

3.10.2 Environmental Setting

Domestic Water

The Project site is located within the Coachella Valley Water District (CVWD) service area for domestic water. The District’s primary water source is groundwater extracted through a system of wells from the Whitewater River and Mission Creek Subbasins. In addition to groundwater, CVWD relies on imported water brought to the region by regional canals, which is stored or recharged into the aquifer at basins in the west end of the Valley (Whitewater River, northwest of Palm Springs) and East Valley (Dike No.4 and Martinez Canyon). CVWD’s domestic water system includes 97 wells with a total daily pumping capacity of 244 million gallons. CVWD has a total of 64 reservoirs, with an average storage capacity of 153.2 million gallons.

CVWD also owns and operates the water distribution system, which is generally located under existing streets in the public right-of-way. The Project will connect to the existing water line within Atlantic Avenue in the Project vicinity.

CVWD is responsible, under the California Water Code, for analyzing its current and future water supply, and assuring that sufficient supply is available to serve land uses within the District, through the preparation of an Urban Water Management Plan (UWMP). CVWD is required to periodically update the Plan.

The proposed Project will result in a cannabis cultivation and manufacturing facility with a building totaling 11,800 square feet on approximately 2.48 acres in the City of Desert Hot Springs. State Water Code Section 10910(a) states that any City or county that determines that a “Project,” as defined in Water Code Section 10912, shall prepare a water supply assessment. The threshold defined by the Water Code includes a proposed industrial, manufacturing, or processing plant, or industrial park housing more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area. The proposed Project does not meet any of the threshold numbers for industrial development; therefore, a water supply assessment is not required.

Wastewater Treatment Provider and City’s Sewer System

Some southern portion of the City of Desert Hot Springs is located in the CVWD service area for wastewater collection and treatment. CVWD owns and operates a large collection system and five water reclamation plants (WRPs). However, CVWD currently does not have sewer infrastructure in or near Desert Hot Springs nor do they plan to expand such facilities into the City in the near future (CVWD Sanitation Master Plan Update 2020). The Project site is expected to utilize septic service for the foreseeable future.

Floodplain Management

The Mission Creek, Big and Little Morongo Creeks, Blind Creek, and Long Creek are the main drainages in the City. These drainages are substantial in area and discharge onto relatively steep alluvial fans and generate high velocities. These drainages can have flows of several thousand cubic feet of water per second that have tremendous force and scouring potential in major storms.

The Riverside County Flood Control District is responsible for the management of regional drainages within and in the vicinity of Desert Hot Springs, including rivers, major streams and their tributaries, and areas of significant sheet flooding. The District is empowered with broad management functions, including flood control planning and construction of drainage improvements for regional flood control facilities, as well as watershed and watercourse protection related to those facilities (General Plan – Flooding and Hydrology Element). The Project site is located in a FEMA Flood Zone X, which is subject to 0.2 percent annual chance flood; it is subject to City requirements relating to flood control. The City implements standard requirements for the retention of storm flows, and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. Development projects must retain the 100-year storm flow on site.

Surface Water Quality

The City, including the Project site, is located within the Coachella Valley where the water quality is generally good to excellent. The regional surface water quality is largely dependent upon land uses that affect runoff, such as industrial land uses, urban development, and agriculture. Runoff from stormwater and agricultural irrigation can transport pollutants that collect on the ground surface and affect water quality of receiving streams, rivers, and channels.

3.10.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality Would the Project				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
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 substantially increase the rate or amount of surface runoff 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?	☐	☐	☒	☐

Discussion/Analysis

Implementation of the proposed Project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the Project site. This will result in the alteration of the existing drainage patterns onsite as well as downstream from the site; the impervious surfaces proposed by the Project will reduce infiltration of rainfall and increase storm water runoff volumes. In the existing condition some offsite would sheet flow into the site.

a-e) Less Than Significant Impact. The Project site is located in the Whitewater River watershed. All water providers in the watershed are required to comply with Regional Water Quality Control Board (RWQCB) standards for the protection of water quality, including the preparation of site specific Water Quality Management Plans for surface waters. CVWD is required to meet water quality requirements in its production

and delivery of domestic water. Installation of water lines on the Project site will comply with CVWD and RWQCB standards for domestic water conveyance.

The proposed Project consists of a cannabis cultivation and manufacturing facility and will require a septic system. Commercial cannabis cultivation activities that occur within a structure with a permanent roof, a permanent impermeable floor, and that discharge all industrial wastewaters generated to an onsite wastewater treatment system (such as a septic tank and leach field), must obtain separate regulatory authorization (e.g., Waste Discharge Requirements (WDRs), conditional waiver of WDRs, or other permit mechanism) to discharge the wastewater. Such cannabis cultivators are conditionally exempt from California Department of Public Health and Regional Water Quality Control Board reviews and approvals. The conditions of approval and Project design features will require the Project to comply with all applicable septic system requirements. In addition, the project will be required to apply for coverage under a waiver with the State Water Board, and will be subject to the Regional Water Quality Control Board's discharge standards.

Because the Project is an industrial development and will create less than 100,000 square feet of impervious surface, it does not need a Water Quality Management Plan (WQMP) per the Colorado River Basin Regional Board Order No. R7-2008-0001. To minimize the pollutant load associated with urban runoff, the Project will be required to comply with NPDES regulations, including a SWPPP. The imposition of conditions of approval, local, state and federal standard requirements and the requirements of law will assure that the proposed project will not violate any water quality standards or waste discharge requirements or conflict with any water quality control plan or sustainable groundwater management plan. As such, a less than significant impact is expected.

b) Less Than Significant Impact. The proposed Project will require water for cannabis cultivation and associated manufacturing activities and landscape irrigation. In the Coachella Valley, there is no water demand factor established for cannabis cultivation. To help establish a water demand factor, cannabis cultivators maintain daily records of all water used for irrigation of cannabis. A local water demand factor used for cultivation projects in the City of Palm Springs was used here to determine the Project's water demand. Based on the water demand factor of 4.55 acre-feet per year per acre, the Project has the potential to generate a demand of .94 acre-feet per year (AFY) for cultivation use. The remainder of the building will utilize approximately .50 acre-feet per Year. For landscape, the Coachella Valley Water District developed a water demand factor of 2.46 ac-ft/ac/yr that is deemed appropriate for this analysis. The Project includes 5,000 square feet of landscaping, and will generate a demand of approximately 0.28 AFY, giving a combined Project total demand of approximately 1.72 AFY.

Table 10 Water Demand at Project Buildout

Proposed Land Use	Max/Min Allowed	Water Consumption Factor	Water Demand (gpd)	Total Water Demand At buildout (AFY)
Cultivation	9,000 sq. ft.	4.55-acre feet per year	-----	.94
Remainder Facility	2,800 sq. ft.	0.16-gallons per unit per day	4.48	.50
Landscaping	5,000 sq. ft.	2.46-acre feet per year	-----	0.28
Total	.			1.72

CVWD's Urban Water Management Plan 2015 Update demonstrates that the District has available, and can supply in the future, sufficient water to serve additional development in its service area. The 2040 projected retail water supply is 230,600 acre-feet. The annual water demand at Project buildout is approximately 1.72 acre-feet, which is approximately <0.001% of the 2040 projected retail water supply. The proposed Project is consistent with the General Plan designation in which it occurs. This General Plan designation was used by CVWD to determine water demand for the future. Therefore, the Project's water demand is consistent with CVWD projections for future water needs in the area.

The Project area is located in the Mission Creek Subbasin of the Coachella Valley Groundwater Basin. The Coachella Valley Groundwater Basin is not adjudicated, rather it is jointly managed by CVWD and Desert Water Agency (DWA) under the terms of the 1976 Water Management Agreement. According to CVWD's 2015 UWMP, Mission Creek Subbasin has been in overdraft for many years. After two decades of groundwater recharge and source substitution by CVWD and collaborating agencies, Mission Creek Subbasin has exhibited increased storage despite the drought.

CVWD and DWA are averting overdraft conditions in the Mission Creek Subbasin through groundwater replenishment with Metropolitan imported water (artificial recharge). A replenishment program using Metropolitan State Water Project SWP exchange water was established for the Mission Creek Subbasin with recharge commencing in 2003. The existing replenishment program is effectively increasing water levels and is expected to stabilize or reverse the water level decline. Currently, Mission Springs Water District (MSWD), DWA, and CVWD jointly manage the Mission Creek subbasin under the terms of the Mission Creek Settlement Agreement (December, 2004). This agreement and the 2003 Mission Creek Groundwater Replenishment Agreement between CVWD and DWA specify that the available SWP water will be allocated between the Mission Creek and Whitewater River Subbasins in proportion to the amount of water produced or diverted from each subbasin during the preceding year. In 2015, production from the Mission Creek Subbasin was about 7 percent of the combined production from these two subbasins.

The proposed Project includes a 11,800-square-foot building, sidewalk and landscaped areas and a paved parking lot on an approximately 2.48-acre site. Given the size of the Project and the limited impervious surface area it would add, Project impacts on groundwater recharge would be less than significant.

The proposed Project will be conditioned to connect to existing water lines located north of the site. No new wells or additional water infrastructure are proposed for the Project's water requirement.

Based on the CVWD's 2015 Urban Water Management Plan, CVWD will be able to fulfill the Project's water demand. The Project will be required to comply with the City's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Implementation of these and other applicable requirements will assure that water-related impacts are less than significant.

c, i-iii) Less Than Significant Impact. The subject site is generally flat and contains no rivers or streams. Currently, all offsite runoff traverses naturally from the northwest to southeast. The Project will result in new impermeable surfaces onsite, which will increase surface runoff.

Construction of the proposed Project can result in erosion and siltation when disturbing soil during grading and other earthmoving activities. However, these effects would be limited to the construction phase and prevented through required implementation of a storm water pollution prevention plan (SWPPP) and through compliance with the NPDES program and the incorporation of best management practices (BMPs). BMPs may include phasing of construction activities, wind fences and sand fences, soil retention, mulching, and perimeter controls and sediment barriers. Soil erosion and/or siltation impacts would be less than significant with implementation of existing regulations.

