

Environmental Initial Study

Project Title: Palm Springs Country Club Repurposing Project

Case No: TBD

Lead Agency City of Palm Springs
Name and Address: Department of Planning Services
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

**Property Owner/
Developer:** Palm Springs Country Club, LLC
Attn: Eric Taylor
1601 Carmen Drive, Suite 211
Camarillo, CA 93010
(805) 469-9510 etaylor@somisinvestments.com

Applicant: Same as Owner/Developer

Engineer: MSA Consulting, Inc.
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(760) 320-9811 mwitherspoon@msaconsultinginc.com

Architect: Toblesky Green Architects
Attn: Ken Toblesky
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**Contact Person
and Phone Number:** Margo Wheeler, Planning Director
City of Palm Springs
(760) 323-8295

Project Location: West of Gene Autry Trail and South of Whitewater River Channel

Existing Zoning and Zoning: Existing – O/OS (Open Land Zone)
Proposed – PDD (Planned Development District)

**General Plan
Designations:** General Plan: Existing – Open Space Parks and Recreation
Proposed – Very Low Density Residential and Parks

Location and Description of the Project:

Location. The Palm Springs Country Club Repurposing Project (Project) is located on 125.8 acres of land in north Palm Springs east of Sunrise Way, north of Racquet Club Drive and west of the Whitewater River Floodplain. The property is within Section 1, T.4SR.4E and Section 36, T3S, R4S. See attached Vicinity Map, USGS Quad and Aerial Photo.

Property Configuration. The property configuration is based largely on the fairway alignment of an abandoned golf course and has two distinct subareas: a northern portion (APN 669-480-027, 669-590-066) and a southern portion (APN 501-190-011). These subareas surround two existing residential enclaves including a mobile home park on the north and a condominium/single family development on the south. Contiguous property to the east that contains the Whitewater River Floodplain is also owned by the applicant but is a “remainder parcel” and not part of the project.

Site History. The site was formerly known as the Palm Springs Country Club, which dates back to the 1950’s and was originally an extension of the Ranch Club Guest Ranch located on Sunrise Way south of Vista Chino. The property was for a time also known as the Whitewater Country Club and consisted of an 18-hole golf course, a driving range, a golf clubhouse, tennis courts and associated parking. Irrigation was provided by three on-site private wells. The golf course was privately owned and relied on income from daily fee players to sustain the development and eventually was shut down for economic reasons. Today, the site remains vacant, with minimal vegetation and palm trees and has been stabilized with a soil polymer. The landowner currently has an agreement with the City of Palm Springs to mitigate any fugitive dust impacts and continue maintenance activities of the property to preserve the stabilized condition using a mixture of soil polymer and mulch. Gates were recently installed to prevent further disturbance and destabilization by unauthorized access.

Surrounding Uses. Uses surrounding the project are characterized in the following table.

SURROUNDING USES

	Jurisdiction	General Plan	Zoning	Existing Use
NORTHERN SUBAREA				
North	Palm Springs	VLDR	PD	SF Residential
South	Palm Springs	VLDR	R1C	SF Residential
East	Palm Springs	VLDR	PD	SF Residential
West	Palm Springs	VLDR	PD	SF Residential
Interior	Palm Springs	MDR	RMHP	Mobile Home Park
SOUTHERN SUBAREA				
North	Palm Springs	VLDR	PD	SF Residential
South	Palm Springs	VLDR	R1C	SF Residential
East	Palm Springs	OS-W, LDR	W, O5	Vacant
West	Palm Springs	VLDR	R1C	SF Residential
Interior	Palm Springs	MDR	RGA8	Condominium/SF Residential
<i>Notes: VLDR = Very Low Density Residential MDR = Medium Density Residential OS-W = Open Space-Water PD = Planned Development District</i>			<i>R1C = Single Family Residential, 10,000 s.f. W = Watercourse RGA8 = Garden Apartment Residential SF Residential = Single Family Residential</i>	

The Project is screened from surrounding residential uses by a combination of existing walls, fences, and vegetation. It is also separated by a flood control levee and associated 200-foot wide Riverside County Flood Control District (RCFCD) easement from the Whitewater River floodplain, designated as a “Conservation Area” by the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) in 2008.

Site Constraints. The project site is constrained by existing single family residential lots and two inholdings of medium density residential development, including a 1950’s era mobile home park on the north and a condominium community on the south. The property is further constrained by a flood control levee that protects developable land from the Whitewater River Flood Plain. A review of the property configuration reveals that the nominal dimensions needed to satisfy current golf course design practices cannot be achieved on the available land and the concept of reviving a golf centered operation on the property has been dismissed as infeasible.

Project Proposal. The Project proposes to redevelop the former golf course with approximately 440 residential units and a five-acre public park. These will consist of 137 single story, attached residences in the northern portion (Attached Residential Subarea) and 303 detached single-family residences on the southern portion (Single Family Subarea). Housing will include a mix of market rate and senior housing. The three on-site wells historically utilized for golf course irrigation will be retained to irrigate project and public park landscaping via a mutual water company.