Per the City of Desert Hot Springs's requirements, the Project will require an onsite retention system under different storm events. "The basin shall be designed to retain the runoff from the worst case of a 100-year 24-hour storm and there shall be no standing water in the retention basin after 72 hours of any storm event. The Project will achieve stormwater retention through the construction of a Stormwater Retention System, which includes grate inlet catch basins to collect runoff from the site at buildout. These grate inlet catch basins will be constructed with media filters to improve sediment and debris capture. The site will be graded to direct runoff into a series of gutters which then lead to the catch basins. A final hydrologic analysis will be required to demonstrate that the Project meets the City's standards. Project design will comply with the conditions of CVWD approval for discharge and relevant City standard requirements, which will assure that impacts associated with storm water retention remain less than significant.

To reduce discharge of pollutants into stormwater runoff from the site during operations, the proposed Project shall implement best management practices (BMPs) including regular inspection and clearing of the grate

inlets. The proposed Project will be subject to City engineering review, including development-specific assessment of on-site drainage facilities and be required to comply with all applicable permit regulations and approvals. The proposed onsite retention facilities and compliance with existing regulatory programs would ensure flooding would not occur and that the Project will not 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. Impacts will be less than significant.

c, iv) Less Than Significant Impact. The Project site is located in a FEMA Flood Zone X, which is subject to 0.02 percent annual chance of flooding and is not designated a special flood hazard area. The proposed project will a building with a total footprint of 11,800 square feet. Implementation of the proposed onsite drainage retention facilities will further ensure that the Project will have less than significant impact on impeding or redirecting flood flows.

d) No Impact. The Project site is located inland, well outside of any tsunami zones. There are no water bodies in the Project area, and therefore, no seiche would occur. The proposed site is not located in the Wide Canyon Dam inundation area (General Plan Figure SN-4), and will not be subject to any hazard from dam failure.

According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the site is located in Zone X, which represents 0.02 percent annual chance of flood and is not a special flood hazard area. Therefore, potential impacts related to release of pollutants due to project inundation will be less than significant.

3.10.4 Mitigation and Monitoring Measures

None required.

3.11 Land Use and Planning

3.11.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code ;
- Land Use Map and Zoning Map, City of Desert Hot Springs.

3.11.2 Environmental Setting

The project site is governed by the policies and land use designations of the Desert Hot Springs General Plan and Zoning Ordinance. The site is designated Industrial and Industrial Cannabis Overlay in the General Plan Land Use Map, and is in a Light Industrial Zone (I-L). The project would not impact Land Use and Planning, as discussed below.

3.11.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning Would the Project				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion/Analysis

a) No Impact. The Project site is currently vacant and undeveloped. The site is within an area designated for industrial development and across the street from a low-density residential area on the east. The proposed Project is a new cannabis cultivation, manufacturing and distribution which will be covered by the conditional use permit for cannabis uses. The Project area is sparsely developed with industrial buildings, single-family homes and utility infrastructures. There are no residences in the immediate area but there is one single-family residences to the north of the Project site, but is designated for future industrial development per the General Plan and Zoning Ordinance. Lands across Atlantic Avenue to the east contain single-family residences and are designated for low-density residential development. Atlantic will serve as the dividing line between these two land use types. The existing residential and industrial buildings in the Project area are not part of a planned development and operate independently of each other. The proposed Project will not physically divide an established community

b) Less Than Significant Impact. As described above, the Project site is designated as Industrial Cannabis Overlay in the City's General Plan, which allows the proposed uses. However, the Zoning Ordinance requires a Conditional Use Permit and Regulatory Permit for the proposed indoor cannabis cultivation use in the I-L zone. The City's requirements include prohibitions against outdoor cultivation and visibility from any public right-of-way. For manufacturing and/or distribution uses, the operators will need to comply with City requirements on each use in the administrative approval process as laid out in Municipal Code Chapter 17. 180 Marijuana Facilities Operation and Location. All activities will be conducted pursuant to the City's Municipal Code requirements and standards to avoid any conflict with any land use plan, policy, or regulation. Less than significant impact is expected.

3.11.4 Mitigation and Monitoring Measures

None required.

3.12 Mineral Resources

3.12.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;

3.12.2 Environmental Setting

The City's important mineral resources include sand and gravel (known as aggregate). Sand and gravel are an important component of asphalt, concrete, road base, stucco and plaster, such that 80 percent to 100 percent

of these materials can be comprised of aggregate. The City's aggregate mineral resources (sand and gravel) provide necessary materials for the local economy. Other mineral deposits occurring in the region include copper, limestone, specialty sands, and tungsten. These deposits are limited to rocky outcroppings occurring in the Little San Bernardino Mountains and have not been exploited. The majority of City lands have been classified as Mineral Zone MRZ-3 "which indicates areas containing known or inferred mineral occurrences of undetermined mineral resource significance."

The Project site is designated as Industrial in the General Plan Land Use Map. No existing sand or gravel operations occur in the vicinity of the Project site.

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mineral Resources Would the Project				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or 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?	☐	☐	☐	☒

Discussion/Analysis

a/b. No Impact. The City of Desert Hot Springs is composed of alluvial fans, which are sand and gravel deposits. Sand and gravel are often used as road bases and other foundation materials. Per the State of California Department of Conservation, Division of Mines classification, the Project site is located in MRZ-3, which indicates areas containing known or inferred mineral occurrences of undetermined mineral resource significance. There are no other state-designated Mineral Resource Zones (MRZ) or permitted mining operations in the vicinity of the Project site (General Plan Figure OS-4). The Project site is located in a sparsely developed area designated for industrial and residential development, and is not zoned for mineral resource extraction. No impact is expected.

3.12.4 Mitigation and Monitoring Measures

The Project was found to have no impact on Mineral Resources. Therefore, no mitigation is required.

3.13 Noise

3.13.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- Riverside County Airport Land Use Compatibility Plan, Volume 1: Policy Document, October 14, 2004.

3.13.2 Environmental Setting

The main sources of noise in an urban environment include road traffic, aircraft, railroads, construction, industry, noise in buildings, and consumer products. According to the United States Environmental Protection Agency (US EPA), in any city, the main sources of traffic noise are the motors and exhaust systems of autos,

trucks, buses, and motorcycles. Temporary noise sources include landscape maintenance activities, home stereo systems, and barking dogs, and are governed by the provisions of the City Noise Ordinance and Municipal Code.

The City of Desert Hot Springs has established goals, policies, and programs to limit and reduce the effects of noise intrusion on sensitive land uses and to set acceptable noise levels for varying types of land uses.

As part of the development of the Noise Element of the General Plan, noise level measurements were collected at various locations throughout the City to set standards for normally acceptable, conditionally acceptable, and generally unacceptable noise levels (Table SN-2; General Plan).

The Project site is located at Atlantic Avenue and Maple Road. Community Noise Equivalent Level (CNEL) is not established for the subject property, but was estimated to be 60 dBA CNEL south of the Project site near Dillon Road (General Plan Figure SN-6). At build out of the General Plan, noise levels on the Project site are expected to be 60 dBA CNEL (General Plan Figure SN-7).

3.13.2 Impacts

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

Discussion/Analysis

a/ Less Than Significant Impact. The Project site is currently undeveloped. The main noise source is vehicular traffic from adjacent and nearby roadways (Atlantic Avenue). The nearest sensitive receptor is the single-family dwelling located northwest of the site, which is approximately 400 feet away from the subject property line.

City's Noise Standards

Table SN-2 in the General Plan shows the local noise standards for various land uses. Normally acceptable exterior noise levels for industrial development are up to 65 dBA CNEL assuming standard construction. Normally acceptable exterior noise levels for single-family dwellings are up to 55 dBA CNEL assuming standard construction.

Impacts of the Proposed Project on Surrounding Development

The proposed Project includes a new building for indoor cannabis cultivation and a paved parking lot. Construction activities will comply with the City's Municipal Code (Section 8.12.020). Noise created by construction within the City is exempt from the application of the Municipal Code's noise standards during the hours of 6:00 a.m. to 6:00 p.m. when daylight savings times is in effect, otherwise the hours are 7 a.m. to 5 p.m. On Sundays construction is prohibited within the City (Municipal Code Section 9.04.030). It should be noted that any increase in noise levels during construction would be temporary in nature, would occur during

less sensitive daytime hours in a sparsely developed area, and would not generate continuously high noise levels.

At buildout, major Project-related noise sources will include vehicular traffic accessing the site, grounds maintenance equipment, and heating, ventilation and air conditioning (HVAC) units. During operation, most of the activities at the Project site will be carried out indoors, which would not generate or expose persons to noise levels in excess of any applicable standards. As discussed above, roads and sparse residential and industrial development surround the subject site, and the proposed industrial development will not directly serve any customers, so the vehicle mix will be comparable with existing vehicles on surrounding roads. Traffic levels will not substantially increase, nor result in an increase in noise beyond the General Plan forecast at build out, because the Project is consistent with the land use and associated noise levels considered in the General Plan. Overall, impacts will be less than significant.

Impacts of Off-Site Noise Sources on the Proposed Project

According to the General Plan Land Use Map, the Project site is currently designated for Industrial development, which considers acceptable a 65 dBA CNEL noise level. The proposed Project will be a cannabis cultivation facility in an area where the noise level could reach up to 60 dBA CNEL due to traffic and similar industrial activities in the Project area. Therefore, noise levels at the Project site at General Plan buildout will not exceed the City's established acceptable noise levels for industrial development. Overall, impacts will be less than significant.

b) Less Than Significant Impact. Ground-borne vibration and/or ground-borne noise would be produced during construction of the proposed Project. The human threshold of perception for vibration is 0.0018 inches/second, and Caltrans set significant thresholds for human annoyance at 0.2 inches/second PPV and 0.3 inches/second PPV for structures. Construction of the proposed Project would not necessitate the use of pile drivers, which are known to generate substantial construction vibration levels. The highest degree of ground-borne vibration would be generated during the paving phase from the operation of a vibratory roller.

Based on Federal Transit Administration (FTA) data, vibration velocities from vibratory roller operations are estimated to be approximately 0.1980 inches/second PPV at 26 feet from the source of activity. Therefore, the vibration levels beyond a 26-foot distance from the construction site would be below the Caltrans threshold for human annoyance and impact on structures. The nearest sensitive receptor is a single-family dwelling located approximately 400 feet northwest of the Project site; therefore, no construction would occur within 26 feet of the dwelling. As such, no structure or people in the Project vicinity would experience levels of groundborne vibration or noise above the Caltrans thresholds. Construction-related impacts will be temporary and only occur during the less sensitive daytime hours. Long-term operation of the project is not expected to generate ground-borne vibrations or noise. Overall, impacts would be less than significant regarding generation of ground-borne vibration and noise.

c) No Impact. The Palm Springs International Airport is located approximately 5.65 miles south of the subject property. The site is not located in the vicinity of a private airstrip and outside of existing and modeled future airport noise contours. Therefore, no impacts would occur, and no mitigation measures would be required.

3.13.4 Mitigation and Monitoring Measures:

None required.

3.14 Population and Housing

3.14.1 Sources

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

- City of Desert Hot Springs General Plan May, 2020;
- Desert Hot Springs Municipal Code (March 2019).
- CA Department of Finance Demographic Research Unit, Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2021;

- 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Demographics and Growth Forecast Technical Report, Southern California Association of Governments, adopted September 3, 2020.

3.14.2 Environmental Setting

As of 2021, the City has a population of 30,086, which is projected to grow to 61,000 by 2045. The City is composed of a mix of single- and multi-family residential units, but the majority of housing units are single-family residential dwelling units. Commercial activity is concentrated on Palm Drive, in the City's core. Cannabis cultivation is centered in the City's industrial areas, on its west side. The Southern California Association of Governments projects that the City will have 8,700 jobs in 2045.

3.14.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing Would the Project				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant Impact. Construction of the proposed Project is expected to occur over an eight-month period. Due to the small scale of the Project, construction labor is expected to be derived from the local work force within the Coachella Valley, with the potential for supplemental workers from the greater Riverside County areas. Project construction is not expected to induce population growth.

During operation, the proposed Project is expected to have up to seven employees (full-time), which are likely to be existing residents in the City and Coachella Valley. As discussed above, the City is expected to have a total population of 61,000 in 2045. The proposed Project would generate limited employment opportunities in the City and the anticipated population growth will be considerably greater than that needed to supply employees to the facility. The Project will benefit from anticipated population growth and is not expected to induce it.

According to the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) regional growth forecast, the employment forecast for Desert Hot Springs in 2045 is approximately 8,700 employees. The Project's estimated seven employees would constitute less than 0.1 percent of the employment growth forecasted for 2045. Therefore, the Project would not cause an exceedance of SCAG's employment projections or induce substantial indirect population or housing growth related to Project-generated employment opportunities.

The Project area is sparsely developed and surrounded by paved and unpaved streets. The Project will pave and improve existing roadways and connect to existing utility services and will not result in the construction or expansion of new infrastructure. Overall, less than significant impacts are anticipated.

b) No Impact. No structures, housing or persons will be displaced as a result of the Project, because it proposes a new cannabis cultivation facility on currently vacant and undeveloped land. Therefore, no impacts related to population displacement or replacement housing would occur.

3.14.4 Mitigation and Monitoring Measures

The proposed Project was found to have a less than significant impact on Population and Housing Resources. Therefore, no mitigation is required.

3.15 Public Services

3.15.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020;
- City’s Parks and Recreation Master Plan (2013).;

3.15.2 Environmental Setting

Fire Protection

Riverside County Fire Department is responsible for fire protection within the City. The Project site is not located within a state responsibility area. The nearest fire station is Station #37 at 65958 Pierson Boulevard, approximately 2.5 miles northeast of the subject property.

Police Protection

The Desert Hot Springs Police Department is responsible for law enforcement and residents’ safety in the City. The main police station operates at 65950 Pierson Boulevard, approximately 2.5 miles northeast of the subject property.

Schools

The City and the Project site are located within the boundaries of the Palm Springs Unified School District (PSUSD), which provides public school facilities. There are five elementary schools, two middle schools, and one high school, as well as the Wenzlaff Education Center, a continuation school, within the City. The nearest school is the Two Bunch Palms Elementary School, approximately 1.4 miles northeast of the Project site.

Parks

In the City of Desert Hot Springs General Plan (Table HW-1), a total of 71.31 acres are dedicated for parks. The City prepared its Parks and Recreation Master Plan in 2013 to guide the City’s delivery of parks and recreation facilities and services for 10 years (2013 to 2023). The four types of parks serving the Desert Hot Springs area are community, neighborhood, and mini parks, as well as special use parks. Currently, approximately 39.31 acres of land is developed as parks. The nearest parks to the Project site are Mission Springs Park and Guy J Tedesco Park, approximately 1.6 and 2.1 miles to the northeast, respectively.

3.15.3 Impacts

Public Services Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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:				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) Fire Protection?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other Public Services?	☐	☐	☐	☒

Discussion/Analysis

a) Less Than Significant Impact. The ultimate development of the Project site will marginally increase the demand on fire service in the City. The ultimate use of the site for cannabis cultivation activities would involve use of flammable chemicals such as fuels and hydrocarbon compounds which will be used and stored per state cannabis cultivation regulations. As a condition of approval for cannabis manufacturing, the applicant/users will be required to provide more information on the proposed manufacturing process to be used, specific detailed plans for all equipment, storage areas and processing areas to the Fire Department. These requirements will assure that impacts associated with fire response remain less than significant.

According to the Final EIR to the City's General Plan, the Riverside County Fire Department has a trigger of 2000 dwelling units for a fire station; although new developments, for example, near an existing fire department would not require the construction or expansion of facilities. Given the proximity of the nearest fire station, fire personnel will be able to reach the site within the target five-minute response time. Emergency access will be provided to the property via the existing public roadway network, and setbacks, driveways and road easements around the building will provide access to all sides of the buildings. The Fire Department will review the Project site plan to ensure it meets applicable fire standards and regulations. No construction of new or expanded fire services or facilities are required for the proposed Project. Project-related fire protection impacts will be less than significant.

b) Less Than Significant Impact. Police personnel will be able to access the site using Atlantic Avenue. According to the Final EIR to the City's General Plan, the law enforcement standard is 1.5 sworn officers for every 1,000 residents, consistent with General Plan Policy SN-2.2 Staff Ratio. As of 2019, the Police Department provided 1.3 sworn officers for every 1,000 residents. The Police Department staffing will need to expand over time to continue to meet the changing needs of the growing Desert Hot Springs community. However, the ultimate development of the site will result in a marginal increase in demand for police services and would not generate any permanent population. Furthermore, all Project activities will be required to comply with all Police Department regulations and procedures. The Project will implement additional security measures including 24-hour onsite security guards, consistent with the requirements of the Municipal Code. Less than significant impact is anticipated.

c) No Impact. The Project is located within the PSUSD. The proposed Project's industrial building will not generate permanent population and, therefore, will have no impact on schools. The Proposed Project will be subject to the PSUSD developer fees in place at the time development occurs, which currently stand at \$0.78 per square foot of commercial/industrial construction. Payment of the developer fee would mitigate potential significant impacts to school resources to less than significant levels.

d/e) No Impact Project buildout is not expected to impact local and/or regional parks. The Project consists of two buildings with a small number of employees that is unlikely to induce population growth in the area, and therefore would not result in the need for new parks and recreation facilities. No additional public facilities are required to accommodate the employees.

3.14.4 Mitigation and Monitoring Measures

The Project was found to have no impact on Public Services. Therefore, no mitigation is required.

3.16 Recreation

3.16.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;

3.16.2 Environmental Setting

The City of Desert Hot Springs is currently operating three mini parks (Veteran's Memorial Park, Hot Springs Park, and Constitution Park), three neighborhood parks (Guy J. Tedesco Park, Wardman Park, and Rotary Park), one community park (Mission Springs Park), and four special use centers (Carl May Community Center, Henry V. Lozano Community Center, Cabot's Pueblo Museum, and Community Health & Wellness Center) on 39.31 acres.

For future development within the City, park acreage standards are generally established through an acreage requirement per 1,000 residents. The Subdivision Map Act and the Quimby Act (Section 66477 of the Govt. Code) relating to parkland dedication allows a city or town to adopt a local ordinance establishing a citywide park standard and the requirement of parkland dedication, or fair market value in-lieu fees, when there is residential development.

3.16.3 Impacts

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

Discussion/Analysis

a/b) No Impact. The proposed Project will result in two industrial buildings with a limited employee base and is not expected to generate population growth in the area. Therefore, the Project will not increase the use of existing neighborhood or regional parks or other recreational facilities such that the facilities would be substantially degraded. The proposed Project will not require the construction or expansion of recreational facilities. No impact is anticipated.

3.16.4 Mitigation and Monitoring Measures

The Project was found to have no impact on Recreational Resources. Therefore, no mitigation is required.

3.17 Transportation and Traffic

3.17.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;

- Desert Hot Springs Municipal Code;
- Institute of Transportation Engineers' Trip Generation Manual, 10th Edition;

3.17.2 Environmental Setting

The Project site is located in the City of Desert Hot Springs where the roadway network is comprised of a hierarchy of streets that provide access to and through the City. All roadways in the City are classified into seven roadway types (Urban Arterial, Primary I, Primary II, Secondary I, Secondary II, Collector, and Local Collector streets). The City's acceptable Level of Service (LOS) for both roadway segments and intersection operations is LOS D or better. Most area roadways and intersections currently operate at LOS D or better.

Currently, the Project site is vacant undeveloped. The Project area is sparsely developed with partially paved roads. The Project site lies adjacent Atlantic Avenue on the east. Nearby roadways in the Project area include Maple Road on the north and Sycamore Road on the south. The nearest roadway segment to the Project site included in the roadway segment capacity analysis for the General Plan is Dillon Road between Little Morongo Road and Palm Drive, which has a capacity of 23,000 ADT (avg.) at General Plan buildout (2040).

Based upon the low projected trip generation (64 daily trips) from the proposed Project and the Project's location in proximity to any substandard operating intersections, a traffic impact analysis was not requested.

3.17.3 Impacts

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

Discussion/Analysis

a) Less Than Significant. To analyze the Project's potential impacts, an analysis was conducted to examine the addition of a cannabis cultivation facility. The analysis was based upon a variety of sources, including the General Plan Mobility and Infrastructure Element and the Institute of Transportation Engineers' Trip Generation Manual.

Existing Traffic Conditions

The Project site is currently vacant and generates no traffic.