Attached Residential Subarea. The northern subarea will be developed with 137 attached, age-restricted, residential units surrounding the Golden Sands Mobile Home Park (Golden Sands) and a vacant parcel under separate ownership. Residential units will include single story buildings in an 8-pack configuration around a central hammerhead courtyard. The site design creates a buffer ranging from approximately 60 to 100 feet wide around the outer subarea perimeter. This buffer contains a looped access drive and 48.8 acres of common open space that separate the new attached units from abutting single family homes outside the project. The circulation system is designed to take primary access from Sunrise Way (a Major Thoroughfare) via East San Rafael Drive while also retaining the existing Golden Sands East San Rafael entry. A second access point extends from the subarea’s southeast corner to connect internally with the project’s Single Family subarea to the south.

Single Family Subarea. The southern subarea will be developed with 303 detached, single family lots ranging from 5,000 to 18,500 square feet surrounding the Alexander Estates condominiums/single family homes (Alexander Estates). Larger lots, averaging about 11,900 square feet, will be located adjacent to similar detached homes along the southern and western subarea boundaries. This subarea also includes a looped access road and open space buffer that separates the new residential lots from the existing Alexander Estates project. Smaller lots averaging about 5,050 square feet will be located on a series of cul-de-sacs separated by intervening landscape paseos. These take access from the loop road and terminate at the RCFCD easement. All lots in this area back onto either a landscaped paseo or park area.

This subarea contains various open space components, including approximately 43.4 acres of private common areas/paseos for use by residents and an approximately 5.4-acre public park. Land for the public park will be dedicated to the City and could serve as a trailhead for the future “CV Link” multi-purpose regional trail planned along the adjacent levee. Portions of these open space areas will be used for drainage, storm water retention and water quality management purposes.

The primary vehicular entry to this subarea is located at Whitewater Club Drive in the southeast corner of the site. Whitewater Club Drive is a fully improved collector street that connects to East Vista Chino

Drive (State Highway 111) approximately half a mile to the south. A secondary access point extends from the subarea’s northwest corner to connect internally with the subarea to the north. The design limits access on Country Club Drive to gated Emergency Vehicle Access (EVA) only, which is used rarely and is unavailable to residents of the community.

This portion of the project also creates a 200’ wide lot that is coterminous with the existing RCFCD easement. This lot contains the flood control levee and provides a 200’ separation between the proposed residential development and adjacent CVMSHCP Conservation Area. The project proposes no construction on this parcel.

Public utilities exist in the vicinity and have the capacity to service the property with some minor upgrades to the water system.

Project Entitlements: The project proposal includes the following entitlements and agreements:

- General Plan Amendment: From “Open Space – Parks/Recreation” (OS-P/R) to Very Low Density Residential (VLDR) for the residential portions of the project.
- Planned Development District in lieu of Change of Zone: From “Open Space” (O, O-5) to Planned Development District (PD)
- Tentative Tract Map: To subdivide the property into residential lots, privately owned common areas and a public park.
- Development Agreement: Between the City and the project proponent. Public benefits offered by the project include dedication of a public park, access to the future CV Link Trail along the Whitewater River levee and installation of an innovative public art piece.
- Major Architectural Approval: Conceptual architectural and landscape plans will be part of the preliminary PDD.

Construction schedule: The proposed construction schedule is as follows:

▪.....	Rough Grading	August, 2015
▪.....	Phase 1 Infrastructure	November, 2015
▪.....	Building Construction	March, 2016
▪.....	Start of Home Sales	September, 2016
▪.....	Buildout	June, 2019

Other public agencies whose approval is required:

- Regional Water Quality Control Board (RWQCB)
- Riverside County Flood Control (RCFC)
- State Water Resources Control Board (SWRCB)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gases	<input type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input checked="" type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

- a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The topography of the Coachella Valley affords mountain views from most locations. These are particularly pronounced in the City of Palm Springs due to its location at the base of the Santa Rosa and San Jacinto Mountains that lie to the south and southwest. Distant views of the San Bernardino Mountains and the Little San Bernardino Mountains and of open desert land to the north and northwest are also available but not as prominent. All mountain ranges are located over a mile from the project site and none have any formal designation as a scenic vista.

The Project itself is characterized as a narrow portion of vacant land surrounded by and nestled among existing 1-story single family detached, mobile home, and condominium communities in the northern part of the City. The surrounding vicinity is characteristically urban with paved streets, residences, and non-native landscaping. While views of the mountain ridgelines and open desert exist to varying degrees throughout the area, these are largely obscured at eye level by existing homes, trees and residential walls in adjoining neighborhoods.

Surrounding land uses include residential homes and vacant desert land in the Whitewater River Wash. Views to the north, south, and west consist of single story, single family residential and manufactured housing developments.

The proposed project would not have any effect on views of the San Jacinto or Santa Rosa mountains from adjacent single family residences to the south and west, because it is located to the north and east. There are no residences to the east due to the presence of the wash. With respect to the interior mobile home and condominium enclaves as well as single family residences to the north, views are limited by existing homes and mature trees within these communities. The project design proposes only single story structures, consistent with these developments. Some back yard views to the distant mountain ranges may be impacted however this is not expected to result in a significant impact when considering project design features such as roadway placement and building setbacks.

For these reasons, the proposed project is not anticipated to have an adverse effect on a scenic vista. Furthermore it is expected to enhance the visual character of the site from a vacant, underutilized property to ultimate use as a well-planned, residential development. Consequently, impacts to existing and future residents are expected to be less than significant. Further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

As previously described, the proposed project is characterized as vacant land supporting scattered palm trees, sparse vegetation and is stabilized by a soil polymer. The site does not contain any scenic resources, such as native trees, rock outcroppings or historic buildings that could be damaged by development. The scattered palm trees are the remnants of landscaping associated with the defunct golf course. The project is not near a County or State eligible or designated scenic highway. The proposed site plan and architectural design will work to ensure that any alterations to the existing property serve as an improvement to existing aesthetic conditions.

Accordingly, the Project is not expected to damage scenic resources and impacts related to this topic are expected to be less than significant. Further analysis of Aesthetic Resources will be provided in the Project EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

Although the Project site was previously used as a golf course, the only remaining features include scattered palm trees, sparse vegetation, deteriorating parking areas and old building slabs. In its current state, the site does not constitute a visually unique or aesthetically pleasing setting. The site is surrounded by vacant land, residential developments, and conservation areas.

Project implementation will result in the replacement of a vacant property, which is fenced and stabilized with a soil polymer, with new single story buildings, landscaped open space and public parks.

Project design, including architecture and landscape architecture, will require review and approval by the City’s Planning Commission, thus ensuring that aesthetic considerations are addressed in the design.

As a result, the proposed project is anticipated to enhance the visual character of the site and create an attractive, well planned project when viewed from surrounding properties.

Accordingly, the Project is not expected to degrade the existing visual character of the site and its surroundings and impacts related to this topic would be considered less than significant. Further analysis will be provided in the Project EIR.

Cumulative Impacts: To be determined in the EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures: To be determined in the EIR.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The existing project site is uniformly flat and surrounded by residential neighborhoods and the Whitewater River Floodplain. Residential homes and street lights are the primary light sources in the surrounding area. Because residential development does not involve large reflective surfaces, there is no evidence of glare. On vacant desert land to the east, there are no existing sources of either light or glare.

Environmental impacts would be considered significant if a project involved reflective surfaces that cause substantial glare or if project lighting levels were to exceed City standards or those typical in the project vicinity.

The project will likely include low intensity, energy-efficient residential lighting in conformance with City standards and consistent with other development in the area. Private and public parks established by the project will include security lighting which will be low intensity or shielded from spilling into residential areas, adjacent vacant desert land to the east, or the night sky. Any additional sources of lighting would be minor and not adversely affect nighttime views. Furthermore, the project will not involve building materials with highly reflective properties that would cause glare.

Accordingly, the Project is not expected to result in excessive light or glare and impacts related to this topic would be considered than significant. Further analysis will be provided in the Project EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

II. AGRICULTURE RESOURCES -- Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

The proposed residential project will not involve the disturbance or conversion of any designated farmland or other form of agricultural resource. According to the 2008 California Farmland Mapping and Monitoring Program (FMMP) Geographic information Systems database, the majority of the project

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site is categorized as “Urban Built-up Land (D)”, with a small portion at the northeastern edge categorized as “Other Land (X)”. Per the FMMP, this category of land is not considered important farmland. Urban and Built-up Land is used to identify properties that are residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Additionally, land directly surrounding the project site to the north, south, east, and west is not categorized as Prime Farmland, Unique Farmland, or Farmland of Local or Statewide Importance.

No impact is expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

According to the Williamson Act Program 2008 Status Report, no portion of land within a one-mile radius is recognized as being under a Williamson Act Contract. According to the Williamson Act and FMMP Maps, the project site is not under Williamson Act contract, nor is it classified as Farmland. The project site and its immediate surroundings are classified as Urban Built-up Land. The proposed project will not impact or remove land from the City or County’s agricultural zoning or agricultural preserve.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

Surrounding land uses include residential, and conservation uses. No forest land, timberland, or timberland zoned Timberland Production Areas are situated on or in the immediate surroundings of the site. As a result, the proposed project will not conflict with or result in the eventual conversion of such land.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- d) Result in the loss of forest or conversion of forest land to non-forest use?