Future Traffic Impacts

The Project will result in the construction of a one-story building (11,800 square feet or SF in total building area) for indoor cannabis cultivation and manufacturing uses. To determine the trip generation by the proposed Project, the ITE land use categories Nos. 130 Industrial Park, 140 Manufacturing, and 710 General Office and 826 (store) were used because these categories have been used consistently by the City in analyzing cannabis cultivation, processing, and office/distribution uses, respectively, and the proposed uses are consistent with the category definitions. For analysis purposes, it is assumed that 8.5% (1,000 SF) of the

building area is used for office/distribution, 77% (9,100 SF) is used for cultivation, and 13% (1,500 SF) is used for manufacturing. Note that the floor area for manufacturing use is overestimated compared to typical cannabis production facilities; but manufacturing trip rate is higher than cultivation and thus assumed to use similar area as cultivation to provide a conservative analysis. Based on the analysis results, the site is expected to generate approximately 64 new trips per day with 17.18 AM peak hour trips and 17.18 PM peak hour trips (Table 11). The 64 trips are assumed to include all activities associated with cultivation on the Project site.

Table 11 Project Trip Generation

Land Use	ITE LU Code	Quantity	Units	AM Peak Hour	PM Peak Hour	Daily
Industrial Park (Cannabis Cultivation)	130	9.1	TSF	3.8	3.8	30.67
Manufacturing (Processing)	140	1.5	TSF	1	1	5.92
General Office (Office/Distribution)	710	.5	TSF	4.2	4.2	4.90
Store	826	.5	TSF	8.18	8.18	22.16
Total	—	11.8	TSF	17.18	17.18	63.65

As described above, the Project site is located west of Atlantic Avenue which connects to Dillon Road, the nearest Secondary I Street, for local and regional trips. Dillon Road in the Project area (between Little Morongo Road and Palm Drive) is designed to accommodate up to 23,000 (avg.) vehicles per day at General Plan buildout, and currently carries 10,081 ADT. The proposed Project will only add 64 new trips to Dillon Road, and will not significantly impact capacity on this roadway as the 64 additional trips would represent less than 0.29% of the roadway's capacity. In addition, the use is consistent with the General Plan designation for the property, and would have been considered in the traffic analysis for the General Plan. According to the General Plan EIR, intersections in the vicinity of the Project will operate at acceptable levels (LOS D or better) at General Plan build out. Overall, impacts would be less than significant.

Alternative Transportation

There are currently no bike lanes, transit routes, or other multi-modal facilities within the Project area; however, bicycle facilities are proposed along Dillon Road and 15th Avenue in the General Plan (Figure MI-5). The CV Link multi-modal pathway will run parallel near Atlantic Avenue and along Dillon Road near the Project site.

SunLine Transit Agency provides bus transit services to the Coachella Valley, including the City of Desert Hot Springs. There are established bus routes to the northeast and east of the Project area on Two Bunch Palms Trail and Palm Drive, and future bus routes are planned on Dillon Road south of the Project site. Employees and visitors will have access to alternative transportation, and the impacts are expected to be less than significant.

Overall, although the Project area is sparsely developed and the adjacent Maple Road is unpaved, the Project site currently has full paved access to the road network via Atlantic Avenue. Development of a cannabis cultivation facility on the site for the proposed Project would result in less than significant impacts without conflicting with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system of the City.

b) No Impact. CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743). SB 743 requires amendments to the CEQA Guidelines (pre-2020) to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates,

or automobile trips generated.” CEQA Guidelines were amended to require all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service (LOS) for identifying transportation impacts. This statewide mandate went into effect July 1, 2020.

Regulations or thresholds pertaining to vehicle miles traveled (VMT) and the reduction of GHG emissions have not been adopted by the City of Desert Hot Springs. Therefore, the following Project VMT analysis is based on the adopted County of Riverside’s Transportation Analysis Guidelines for Level of Service & Vehicle Miles Traveled (December 2020), which the City utilizes for this analysis.

The Riverside County’s VMT Guidelines describe specific screening criteria based on the location/project type that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project level VMT analysis. A land use project need only meet one of the screening thresholds to result in a less than significant impact:

- Small Projects, which includes General Light Industrial buildings with area less than or equal to 179,000 SF
- Projects Near High Quality Transit
- Low VMT Area

The Project proposes a building for indoor cannabis uses with a total building area of 11,800 SF. The proposed cannabis uses are consistent with the City’s General Plan Industrial designation and Light Industrial zoning designation. Therefore, the Project meets the threshold of Small Projects in the County VMT guidelines and can be determined to have less than significant impacts on circulation. The Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

c/d) No Impact. As described above, access to the proposed Project will be provided from a single driveway on Atlantic Avenue via Dillon Road. There are no sharp curves, dangerous intersections or incompatible uses. The Project will improve Atlantic Avenue along the Project frontage. This roadway will provide emergency access to the proposed Project. The Project will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The Project’s access points will be located with adequate sight distances and truck driveways and loading areas will be constructed to City standards. Project-generated traffic will be consistent with existing and projected traffic in the area. No Project-related impact is anticipated.

Adequate emergency access is generally assured with the proposed point of access; however, the final project site plan, including internal roadway widths and access, should be reviewed by the City of Desert Hot Springs emergency services provider(s) to ensure adequate emergency access is provided. Therefore, the Proposed Project will not result in inadequate emergency access or increase hazards due to a geometric design feature.

3.17.4 Mitigation and Monitoring Measures

The Project was found to have no impact on Transportation/Traffic. Therefore, no mitigation is required.

3.18 Tribal Cultural Resources

3.18.1 Sources

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- Cultural Resources Records Search, Eastern Information Center, California Historical Resources Information System, 2020

3.18.2 Environmental Setting

As discussed in the Section V, Cultural Resources, Cahuilla Indians are known to have lived in the Coachella Valley for thousands of years. They were Takic-speaking people who lived in various groups in the area. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with one or more of the

Indian reservations in and near the Coachella Valley, including Cabazon, Augustine, Torres Martinez, Twenty-nine Palms, Agua Caliente, and Morongo. Numerous cultural resources are found throughout the valley which are considered non-renewable resources because they provide important information about the past. According to the City's General Plan, prehistoric resources may occur in the vicinity of fault-related mesquite and palms, as well as resources associated with mountain washes, streams and canyons. The Mission Creek and Banning fault zones should be considered sensitive potential resources areas. Mesquite thickets that generally occur in dune areas are also sensitive areas since mesquite and screwbean pods were staples in the diet of the region's Cahuilla Indians. These resources are sparsely distributed within the City boundaries.

3.18.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Tribal Cultural Resources Would the Project				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion/Analysis

a.i. Less Than Significant Impact with Mitigation Incorporated. The Project site is currently vacant and undeveloped and shows signs of previous disturbances such as invasive grasses and scattered refuse. No structures occur on the site. Previous construction has occurred in the northeast corner of the site. As discussed above in Section 3.5, Cultural Resources, no historical or archaeological resources are known to occur on the subject property, nor are any expected because the property is not located in any area identified to have cultural resource sensitivity. CDA reviewed Sacred Lands File & Native American Contacts Lists from other nearby Projects that included the current Project area identified no Native American cultural resources within the Project vicinity. According to a cultural resources study conducted by CRM TECH in August, 2021, for a project 700 feet north of the Project site, the surrounding area, including the Project site does not contain any resources identified as historically significant by the Riverside County Historical Commission, National Register of Historic Places, California Register of Historical Resources, or the City. The nearest resource identified in the records search is located several hundred feet south of the Project site, which consists of a segment of Dillon Road and is listed in the California Historical Resources Inventory.

Additionally, as part of the Plan for Tribal Consultation, a further Request for a File Sacred Lands File & Native American Contacts List will be filed with the California Native American Heritage Commission for the Project site.

The Project site does not contain any tribal cultural resource 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), as confirmed by the City of Desert Hot Springs as the lead agency. The lack of surface evidence of archaeological resources does not preclude their subsurface existence. Excavation at the site could extend to 4 feet deep, which could result in uncovering of buried resources. During grading, any discovered cultural resources would be qualified as a resource defined under Public Resources Code section 5020.1(k).

Therefore, following implementation of the recommended mitigation measure outlined in the Cultural Resources Section of this Initial Study, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s). With implementation of Mitigation Measure CUL-MM 1, the Project would have a less than significant impact on listed or eligible historic resources.

a.ii. Less Than Significant Impact with Mitigation Incorporated. Public Resource Code 21074 identifies “Tribal Cultural Resources” as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” and that are either included or determined to be eligible for inclusion on the national, state, or local register of historic resources, or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe.

To ensure that all significant Tribal Resources are identified and fully considered, a Plan for AB 52 Tribal Consultation was prepared for the Project (Section 4.0) that will be implemented by the Project applicant prior to the project going before the Planning Commission. The Plan includes contacting the California Native American Heritage Commission to identify Local Government Tribal Consultation List Request CEQA Tribal Consultation List (AB 52) and obtaining the City of Desert Hot Springs list of Tribes on file and preparing the 14-day notification letters including project description, project location, and must stating that the tribe has 30 days to request consultation. (PRC, § 21080.3.1(d)). The Lead agency must then begin consultation process within 30 days of consultation request. (PRC, § 21080.3.1(b)). After conclusion of the Consultation process, a report of the results of consultation process will be presented to the City including the determination of significance of impacts to tribal cultural resources. The results of consultation process (if not already included) will also be incorporated into the Tribal Cultural Resources Mitigation Measures.

Based on a review of other Tribal Consultations undertaken recently for similar projects in the area, as well as other standard Tribal Cultural Resources Mitigation Measures, these measures, including use of Tribal Monitoring can be determined. With the presence of a Cultural Resources Monitor during ground disturbing activities, the compliance with standard environmental/tribal mitigation conditions, and additional coordination with the tribes prior to and during project construction, the project will result in less than significant impacts to tribal cultural resources. These mitigation measures are indicated as **TCR-1** through **TCR-7** and discussed below.

3.18.4 Mitigation and Monitoring Measures

The following mitigation from Section 3.5, *Cultural Resources*, is required to ensure impacts are less than significant.

CUL-MM 1 Grading Monitoring Program

Additional Mitigation Measures

TCR-MM 1: Tribal Consultation. Prior to the proposed Project going before the Planning Commission , the project applicant will implement the Plan for AB 52 Tribal Consultation was prepared for the Project and will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval.

TCR-MM 2: The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Desert Hot Springs.

TCR-MM 3: The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices (if requested) for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that 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 requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same.

TCR-MM 4: If requested, the applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52 the following:

- Cultural resources inventory of the project area (by a qualified archaeologist) prior to any development activities in the area.
- Copy of the records search with associated survey reports and site records from the information center.
- Copies of any cultural resource documentation (report and site records) generation in connection with this project.