Discussion:

The proposed project will occur in an existing urban setting. No forest land occurs on the project site or surrounding area because forest vegetation is not characteristic of the Coachella Valley desert environment.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

As previously described, the project site and vicinity are designated by the City of Palm Springs General Plan and Zoning maps for urban use and desert conservation area. No farmland or forest land is situated within or adjacent to the project. Therefore, the proposed project would not result in the conversion of farmland or forest land to non-agricultural or non-forest use.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

III. AIR QUALITY: Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

In California, air quality is governed by the California Air Resources Board (CARB). The state is divided into 15 regional air basins that are defined by geographic features such as valleys and mountains. Air quality within these basins is managed by 35 different districts which are referred to as “air quality management districts,” or “air pollution control districts.” These agencies are governing authorities that have primary responsibility for monitoring and enforcing State and federal air quality standards. The Project is located within the Salton Sea Air Basin, and is within the regulatory authority of the South Coast Air Quality Management District (SCAQMD).

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated every three years in order to improve overall air quality in the region. Criteria for determining consistency with the AQMP are defined in the SCAQMD’s CEQA Air Quality Handbook. Additionally the AQMP is developed by utilizing projected population counts based on existing Jurisdictional Plans. This project may exceed the projected densities in the existing plans so it has the potential to conflict with this plan. However, growth rates were utilized from projections created prior to an economic recession in 2008. Potential project impacts will be further analyzed in the EIR in reference to a project-specific Air Quality Impact Study.

The project site is located within the Salton Sea Air Basin, which has been designated by the CARB as nonattainment for ozone and PM10. The violations of the air quality standards for ozone are primarily due to pollutant transport from the South Coast Air Basin. The Salton Sea Air Basin has been designated by the U.S. EPA as serious nonattainment for ozone (8-hour standard) and for PM10. An impact is potentially significant if concentration of emissions exceed the State or Federal Ambient Air Quality Standards.

The SCAQMD has established significance thresholds for specific projects. These thresholds are shown in the Mass Daily Thresholds table below. Project effects would be considered significant if the long-term operational emissions due to combined stationary and vehicular emissions exceed these thresholds. Project air quality effects would also be considered significant if the emissions affect sensitive receptors such as schools or nursing homes, or if the project will conflict with the regional AQMP and/or local air quality plans.

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Table 1
SCAQMD Thresholds

Regional Thresholds ^a		
Pollutant	Construction ^b	Operation ^c
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SOx	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs) and Odor Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality for Criteria Pollutants ^d		
NO ₂ 1-hour average annual average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.25 ppm (state) 0.053 ppm (federal)	
PM ₁₀ 24-hour average annual geometric average annual arithmetic mean	10.4 µg/m ³ (construction) ^e & 2.5 µg/m ³ (operation) 1.0 µg/m ³ 20 µg/m ³	
PM _{2.5} 24-hour average	10.4 µg/m ³ (construction) ^e & 2.5 µg/m ³ (operation)	
Sulfate 24-hour average	25 µg/m ³	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) 9.0 ppm (state/federal)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) 9.0 ppm (state/federal)	

^a Source: SCAQMD CEQA Handbook (SCAQMD, 1993)

^b Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

^c For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

^d Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

^e Ambient air quality threshold based on SCAQMD Rule 403.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential project impacts will be further analyzed in the EIR in reference to a project-specific Air Quality Impact Study.

Cumulative Impacts: To be determined in the EIR

Mitigation Measures: To be determined in the EIR

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

As mentioned previously, the area is not in compliance with these standards. The two primary pollutants are Ozone and PM10. In response to nonattainment status, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated every three years in order to improve overall air quality in the region. Criteria for determining consistency with the AQMP are defined in the SCAQMD’s CEQA Air Quality Handbook. Potential project impacts will be further analyzed in the EIR in reference to a project-specific Air Quality Impact Study.

Cumulative Impacts: To be determined in the EIR

Mitigation Measures: To be determined in the EIR

- c) 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)?

Discussion:

NOx (Nitrous Oxides) and ROG (Reactive Organic Gasses) are ozone precursors and the region is designated nonattainment for the one-hour ozone standard and serious nonattainment for the 8-hour ambient air quality standard. Adherence to the SCAQMD rules and regulations and compliance with locally adopted AQMP and PM10 State Implementation Plan control measures will help reduce the pollutant burden of each cumulative development.

As mentioned, relative to PM10 threshold exceedance, construction associated with a future project will be required to adhere to the City’s Fugitive Dust and Erosion Control policies and ordinance to minimize potential construction related emissions. An approved Fugitive Dust (PM10) Control Plan will be required prior to issuance of a grading permit. The mitigation plan will include methods of construction phasing, maintaining/cleaning the construction equipment, soil stabilization and wind

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fencing.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Air Quality Impact Study.

Cumulative Impacts: To be determined in the EIR

Mitigation Measures: To be determined in the EIR

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, child care centers, retirement homes, and athletic facilities. Existing residential development is found north, south, and west of the project.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Air Quality Impact Study.

Cumulative Impacts: To be determined in the EIR

Mitigation Measures: To be determined in the EIR

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| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

Objectionable odors can be associated with many different sources. While offensive odors rarely cause physical harm, they can be unpleasant and lead to considerable annoyance and distress among the public. Examples of facilities or land uses that commonly generate odors include wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging facilities. None of these facilities are located in the project vicinity. Certain facilities, land uses and populations are considered more likely to experience concern over odors. These include convalescent centers, retirement homes, residences, schools, playgrounds, child care centers and athletic facilities among others. Existing land uses near the project potentially susceptible to odor or emission impacts are primarily associated with residential uses.

Temporary impacts can commonly occur during construction activities such as road paving. Exhaust from large equipment can also contribute to odors.

The proposed residential project is not located near any sources of questionable odors nor would the project be expected to generate any operational odors that would affect the surrounding community.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Further discussion will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Discussion:

The project is characterized as predominantly flat, vacant land supporting scattered land scattered palm trees and minimal vegetation. The project site has been previously used as a golf course. The project surroundings include residential development and the CVMSHCP Whitewater Conservation Area.

According to the Biological Sensitivity & Conservation Areas Map of the Palm Springs General Plan (Figure 5-2), the project site lies outside of recognized biological and conservation areas. The construction activities associated with project development are not anticipated to have any significant adverse impacts to native plants, animals or their habitats. A project specific Biological Assessment was prepared for the project. The Biological Assessment concluded that there is no evidence of any candidate, sensitive, or special status species present upon the project site.

The property is within the planning area of the regional Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which outlines policies for conservation of species, habitats, and natural communities. According to the Habitat Conservation Plan, the development portion of the project site is not within a designated Conservation Area and contains no known significant biological resources. The Burrowing Owl is covered under the Migratory Bird Treaty Act and guidelines adopted by the California Department of Fish and Wildlife will be adhered to.

The project applicant is the owner of a parcel which occurs within the adjacent conservation area. This parcel is not a part of the project and will not be disturbed by the proposed project. The California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), and the City are participants in the CVMSHCP. The project will be required to comply with all relevant CVMSHCP plan policies, including the payment of development impact fees, and adjacency guidelines, if appropriate.

Therefore, the project is not expected have a substantial adverse impact on candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Potential project impacts will be further analyzed in the EIR in reference to the project-specific Biological Assessment.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative Impacts: None

Mitigation Measures: To be determined in the EIR

- 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 Wildlife or US Fish and Wildlife Service?

Discussion:

The previously disturbed property does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service. No blue-line stream exists within the property as depicted in the United States Geological Survey (USGS) topographical map (Palm Springs 7.5 Min. Quadrangle). As previously discussed, the project lies within the planning area of the CVMSHCP, but not in a Conservation Area. A parcel owned by the project applicant is located in the conservation area, but is not a part of the proposed project.

However, the project is located adjacent to the CVMSHCP Whitewater River Conservation Area, a portion of the White Water River Flood Plain which contains unique habitat for species such as the Coachella Valley Fringe-toed Lizard. The flood plain also serves as a flood control facility for the valley with a concrete lined earthen levee bordering the southern edge of the area. The segment of the flood plain immediately east of the project has the characteristics of an undisturbed streambed. Other segments of the flood plain and White Water River (upstream and downstream) may contain wetland waters, vegetated streambeds and/or riparian habitats.

The CVMSHCP includes a planning process for projects abutting designated conservation areas. These policies can be found in Section 4.5 Land Use Adjacency Guidelines of the CVMSHCP. The purpose of the Land Use Adjacency Guidelines is to minimize the impacts of potential development sharing a common boundary with a conservation area.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Biological Assessment.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

No federally protected wetlands are apparent within the project site. According to the National Wetlands Inventory from the United States Fish and Wildlife Service (USFWS), there are no wetland resources adjacent to the project. The proposed development is not anticipated to generate flows that could substantially impair or alter their hydrologic regime or conditions.

The project proposes to retain stormwater flows on-site within areas of open space. Two retention basins will accept stormwater flows. A Project Specific Water Quality Management Plan (WQMP) will be prepared to ensure that the project does not contribute pollutants of concern in any project stormwater. Through the implementation of site design, treatment and source control Best Management Practices (BMPs) consistent with the design criteria and removal efficiency criteria in the Riverside County – Whitewater River Region Water Quality Management Plan, the proposed project is determined to not cause impacts from storm or nuisance runoff.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Biological Assessment.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

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| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The project occurs in an urbanized area and no migratory wildlife corridors or native wildlife nursery sites are found on the property. The CVMSHCP Whitewater River Conservation Area occurs to the east of the project site. However, the property and the Conservation Area are separated by a flood control levee inhibiting the encroachment of a wildlife habitat onsite. The proposed residential project will not interfere with movement of any native resident or migratory fish.