TCR-MM 5: Prior to grading and permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide and electronic copy of the revised plans for reviewed. Additional consultation shall occur between the City of Desert Hot Springs, Applicant, and consulting tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the project. The applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consult with the City of Desert Hot Springs. In specific circumstances where existing and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resources to a nearby open space or designated location on the property that is not subject to any future development, erosion or flooding.

TCR-MM 6: The Developer, the City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing and responsibilities of all archaeological activities that will occur at the project site, when it is determined by either the city or the consulting tribe(s) to be necessary. Details of the plan may include:

- a) Project grading and development scheduling;
- b) The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
- c) The protocols and stipulations that the Developer, City of Desert Hot Springs, the consulting tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;
- d) Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.

TCR-MM 7: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources, items of cultural patrimony, or Tribal Cultural Resources are inadvertently discovered during the course of grading for this project.

- a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor

oversite of the process; and

- b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Desert Hot Springs with evidence of same:
- i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:
 - iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.

At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City of Desert Hot Springs documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the consulting tribes and Eastern Information Center and interested tribes.

3.19.5 Level of Significance after Mitigation

With implementation of Mitigation Measures CUL-MM 1 and TCR-MM 1-7, the proposed Project would have a less than significant impact on Tribal Cultural Resources.

3.19 Utilities and Service Systems

3.19.1 Sources

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

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs General Plan Final EIR
- CalRecycle <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>; Accessed October 2022;
- Desert Valley Disposal Inc. (DVD), <http://www.desertvalleydisposal.com>; Accessed October 2022;

3.19.2 Environmental Setting

Domestic Water

The Project site is located within the Coachella Valley Water District (CVWD) service area for domestic water. The District's primary water source is groundwater extracted through a system of wells from the Whitewater River and Mission Creek Subbasins. In addition to groundwater, CVWD relies on imported water brought to the region by regional canals, which is stored or recharged into the aquifer at basins in the west end of the Valley (Whitewater River, northwest of Palm Springs) and East Valley (Dike No.4 and Martinez Canyon).

CVWD owns and operates the water distribution system within its service area, which is generally located under existing streets in the public right-of-way. The Project will connect to the existing water line within Atlantic Avenue in the Project vicinity. In the most recent Urban Water Management Plan (2015 Update), CVWD demonstrated that the District has available, and can supply in the future, sufficient water to serve additional development in its service area.

Wastewater Treatment

Part of the southern portion of the City of Desert Hot Springs is located in the CVWD service area for wastewater collection and treatment. CVWD owns and operates a large collection system and five water reclamation plants (WRPs). However, CVWD currently does not have sewer infrastructure in or near Desert Hot Springs nor do they plan to expand such facilities into the City in the near future (CVWD Sanitation Master Plan Update 2020). The Project site is expected to utilize septic service for the foreseeable future.

Stormwater Management

Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage stormwater that flows into the Whitewater River. The Project site is located in a FEMA Flood Zone X, which represents 0.02 percent annual chance flood and is not a special flood hazard area. The Project area is subject to City requirements relating to flood control. The City implements standard requirements for the retention of storm flows, and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. Development projects must retain the 100-year storm flow on site. See discussion in Section X, Hydrology and Water Quality.

Solid Waste Management

Desert Valley Disposal, Inc. (DVD) provides solid waste disposal through a franchise agreement with the City. DVD is the only authorized, franchised waste collection hauler for the City. Services include complete residential, commercial and roll-off trash disposal. Trash and recycled materials are collected from customers in the City and transported to the Lambs Canyon Landfill, located at 16411 Lamb Canyon Road, Beaumont. Lambs Canyon Landfill is operated by the County of Riverside.

Utility Providers

The Project area is currently served by the following utilities and service providers:

Electricity: Southern California Edison
 Gas: Southern California Gas Company
 Telephone: Frontier
 Cable: Spectrum

3.19.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities- Services Would the Project				
a) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction 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? 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 statutes, and regulations related to solid waste?	☐	☐	☒	☐

Discussion/Analysis

a-c) Less Than Significant Impact. The sparsely developed Project area is currently served by existing water, electricity, natural gas, and telecommunication services. The proposed Project will require a septic system on site and will not be connected to wastewater treatment facilities. The proposed Project will connect to existing local utility network for water, electricity, natural gas, and telecommunication services within Atlantic Avenue in the Project vicinity and will not require the construction of any additional facilities for these services, as the proposed Project will not significantly increase demand for these services. As discussed in Section X c, ii-iii) above, the proposed drainage facility onsite and compliance with existing regulatory programs would ensure that the Project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. The Project is not expected to require or result in the construction or relocation of new or expanded utility facilities. Impacts will be less than significant.

b) Less Than Significant Impact. The proposed Project will require water for cannabis cultivation and landscape irrigation. As discussed above in Section X b), the Project is expected to generate a demand of 1.72 acre-feet per year. CVWD's 2040 projected retail water supply is 230,600 acre feet. The annual water demand at Project buildout is approximately <0.001% of the 2040 projected retail water supply. The proposed Project is consistent with the General Plan designation in which it occurs. This General Plan designation was used by CVWD to determine water demand for the future. Therefore, CVWD would be able to fulfill the Project's demand during normal and dry years. A less than significant impact is anticipated

d/e) Less Than Significant Impact. Desert Valley Disposal, Inc. provides solid waste services to the City of Desert Hot Springs. Currently, the City utilizes the Edom Hill Transfer Station, which serves as a local collection point to the final disposal site and does not have a limit of daily transfer amount. Lamb Canyon Landfill is permitted to receive 5,000 tons per day and has a total capacity of 38.9 million cubic yards. As of 2015, the landfill is estimated to have a remaining capacity of 19.2 million cubic yards (49% of total capacity). Lamb Canyon Landfill is estimated to operate until 2029.

Construction of the proposed Project would generate solid waste in the form of trash and debris, construction waste and other materials. The Project applicant would be required to submit a construction and demolition (C & D) waste plan as part of the building permit application. The plan would need to demonstrate that the diversion requirements of Municipal Code Section 8.08.040 are met, including diversion of at least 50 percent of all construction waste for new construction. Non-hazardous construction materials that cannot be reused or recycled would be accepted for disposal at municipal Riverside County landfills. Compliance with the City's requirements will assure that impacts associated with construction waste remain less than significant.

Any hazardous materials (e.g. chemicals, oils, fuels, lubricants, paints, and solvents) used during construction would be recycled, treated, and/or disposed of in accordance with federal, State, and local laws (See Section IX, Hazards and Hazardous Materials).

As part of the cultivation plan for nursery licenses required by the California Department of Food and Agriculture (§8308 Cannabis Waste Management), the Project applicant would be required to prepare a cannabis waste management plan that identifies one or more methods for managing cannabis waste generated on its licensed premises, such as recycling and reintroduction of cannabis waste back into agricultural operation; on-site composting of cannabis waste; collection and processing of cannabis waste by a local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by

a local agency; and self-haul cannabis waste to permitted facilities. The cannabis waste management plan requirement also applies to manufacturing uses (§17223 Waste Management).

Based on the Industrial Sector Generation Factors provided by CalRecycle, the proposed Project may generate approximately 71.44 pounds per day of solid waste including organic waste, such as stems and leaf residue.⁷ State law (AB 939) requires a 50 percent diversion of solid waste from landfills; after diversion, the Project would generate approximately 35.72 pounds per day of solid waste. The Lambs Canyon Landfill has sufficient capacity to accommodate solid waste from the proposed Project.

Desert Valley Disposal 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.

Table 12 – Estimated Solid Waste Disposal at Project Buildout

Proposed Land Use	Cal Recycle Disposal Rates	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Light Industrial	8.93 lb/employee/Day	8	71.44	13.04
Total	.		(with 50% diversion)	6.52

3.20 Wildfire

3.20.1 Sources

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

- City of Desert Hot Springs General Plan;
- Desert Hot Springs Municipal Code;

3.20.2 Environmental Setting

Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. The California Department of Forestry and Fire Protection (CalFire) prepares maps that identify state responsibility areas (SRA) and Very High Fire Hazard Severity Zones (VHFHSZ). These maps show that the majority of Desert Hot Springs is located in local responsibility areas and outside fire hazard zones. According to Figure SN-5: Wildfire Hazards in the City’s General Plan, the Project area is not located within or near any locally or state designated fire hazard zones or SRAs. In addition to the City’s implementation of the California Fire Code, development standards from the Riverside County Fire Department also apply. These standards are implemented through the review of development proposals by the RCFD in coordination with the City staff’s review.

3.20.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildfire If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations 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?	☐	☐	☐	☒

Discussion/Analysis

a) No Impact. The Project site is located in a sparsely developed area in the City, not located in or near a state responsibility area or lands classified as very high fire hazard severity zones. The primary emergency evacuation routes in the City include I-10, Indian Canyon Avenue, Dillon Road, Pierson Boulevard, and Palm Drive. The Project site can access emergency evacuation routes on Dillon Road and Palm Drive via Atlantic Avenue on the east.

Currently, the site is undeveloped and surrounded by vacant lands and sparse residential and industrial developments. The access point and emergency access will be subject to review and approval by the City of Desert Hot Springs Fire Department. No impact is anticipated because no change in emergency response or evacuation plans is expected for the proposed Project.

b/c) No Impact. The Project site is not located within a wildfire hazard severity zone or a wildland-urban interface (WUI). The urban area in which the Project is located represents a very low threat from wildland fires because of lack of vegetation, distance from mountain slopes, and intervening urban development. Development of the site would not expose people or structures to significant wildfire risks. The proposed Project will include road easement and have paved access to urban roadways in the Project area. No new wildfire risk infrastructure will be required. No impacts would occur.

c) No Impact. The Project site is located on the valley floor where there is no potential for flooding (see 3.10 c-d), landslide, or post-fire slope instability. Therefore, the proposed 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 impact is anticipated.

3.20.4 Mitigation and Monitoring Measures

The Project was found to have no impact on Wildfire. Therefore, no mitigation is required.

3.21 Mandatory Findings of Significance

3.21.1 Sources

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

3.21.2 Environmental Setting

The environmental setting for the project site is summarized within Sections 3.1 through 3.20 of the Initial Study for each environmental issue.

3.21.3 Impacts

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 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, 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?	☐	☐	☒	☐

Discussion/Analysis

a) Less Than Significant Impact with Mitigation Incorporated.