The Burrowing Owl is a Migratory Bird that has the potential to be found on the project site as well as

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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throughout the Coachella Valley. However no migratory wildlife corridors have been identified on the developable portion of the property. This species is covered under the Migratory Bird Treaty Act and specific protocol will be implemented to mitigate potential impacts to the Owl during breeding season if identified onsite.

Less than significant impacts are expected relative to the movement or migratory corridors associated with fish or wildlife. Follow implementation of approved protocol, impacts to Burrowing Owls are expected to be less than significant. Potential project impacts will be further analyzed in the EIR relative to migratory wildlife.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion:

The project will comply with the CVMSHCP regarding fees and adjacency guidelines. There are no other unique local policies or ordinances protecting biological resources that would cause a conflict nor does the site support high value biological resources that could be affected. Less than significant impacts are anticipated to result from project implementation.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Biological Assessment.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- 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:

The project lies within the boundary of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. The proposed development is not anticipated to conflict with this Habitat Plan. The proposed project is not within a designated Conservation Area and there are no protected biological resources on the property as recognized by CVMSHCP or the City General Plan EIR. On October 2, 2008, a habitat mitigation fee from new development projects was instituted to implement the CVMSHCP and support the acquisition of conservation lands. Based on these provisions, the applicable fees would be collected at issuance of a certificate of occupancy or upon final inspection

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the premises, whichever occurs first. Since the project will comply with the CVMSHCP, less than significant impacts are expected to result from project implementation.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Biological Assessment.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Discussion:

The project site was originally developed as a golf centered Country Club. The property's golf use spans back to the 1960's and was originally an extension of the Ranch Club Guest Ranch located on Sunrise Way south of Vista Chino. The golf course was designed by professional golfer, Joe Kirkwood Sr., and is known as his only attributed golf course design. The property was for a time also known as the Whitewater Country Club and consisted of an 18-hole golf course, a driving range, a golf clubhouse (design attribute to William Cody), tennis courts, and associated parking. The golf course was surrounded by residential development that was independent of the golf course ownership and the golf was further constrained by two islands of medium density residential development within the overall boundaries. These islands of residential development remain intact. The buildings and site improvements associated with the golf course were demolished by a previous owner.

Prior uses of the site did not result in a condition with any recognizable potential historic resources, as defined in Section 15064.5 of the CEQA Guidelines, which could be adversely affected by the proposed project. This includes any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant. The project site is not listed in a local, state or national register of historical resources. Moreover, according to the Cultural Resources section of the City of Palm Springs General Plan, the property is located outside the designated areas likely to contain Prehistoric or Archaeological resources (General Plan Figures 5-5, 5-6). Furthermore, the Riverside County Land Information System, the property is recognized as having a Low Potential for Paleontological Sensitivity.

Less than significant impacts are expected, further discussion will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

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Discussion:

The project site lies in an area not recognized as sensitive for Prehistoric/Archaeological Resources according to Figures 5-5, and 5-6 of the City's General Plan.

Although the entire site has been previously disturbed, it is recommended that a Native American monitor be present during ground disturbing activities. The General Plan concludes that that no historical resources, as defined by CEQA, exist within the project area and no further cultural resources investigation is necessary. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, specific protocol must be followed. Further discussion of this protocol will be provided in the EIR. Less than significant impacts are expected.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

According to the City of Palm Springs General Plan Map showing Prehistoric Resources (Figure 5-5), the proposed project site is located outside the designated areas likely to contain Prehistoric or Archaeological resources. Furthermore, according to the Riverside County Land information System, the property is recognized as having a Low Potential for Paleontological Sensitivity. The site is not recognized as a unique paleontological or a unique geologic feature. The site was previously disturbed and developed as a golf course.

Less than significant impacts are expected, further discussion relative to cultural resources will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

The proposed project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries. The California Health and Safety Code, Section 7050.5, and the CEQA Guidelines Section 15064.5 require that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be those of Native American, or has reason to believe that they are those of Native American, the coroner shall contact by telephone within 24 hours the Native American Heritage Commission.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less than significant impacts are expected, further discussion will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

VI. GEOLOGY AND SOILS -- Would the project:

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

According to the Alquist-Priolo Earthquake Fault Zones designated by the California Division of Mines and Geology, the project site is not located within a State or County designated fault zone. The closest known potentially active faults are located approximately 1.5 miles to the north. These faults are recognized as the Southern segments of the San Andreas Fault System and the Garnet Hill Fault. Furthermore, the City of Palm Springs General Plan Geologic Hazard Maps (Figures 6-1, 6-2, 6-3) does not designate the project site as being exposed to any specific Geologic Hazard.