As concluded in the Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections of this Initial Study, the project would result in no impacts or less than significant impacts with mitigation to these resources. The project is compatible with the City of Desert Hot Springs Zoning and its surroundings. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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 pre-history. Based upon the information and mitigation measures provided within this Initial Study and the independent studies for previously prepared Biological and Cultural Resources in the area that were analyzed, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant. Following the mitigation measures outlined in the Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections less than significant impacts are expected.

3.21.4 Mitigation and Monitoring Measures

See Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections.

b) Less Than Significant Impact. The project is located in an area designed for light industrial uses. Cultivation and processing are conditionally permitted within the City's Light Industrial zone with a Conditional Use Permit and Regulatory Permit. The facility would be compatible with the existing and future land uses within the Light Industrial zone. Future developments in the vicinity of the project is anticipated to occur, however, developments would be consistent with the surrounding land uses, which includes light industrial

facilities, such as cultivation facilities. Future developments in the area would be required to obtain the appropriate approvals and permits prior to development. Based upon the information and mitigation measures provided within this Initial Study, approval and implementation of the proposed cultivation and processing facility is not expected to result in impacts that, when considered in relation to other past, current or probable future projects, would be cumulatively considerable. Less than significant impacts are expected.

Mitigation Measures

None

c) Less Than Significant. As discussed in the various sections throughout this Initial Study, the project would not include a land use that could result in substantial adverse effects on human beings. The City of Desert Hot Springs has established regulations pertaining to cannabis facilities to ensure these facilities do not conflict with the City's General Plan, its surrounding uses, or become detrimental to the public health, safety and welfare. The City's detailed review process of improvement plans and facility operations will ensure that the regulations are fully implemented. Based upon the findings provided in this document, and mitigation measures and standard conditions incorporated into the project, less than significant impacts are expected.

Mitigation Measures

None

Chapter 4 Plan for AB 52 Tribal Consultation

TRIBAL CONSULTATION PROCESS AND TIMELINES

AB 52: A tribe that is traditionally and culturally affiliated to the geographic area where a project is located and requested that the lead agency in question provide, in writing, notification to the tribe of projects in the tribe's area of traditional and cultural affiliation. Pub. Res. Code § 21080.3.1(b)(1).

1. Contact California Native American Heritage Commission
 - a. File Sacred Lands File & Native American Contacts List Request for Project site.
Note: *CDA review of Sacred Lands File & Native American Contacts List from other Projects that included the current Project area identified no Native American cultural resources within the Project vicinity.*
 - b. File Local Government Tribal Consultation List Request CEQA Tribal Consultation List (AB 52).
2. Obtain City of Desert Hot Springs list of Tribes on file with the City requesting Notification and Consultation. Compare lists.
3. Prepare 14-day notification letters including project description, project location, and must stating that the tribe has 30 days to request consultation. (PRC, § 21080.3.1(d)).
Note: Determine from City whether letters will have responses coming back to City or applicant.
4. Lead agency must begin consultation process within 30 days of consultation request. (PRC, § 21080.3.1(b)).
5. Consultation concludes when either:
 - 1) the parties agree to mitigation measures or to avoid significant effects on the tribal cultural resources (PRC, § 21082.3(a)); or
 - 2) a party, acting in good faith and after reasonable effort, concludes that a mutual agreement cannot be reached. (PRC, § 21080.3.2(b)(1)-(2); PRC, § 21080.3.1(b)(1)).
6. Report in writing the results of consultation process to the City including the determination of significance of impacts to tribal cultural resources.
7. Incorporate results of consultation process (if not already included) into the Tribal Cultural Resources Mitigation Measures.
8. Release of environmental document with tribal information kept confidential.

Chapter 5 References

Aesthetics

- City of Desert Hot Springs General Plan May 2020
- Desert Hot Springs Municipal Code
- “California Scenic Highway System Lists,” accessed October, 2022;

Agriculture and Forestry Resources

- City of Desert Hot Springs General Plan May 2020
- Desert Hot Springs Municipal Code
- Riverside County Important Farmland 2018 map. California Department of Conservation website <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
- California Department of Conservation, *Land Conservation Act Maps, Riverside Williamson Act FY 2015/2016*.

Air Quality

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020; “Final Localized Significance Threshold Methodology,” prepared by the South Coast Air Quality Management District, Revised, July 2008; “
- Coachella Valley PM10 State Implementation Plan,” August 1, 2003; SCAQMD AQMP, 2016;

Biological Resources

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- “Coachella Valley Multiple Species Habitat Conservation Plan,” 2007;

Cultural Resources

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs General Plan;
- Historical Resources Survey Report, City of Desert Hot Springs, Riverside County, California, prepared by CRM TECH for similar nearby property, August 24, 2021.

Energy

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040;.

Geology and Soils

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040 General Plan;
- County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015;
- USDA Natural Resources Conservation Service Web Soil Survey;

Greenhouse Gas Emissions

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Desert Hot Springs General Plan May 2020;

- Final EIR for the City of Desert Hot Springs 2040 General Plan;

Hazards and Hazardous Materials

- City of Desert Hot Springs General Plan May 2020);
- Desert Hot Springs Municipal Code;
- State Water Resources Control Board's GeoTracker" data base;
- *Phase I Environmental Site Assessment*, 2.48 acre Desert Hot Springs parcel, CDA Environmental Services, September, 2021. (Appendix C)

Hydrology and Water Quality

- City of Desert Hot Springs General Plan May 2020;
- Desert General Plan Final EIR;
- *Preliminary Water Quality Management Plan*, CDA Environmental Services, October, 2022.
- "County of Riverside Environmental Impact Report No. 521 Public Review Draft, February 2015;
- "2015 Urban Water Management Plan, Final Report," CVWD, July 1, 2016;
- Draft Program Environmental Impact Report Coachella Valley Water District Sanitation Master Plan Update 2020;

Land Use and Planning

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs General Plan;

Mineral Resources

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs 2040 General Plan;

Noise

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- Riverside County Airport Land Use Compatibility Plan, Volume 1: Policy Document, October 14, 2004.

Population and Housing

- City of Desert Hot Springs General Plan May, 2020;
- Desert Hot Springs Municipal Code (March 2019).
- CA Department of Finance Demographic Research Unit, Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2021;
- 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Demographics and Growth Forecast Technical Report, Southern California Association of Governments, adopted September 3, 2020.

Public Services

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs General Plan Update and Zoning Amendment Final EIR, May 2020;
- City's Parks and Recreation Master Plan (2013).;

Recreation

- City of Desert Hot Springs General Plan May 2020;

- Final EIR for the City of Desert Hot Springs General Plan;

Transportation and Traffic

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs Municipal Code;
- Institute of Transportation Engineers' Trip Generation Manual, 10th Edition;

Tribal Cultural Resources

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs General Plan;
- Cultural Resources Records Search, Eastern Information Center, California Historical Resources Information System, 2020

Utilities and Services

- City of Desert Hot Springs General Plan May 2020;
- Desert Hot Springs General Plan Final EIR
- CalRecycle <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>; Accessed October 2022;
- Desert Valley Disposal Inc. (DVD), <http://www.desertvalleydisposal.com>; Accessed October 2022;

Wildfire

- City of Desert Hot Springs General Plan May 2020;
- Final EIR for the City of Desert Hot Springs General Plan;

Appendices

Appendix A Mitigation Monitoring Program

Appendix D Air Quality and Global Climate Change Impact Analysis

MITIGATION MONITORING AND REPORTING PROGRAM

The following mitigation measures must be implemented for this project in order to mitigate environmental impacts to a less than significant level. The responsible party must sign and date this form where provided when each measure is completed. A fully executed form fulfills the City's monitoring requirements under Public Resources Code Section 21081.6.

Mitigation Measures	Responsible Party	Timing of Compliance	Impact After Mitigation
3.4 Biological Resources			
BIO-MM 1 CVMSHCP Local Development Mitigation Fee The project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Desert Hot Springs Community Development Department. BIO-MM 2 Protocol Compliant Focused Surveys Protocol-compliant focused surveys for desert tortoise and for the burrowing owl should be conducted by a qualified biologist prior to construction. If desert tortoises or burrowing owls are detected, the USFWS, CDFW and CVAG would need to be consulted for further guidance on relocation and additional impact avoidance, minimization and mitigation measures may be required, including potentially fencing, burrow collapse and other measures, as determined by the agencies. BIO-MM 3 Ground Disturbance Occurring During the Nesting Season For any grading or other site disturbance or tree or vegetation removal occurring during the nesting season between January 15 and August 31, a qualified biologist shall conduct at least one nesting bird survey, and more if deemed necessary by the consulting biologist, immediately prior to initiation of Project-related ground disturbing activities. If nesting birds are present, no work shall be permitted near the nest until the young birds have fledged. While there is no established protocol for nest avoidance, when consulted, the CDFW generally recommends avoidance buffers of about 250 to 500 feet for federally and state listed threatened and endangered avian species and birds-of-prey, and 100–250 feet for songbirds. If ground disturbance occurs outside the nesting season, this requirement shall be waived. Mitigation Monitoring: BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Desert Hot Springs Community Development Department.	Project applicant, Project Biologist, Planning Department, Building Department.	Prior to the issuance of a grading permit	Less than significant.

BIO-MM B Prior to the issuance of any permit to allow ground disturbance on the site, the Project proponent shall furnish the City with pre-construction surveys for desert tortoises, burrowing owls and MBTA covered birds.			
3.5 Cultural Resources			
CUL-MM 1 Grading Monitoring Program Monitoring of the DHS Cannabis Warehouse Project during ground-disturbing activities by a qualified archaeologist and a Native American representative is recommended to ensure that if buried features (<i>i.e.</i>, human remains, hearths, or historic deposits) are present, they will be handled in a timely and proper manner. <u>Grading Monitoring Program</u> A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the DHS Cannabis Warehouse Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions: 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency. 2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program. 3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. 4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be	Project Planning Department Public Works Department	1) Prior to the issuance of a grading permit 2) During ground disturbing activities	Less than significant.

allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and deposition of the remains. 6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis. 7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. 8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. CUL-2 MM: If Human Remains Found If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Project Applicant, Planning Department, City Engineer	Prior to the issuance of a grading permit	Less than significant
Mitigation Monitoring: CUL MM-A: In the event that previously unidentified cultural resources are discovered, the County Archaeologist shall review and approve the Research	Project Applicant, Project Archaeologist	Within 30 days of the completion of ground disturbing activities on the project site	Less than significant

Design and Data Recovery Program. CUL MM-B: Monitoring is required and shall occur by a consulting Native American tribe. CUL MM-C: Monitoring: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.	Tribal Monitor Planning Department,		
3.7 Geology and Soils GEO- MM 1 The Development shall incorporate all recommendations contained in the Paleontological Study in regard any mass grading and excavation-related activities, including utility trenching and boring activities, during site preparations for the construction of the proposed Mathis Outlet Center Project: 1) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring of grading or excavation activities should be performed starting from the surface in undisturbed areas of Quaternary young alluvial valley deposits (ancient Lake Cahuilla sediments) within the project boundary. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources. 2) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earthmovers (scrapers) before salvage begins. Fossils are collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site is determined with the use of handheld GPS units. If the site involves a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, Brian F. Smith and Associates, Inc. will send a fossil recovery crew in to excavate around the find, encase the find within a plaster jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to help	Project Applicant, Project Paleontologist Planning Department, City Engineer	Within 30 days of the completion of ground disturbing activities on the project site	Less than significant.

remove the jacket to a safe location before it is returned to our laboratory facility for preparation. 3) Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloin B-72). 4) Preparation of recovered specimens to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 5) Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., Western Science Museum, 2345 Searl Parkway, Hemet, CA 92543). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. 6) Preparation of a final mitigation and monitoring report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to the appropriate lead agency (City of Desert Hot Springs). Will signify satisfactory completion of the project program to mitigate impacts to any paleontological resources. Mitigation Monitoring: GEO-MM A A paleontological monitoring report shall be provided to the City within 30 days of the completion of monitoring activities. The report shall include an itemized inventory of recovered specimens and a discussion of their significance when appropriate.			
3.18 Tribal Cultural Resources TCR-MM 1 Tribal Consultation Prior to the proposed Project going before the Planning Commission , the project applicant will implement the Plan for AB 52 Tribal Consultation was prepared for the Project and will consult with all interested tribes and incorporate all measures deemed necessary to protect	Project Applicant, Planning Department Consulting	Prior to Planning Commission Hearing	Less than significant

TCRs during development of the proposed Project as conditions of approval. TCR-MM 2: The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Desert Hot Springs.	Tribes		
TCR-MM 3: The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices (if requested) for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that 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 requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same.	Project Applicant Planning Department Tribal Monitor	Prior to Planning Commission Hearing	Less than significant
TCR-MM 4: If requested, the applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52 the following: - Cultural resources inventory of the project area (by a qualified archaeologist) prior to any development activities in the area. - Copy of the records search with associated survey reports and site records from the information center. - Copies of any cultural resource documentation (report and site records) generation in connection with this project.	Project Applicant, Planning Department Consulting Tribes	Prior to Planning Commission Hearing	Less than significant
TCR-MM 4 Approved Monitor & Requirements 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	Project Applicant, Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant
TCR-MM 5: Prior to grading and permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide and electronic copy of the revised plans for reviewed. Additional consultation shall occur between the City of Desert Hot Springs, Applicant, and consulting tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the project. The applicant will	Project Applicant, Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant

make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the project site if the site design and/or proposed grades should be revised in consult with the City of Desert Hot Springs. In specific circumstances where existing and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resources to a nearby open space or designated location on the property that is not subject to any future development, erosion or flooding.			
TCR-MM 6: The Developer, the City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing and responsibilities of all archaeological activities that will occur at the project site, when it is determined by either the city or the consulting tribe(s) to be necessary. Details of the plan may include: a) Project grading and development scheduling; b) The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; c) The protocols and stipulations that the Developer, City of Desert Hot Springs, the consulting tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; d) Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.	Project Applicant, Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant
TCR-MM 7: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources, items of cultural patrimony, or Tribal Cultural Resources are inadvertently discovered during the course of grading for this project. a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall	Project Applicant, Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant

relinquish the artifacts through one or more of the following methods and provide the City of Desert Hot Springs with evidence of same:

- i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed;
- ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:
- iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.

At the completion of grading, excavation and ground disturbing activities on the site a Phase IV Monitoring Report shall be submitted to the City of Desert Hot Springs documenting monitoring activities conducted by the project Archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the consulting tribes and Eastern Information Center and interested tribes.

See **CUL-MM 1 Grading Monitoring Program**
(Above)

Project
Applicant,
Project
Contractor

1) Prior to the
issuance of a
grading permit
2) During ground
disturbing
activities

Less than
significant

DHS Cannabis Warehouse Detailed Report

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1.1. Basic Project Information

Data Field	Value
Project Name	DHS Cannabis Warehouse
Lead Agency	City of Desert Hot Springs
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.30
Precipitation (days)	11.2
Location	33.92614815474349, -116.51954898780141
County	Riverside-Salton Sea
City	Desert Hot Springs
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5639
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas

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
Industrial Park	9.00	1000sqft	0.21	9,000	0.00	—	—	—
Manufacturing	2.00	1000sqft	0.05	2,000	0.00	—	—	—
General Office Building	1.00	1000sqft	0.02	1,000	0.00	—	—	—

User Defined Commercial	1.00	User Defined Unit	0.02	500	0.00	—	—	—
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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.	1.57	1.32	12.6	12.2	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,830	1,830	0.07	0.02	0.62	1,838
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.73	13.0	6.05	7.36	0.01	0.29	0.23	0.45	0.26	0.05	0.28	—	1,439	1,439	0.06	0.02	0.03	1,447
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27	0.55	2.19	2.67	< 0.005	0.10	0.11	0.21	0.10	0.04	0.13	—	497	497	0.02	0.01	0.08	500
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.10	0.40	0.49	< 0.005	0.02	0.02	0.04	0.02	0.01	0.02	—	82.3	82.3	< 0.005	< 0.005	0.01	82.8

2.2. 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
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Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	1.57	1.32	12.6	12.2	0.02	0.60	5.41	6.01	0.55	2.59	3.14	—	1,830	1,830	0.07	0.02	0.62	1,838
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.73	13.0	6.05	7.36	0.01	0.29	0.23	0.45	0.26	0.05	0.28	—	1,439	1,439	0.06	0.02	0.03	1,447
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.27	0.55	2.19	2.67	< 0.005	0.10	0.11	0.21	0.10	0.04	0.13	—	497	497	0.02	0.01	0.08	500
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.05	0.10	0.40	0.49	< 0.005	0.02	0.02	0.04	0.02	0.01	0.02	—	82.3	82.3	< 0.005	< 0.005	0.01	82.8

2.4. 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.	0.34	0.63	0.17	1.07	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	433	446	1.36	0.02	2.87	489
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.19	0.48	0.17	0.58	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	431	444	1.36	0.02	2.87	487
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.20	0.48	0.15	0.66	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	428	441	1.36	0.02	2.87	483
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.04	0.09	0.03	0.12	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	2.16	70.9	73.0	0.22	< 0.005	0.47	80.0

2.5. 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	0.24	0.23	0.07	0.44	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	14.0	14.0	0.01	0.01	0.00	15.8
Area	0.10	0.39	< 0.005	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.24	2.24	< 0.005	< 0.005	—	2.24
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	398	398	0.03	< 0.005	—	399
Water	—	—	—	—	—	—	—	—	—	—	—	5.22	18.8	24.0	0.54	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	7.85	0.00	7.85	0.78	0.00	—	27.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	0.34	0.63	0.17	1.07	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	433	446	1.36	0.02	2.87	489
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18	0.17	0.07	0.50	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	14.3	14.3	0.01	0.01	0.00	16.1
Area	—	0.30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	398	398	0.03	< 0.005	—	399
Water	—	—	—	—	—	—	—	—	—	—	—	5.22	18.8	24.0	0.54	0.01	—	41.2
Waste	—	—	—	—	—	—	—	—	—	—	—	7.85	0.00	7.85	0.78	0.00	—	27.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	0.19	0.48	0.17	0.58	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	431	444	1.36	0.02	2.87	487
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.14	0.14	0.05	0.31	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	10.1	10.1	0.01	< 0.005	0.00	11.3
Area	0.05	0.34	< 0.005	0.27	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.10	1.10	< 0.005	< 0.005	—	1.11
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	398	398	0.03	< 0.005	—	399
Water	—	—	—	—	—	—	—	—	—	—	—	5.22	18.8	24.0	0.54	0.01	—	41.2

Waste	—	—	—	—	—	—	—	—	—	—	—	7.85	0.00	7.85	0.78	0.00	—	27.5
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Total	0.20	0.48	0.15	0.66	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	13.1	428	441	1.36	0.02	2.87	483
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.02	0.01	0.06	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	1.66	1.66	< 0.005	< 0.005	0.00	1.87
Area	0.01	0.06	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18
Energy	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	65.9	65.9	< 0.005	< 0.005	—	66.1
Water	—	—	—	—	—	—	—	—	—	—	—	0.86	3.11	3.97	0.09	< 0.005	—	6.83
Waste	—	—	—	—	—	—	—	—	—	—	—	1.30	0.00	1.30	0.13	0.00	—	4.55
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47	0.47
Total	0.04	0.09	0.03	0.12	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	2.16	70.9	73.0	0.22	< 0.005	0.47	80.0

3. Construction Emissions Details

3.1. Demolition (2023) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.65	0.54	4.99	5.91	0.01	0.21	—	0.21	0.20	—	0.20	—	852	852	0.03	0.01	—	855
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.67	4.67	< 0.005	< 0.005	—	4.69
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.77	0.77	< 0.005	< 0.005	—	0.78
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	1.13	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	156	156	0.01	< 0.005	0.62	158
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.78	0.78	< 0.005	< 0.005	< 0.005	0.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.13