No impacts are expected relative to fault rupture as delineated on Alquist-Priolo Maps or evidence of a known fault. No further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

Seismic activity is typical of the Coachella Valley and rest of Southern California and has the potential to generate intense seismic shaking during the design life of the project. However, through compliance with the seismic safety and all applicable provisions of the California Building Code, the proposed facilities will be constructed in a manner that reduces or eliminates the risk of seismic hazards (Title 24, California Code of Regulations). Furthermore, remedial grading and construction to the most current CBC guidelines and seismic design coefficients will work to reduce exposure of people or structures to adverse effects to the greatest extent possible. Furthermore, the project will follow the seismic design parameters and recommendations found in the project-specific geotechnical investigation.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less than significant impacts are expected. Further analysis will be provided in the project specific EIR in reference to a project-specific Geotechnical Investigation

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Discussion:

According to the City of Palm Springs General Plan Seismic Hazards Map (Figure 6-1), the project is not located in an area of the City with high liquefaction potential. The Riverside County Liquefaction GIS layer indicates that the project site is located within a region susceptible to only moderate liquefaction. A site specific geotechnical and soils analysis confirms the site’s susceptibility to liquefaction and has identified appropriate design techniques for the site.

Less than significant impacts are expected. Further analysis will be provided in the project specific EIR in reference to a project-specific Geotechnical Investigation.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determines in the EIR.

iv) Landslides?

Discussion:

The site itself and surrounding lands are predominantly level and would not be susceptible to landslides. According to the City of Palm Springs General Plan Landslide Susceptibility Map (Figure 6-2), the project site lies within an area of the City with no susceptibility to be affected by landslides. Additionally, no rockfall, earthflows, or slumps are observable at the project site. Risks associated with slope instability are considered low.

No impacts are expected. No further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

b) Result in substantial soil erosion or the loss of topsoil?

Discussion:

The proposed project will involve grading activities, which will be performed according to an engineered grading plan approved by the City. The plan will include measures to control water and wind-born erosion. The project site is greater than one acre in size and will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as South Coast Air Quality

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Management District regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading the site. Standard City procedures require the developer to prepare and implement (throughout all construction activities) a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan.

The City of Palm Springs General Plan Wind Hazard Zone Map and Geologic Map (Figures 6-3, 6-4) identifies the site as being in an area with a High Wind Erodibility Rating with an Older Alluvial Gravel and Sand soil composition. Soil stabilization will be required during site disturbing activities. At project build out, the property will be developed or landscaped eliminating the possibility for wind erosion.

Less than significant impacts are expected. Further analysis will be provided in the project specific EIR in reference to a project-specific Geotechnical Investigation.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- 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.

Discussion:

Expansive soils are defined in Table 18-1-B of the Uniform Building Code and section 1802.3.2 of the International Building Code (IBC). The project specific Geotechnical Investigation does not identify expansive soils present upon the project site. The proposed development will comply with any recommendations made in the project specific Geotechnical Investigation Report.

Less than significant impacts are expected. Further analysis will be provided in the project specific EIR in reference to a project-specific Geotechnical Investigation.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- 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?

Discussion:

Sewer service is provided in the vicinity by the City of Palm Springs. The project will connect to the public sewer system and no septic tanks or alternative waste water disposal systems are proposed.

No impacts are expected. No further analysis will be provided in the project specific EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative Impacts: None
Mitigation Measures: None

VII. GREENHOUSE GAS EMISSIONS --Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion:

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth’s atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth’s atmosphere include: water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone, and to a lesser extent chlorofluorocarbons. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO2 as byproducts, thereby impacting the levels of GHG in the atmosphere.

To address the long-term adverse impacts associated with global climate change, implementation of *The Governor’s Executive Order S-3-05* would reduce greenhouse gas (GHG) emissions in California 80 percent below 1990 levels or 90 percent below current levels by the year 2050. Achieving this objective would contribute to efforts being made around the globe to stabilize the global climate by capping GHG concentrations.

With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. However, there is currently no statewide adopted threshold for GHG emissions. Although the SCAQMD has adopted an interim significance threshold for GHG emissions, it applies only to those industrial (stationary source) projects where the SCAQMD is the lead agency.

Further analysis will be provided in the project specific EIR in reference to a project-specific Air Quality Study.

Cumulative Impacts: To be determined in the EIR.
Mitigation Measures: To be determined in the EIR.

- b) Conflict with an applicable plan. Policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

California’s Global Warming Solutions Act of 2006 (AB32) required the CARB to establish a greenhouse gas (GHG) emissions cap for the year 2020 and adopt mandatory reporting rules for significant sources of GHG. The SCAQMD adopted an interim GHG significance threshold for stationary/industrial sources on December 5, 2008 which applies to projects where the SCAQMD is the lead agency. The proposed annexation is not anticipated to conflict with the plan and policies established under Assembly Bill 32, Senate Bill 375 or Senate Bill 97.