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2023) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.54	5.02	5.57	0.01	0.27	—	0.27	0.25	—	0.25	—	858	858	0.03	0.01	—	861
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.20	< 0.005	0.01	—	0.01	0.01	—	0.01	—	30.5	30.5	< 0.005	< 0.005	—	30.6
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.06	5.06	< 0.005	< 0.005	—	5.07
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.57	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	78.0	78.0	< 0.005	< 0.005	0.31	79.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.53	2.53	< 0.005	< 0.005	< 0.005	2.56
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.42	0.42	< 0.005	< 0.005	< 0.005	0.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - 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
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Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.52	1.28	12.6	11.4	0.02	0.60	—	0.60	0.55	—	0.55	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movement	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.14	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	18.8	18.8	< 0.005	< 0.005	—	18.8
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.11	3.11	< 0.005	< 0.005	—	3.12
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.85	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	117	117	< 0.005	< 0.005	0.47	119
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	1.17	1.17	< 0.005	< 0.005	< 0.005	1.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.20
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2023) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.69	0.58	5.93	7.00	0.01	0.28	—	0.28	0.26	—	0.26	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	0.17	1.74	2.05	< 0.005	0.08	—	0.08	0.08	—	0.08	—	382	382	0.02	< 0.005	—	384
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.32	0.37	< 0.005	0.02	—	0.02	0.01	—	0.01	—	63.3	63.3	< 0.005	< 0.005	—	63.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.58	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	79.6	79.6	< 0.005	< 0.005	0.32	80.7
Vendor	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	66.9	66.9	< 0.005	0.01	0.18	69.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.04	0.33	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	67.6	67.6	< 0.005	< 0.005	0.01	68.5
Vendor	< 0.005	< 0.005	0.08	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	66.9	66.9	< 0.005	0.01	< 0.005	69.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.01	0.12	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	21.2	21.2	< 0.005	< 0.005	0.04	21.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	19.6	19.6	< 0.005	< 0.005	0.02	20.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	3.51	3.51	< 0.005	< 0.005	0.01	3.56
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.25	3.25	< 0.005	< 0.005	< 0.005	3.38
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2023) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.53	4.61	5.32	0.01	0.22	—	0.22	0.20	—	0.20	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.02	9.02	< 0.005	< 0.005	—	9.05
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.49	1.49	< 0.005	< 0.005	—	1.50
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.12	1.13	0.00	0.00	0.01	0.01	0.00	0.00	0.00	—	232	232	0.01	0.01	0.03	235
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	2.72	2.72	< 0.005	< 0.005	0.01	2.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.45	0.45	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2023) - 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
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	0.93	1.15	< 0.005	0.04	—	0.04	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architect ural Coatings	—	12.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.29	3.29	< 0.005	< 0.005	—	3.30
Architect ural Coatings	—	0.32	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.55	0.55	< 0.005	< 0.005	—	0.55
Architect ural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	0.01	0.07	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	13.5	13.5	< 0.005	< 0.005	< 0.005	13.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.36	0.36	< 0.005	< 0.005	< 0.005	0.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	0.00	0.00	—	0.06	0.06	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	229	229	0.01	< 0.005	—	230
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	27.9	27.9	< 0.005	< 0.005	—	28.0
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	25.4	25.4	< 0.005	< 0.005	—	25.5
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	282	282	0.02	< 0.005	—	283
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	229	229	0.01	< 0.005	—	230
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	27.9	27.9	< 0.005	< 0.005	—	28.0
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	25.4	25.4	< 0.005	< 0.005	—	25.5
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	282	282	0.02	< 0.005	—	283
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	37.9	37.9	< 0.005	< 0.005	—	38.0
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	4.62	4.62	< 0.005	< 0.005	—	4.64

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	4.21	4.21	< 0.005	< 0.005	—	4.23
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	46.7	46.7	< 0.005	< 0.005	—	46.9

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.01	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	79.6	79.6	0.01	< 0.005	—	79.8
Manufacturing	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.5	27.5	< 0.005	< 0.005	—	27.6
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.84	8.84	< 0.005	< 0.005	—	8.87
User Defined Commercial	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	116	116	0.01	< 0.005	—	116
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	0.01	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	79.6	79.6	0.01	< 0.005	—	79.8
Manufacturing	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	27.5	27.5	< 0.005	< 0.005	—	27.6

General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.84	8.84	< 0.005	< 0.005	—	8.87
User Defined Commercial	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	116	116	0.01	< 0.005	—	116
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.2	13.2	< 0.005	< 0.005	—	13.2
Manufacturing	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.56	4.56	< 0.005	< 0.005	—	4.57
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.46	1.46	< 0.005	< 0.005	—	1.47
User Defined Commercial	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19.2	19.2	< 0.005	< 0.005	—	19.2

4.3. Area Emissions by Source

4.3.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	0.09	< 0.005	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.24	2.24	< 0.005	< 0.005	—	2.24
Total	0.10	0.39	< 0.005	0.54	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.24	2.24	< 0.005	< 0.005	—	2.24
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18
Total	0.01	0.06	< 0.005	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.18	0.18	< 0.005	< 0.005	—	0.18

4.4. Water Emissions by Land Use

4.4.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	3.99	14.4	18.4	0.41	0.01	—	31.5
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	0.89	3.19	4.08	0.09	< 0.005	—	7.01
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.34	1.23	1.57	0.03	< 0.005	—	2.69
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.22	18.8	24.0	0.54	0.01	—	41.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	3.99	14.4	18.4	0.41	0.01	—	31.5
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	0.89	3.19	4.08	0.09	< 0.005	—	7.01
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.34	1.23	1.57	0.03	< 0.005	—	2.69
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	5.22	18.8	24.0	0.54	0.01	—	41.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	0.66	2.38	3.04	0.07	< 0.005	—	5.22

Manufact	—	—	—	—	—	—	—	—	—	—	—	0.15	0.53	0.68	0.02	< 0.005	—	1.16
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.06	0.20	0.26	0.01	< 0.005	—	0.45
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.86	3.11	3.97	0.09	< 0.005	—	6.83

4.5. Waste Emissions by Land Use

4.5.2. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	6.01	0.00	6.01	0.60	0.00	—	21.0
Manufact uring	—	—	—	—	—	—	—	—	—	—	—	1.34	0.00	1.34	0.13	0.00	—	4.68
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.50	0.00	0.50	0.05	0.00	—	1.75
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	7.85	0.00	7.85	0.78	0.00	—	27.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Industrial Park	—	—	—	—	—	—	—	—	—	—	—	6.01	0.00	6.01	0.60	0.00	—	21.0
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	1.34	0.00	1.34	0.13	0.00	—	4.68
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.50	0.00	0.50	0.05	0.00	—	1.75
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	7.85	0.00	7.85	0.78	0.00	—	27.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	1.00	0.00	1.00	0.10	0.00	—	3.48
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	0.22	0.00	0.22	0.02	0.00	—	0.77
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.08	0.00	0.08	0.01	0.00	—	0.29
User Defined Commercial	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	1.30	0.00	1.30	0.13	0.00	—	4.55

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.34	2.34
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.52	0.52
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.34	2.34
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.52	0.52
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.87	2.87
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Industrial Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.39	0.39
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.47	0.47

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)

Equipme 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)

Equipme nt 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	5/1/2023	5/2/2023	5.00	2.00	—
Site Preparation	Site Preparation	5/3/2023	5/20/2023	5.00	13.0	—
Grading	Grading	5/23/2023	5/27/2023	5.00	4.00	—
Building Construction	Building Construction	6/1/2023	10/28/2023	5.00	107	—
Paving	Paving	11/14/2023	11/18/2023	5.00	4.00	—
Architectural Coating	Architectural Coating	10/31/2023	11/11/2023	5.00	9.00	—

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	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	1.00	367	0.40
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	2.00	6.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37

Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	10.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	5.10	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	2.05	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.02	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	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	0.00	0.00	18,750	6,250	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	6.50	0.00	—
Grading	—	—	3.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Industrial Park	0.00	0%
Manufacturing	0.00	0%
General Office Building	0.00	0%
User Defined Commercial	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VM/Weekday	VM/Saturday	VM/Sunday	VM/Year
Total all Land Uses	64.0	0.00	0.00	16,686	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

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)
0	0.00	18,750	6,250	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

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)
Industrial Park	156,989	532	0.0330	0.0040	248,280
Manufacturing	19,138	532	0.0330	0.0040	85,901
General Office Building	17,443	532	0.0330	0.0040	27,587
User Defined Commercial	0.00	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Industrial Park	2,081,250	0.00
Manufacturing	462,500	0.00
General Office Building	177,734	0.00
User Defined Commercial	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Industrial Park	11.2	0.00
Manufacturing	2.48	0.00
General Office Building	0.93	0.00
User Defined Commercial	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Industrial Park	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
Manufacturing	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
—	—

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
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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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	24.8	annual days of extreme heat
Extreme Precipitation	0.20	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	3.09	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 $\frac{3}{4}$ 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 (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth 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 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

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	1	0	0	N/A
Snowpack	N/A	N/A	N/A	N/A
Air Quality	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	N/A	N/A	N/A	N/A
Air Quality	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

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	93.6
AQ-PM	5.00
AQ-DPM	2.17
Drinking Water	29.1
Lead Risk Housing	34.8
Pesticides	13.9
Toxic Releases	1.84
Traffic	46.3
Effect Indicators	—
CleanUp Sites	0.00
Groundwater	0.00
Haz Waste Facilities/Generators	19.2
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	79.3
Cardio-vascular	92.0

Low Birth Weights	54.8
Socioeconomic Factor Indicators	—
Education	81.2
Housing	73.0
Linguistic	86.9
Poverty	96.4
Unemployment	89.5

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	16.0272039
Employed	18.46528936
Median HI	14.96214552
Education	—
Bachelor's or higher	28.85923264
High school enrollment	1.886308225
Preschool enrollment	29.19286539
Transportation	—
Auto Access	39.77928911
Active commuting	9.072244322
Social	—
2-parent households	81.21390992
Voting	10.75324009
Neighborhood	—
Alcohol availability	86.77017837

Park access	2.194276915
Retail density	17.93917618
Supermarket access	29.71897857
Tree canopy	2.733222122
Housing	—
Homeownership	56.88438342
Housing habitability	29.8216348
Low-inc homeowner severe housing cost burden	12.0107789
Low-inc renter severe housing cost burden	18.42679328
Uncrowded housing	25.445913
Health Outcomes	—
Insured adults	3.361991531
Arthritis	0.0
Asthma ER Admissions	20.5
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	6.2
Cognitively Disabled	50.3
Physically Disabled	25.6
Heart Attack ER Admissions	33.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0

Pedestrian Injuries	84.0
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	19.9
Elderly	30.9
English Speaking	31.9
Foreign-born	67.8
Outdoor Workers	20.1
Climate Change Adaptive Capacity	—
Impervious Surface Cover	75.5
Traffic Density	47.8
Traffic Access	23.0
Other Indices	—
Hardship	88.6
Other Decision Support	—
2016 Voting	19.0

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	39.0

Healthy Places Index Score for Project Location (b)	7.00
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

Screen	Justification
Land Use	1. Industrial Park-Cultivation 2. Industrial-Manufacturing 3. Commercial-General Office 4. User Defined Commercial-Store