Further analysis will be provided in the project specific EIR in reference to a project-specific Air Quality Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

VIII. 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?

Discussion:

Based on information contained within the EnviroStor database, maintained by the Department of Toxic Substance Control (DTSC), the project site or surrounding properties are not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Residential development does not typically involve the transport, use or disposal of hazardous materials. Any hazardous materials that may be present are usually associated with landscaping and building maintenance. However, because these products occur only in small quantities, they would not typically pose a threat to the project or surroundings. Temporary impacts may occur during construction activities; however industry regulations are expected to mitigate any associated risks. Less than significant impacts are expected, further discussion will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- 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?

Discussion:

As noted previously, hazardous materials are not typically present in large quantities on residential

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projects. Therefore, accident conditions involving the release of hazardous materials are unlikely. The project is required to follow industry regulations related to use and storage of landscaping related chemicals.

An existing and leaking underground storage tank has been remediated. The extent of the remediation will be confirmed as part of the Draft EIR.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion:

There are no existing or proposed schools within one-quarter mile of the project.

No impacts are expected and no further analysis of this topic will be included in the EIR.

Cumulative Impacts: None

Mitigation Measures: None

- 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?

Discussion:

The project site is not located on a hazardous materials site.

No impacts are expected. No further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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?
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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The project is located approximately one half mile from the Palm Springs International Airport. The Palm Springs International Airport is located in the southeastern portion of the city surrounded by mostly industrial, commercial, and limited residential development. The Riverside County Airport Land Use Compatibility Plan designates the property as occupying two different compatibility zones. The northern portion of the property is designated as Zone C, and the southern portion is designated as Zone D. The maximum density allowable in Zone C is 3.0 to 15.0 d/u per acre and will be determined at the discretion of the City of Palm Springs. Densities allowable within Zone D are dependent upon densities of existing residential developments within the vicinity. The project is expected to comply with the standards set forth within the Riverside County Airport Land Use Compatibility Plan.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
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| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion:

The project is not within the vicinity of a private airstrip.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- | | | | | |
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| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Discussion:

The proposed Project is not expected to impair implementation of or physically interfere with the City's

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adopted emergency response plan or evacuation plan. The project will be conditioned to adhere to the provisions of the local emergency plan and the California Emergency Services Act. Project design will be reviewed by the City Fire Department.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

The project is in a developed area that is not adjacent to or intermixed with wildlands.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

Discussion:

Project construction will require compliance with the National Pollution Discharge Elimination System (NPDES) as well as the South Coast Air Quality Management District's regulations. Compliance with adopted procedures for grading and erosion will mitigate any impacts associated with grading and water quality. Throughout all construction activities, the developer shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and a Fugitive Dust (PM10) Management Plan. Construction site Best Management Practices (BMPs) are implemented to prevent any contamination of water that could occur as a result of construction activities of the proposed project.

To address post-construction urban runoff and stormwater quality, the project will be required to comply in perpetuity with a Project-Specific Water Quality Management Plan (WQMP). The WQMP will include a strategy of site design, source control and treatment control BMPs, to ensure that any runoff from the project does not contribute pollutants of concern to the proximate receiving waters, including the White Water River and Coachella Valley Stormwater Channel. Any stormwater retention will be conducted according to regulatory requirements.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Hydrology Report.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- 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)?
-

Discussion:

The Desert Water Agency is the primary domestic water supplier for the City of Palm Springs and the project. The development will result in a use of water resources greater than the existing fallow condition. The previous golf course project utilized on-site wells for irrigation which remain on the property. Project design will require the implementation of defined water conservation measures as well as review and approval of water improvement plans.

The project site does not presently host any groundwater recharge facilities. Furthermore, the project does not propose to disturb any area within the Whitewater River Flood Plain that could alter natural, in-river recharge patterns.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
-

Discussion:

The developable portion of site contains no streams or rivers; the portion of the property that is located in the wash will include no development and will continue to be separated from the developed project by the existing flood control levee. Therefore no impacts related to the alteration of these features would

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur. Short-term construction activities have the potential to impact surface water quality as the result of minor soil erosion (during grading and soil stockpiling), subsequent siltation, and conveyance of other pollutants into local storm drains during the project construction phase. However, those potential impacts will be reduced through the implementation of a Storm Water Pollution Prevention Plan (SWPPP), which will include erosion control and pollution prevention measures during the project's construction activities. Dust control and wind erosion measures will also be implemented as required via the City building/grading permitting process and pursuant to the applicable dust control regulations under the South Coast Air Quality Management District.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Hydrology Report.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- d) 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 result in flooding on- or off-site?

Discussion:

The project site is largely surrounded by development including residential neighborhoods and streets. There are no streams or rivers that cross the property. Site drainage will experience an incremental increase with the addition of impervious surfaces such as paved parking and roof areas. Standard engineering procedures currently in place require that a site specific hydrology report be prepared and that all proposed grading and storm drain plans be submitted to the City for review and approval prior to the issuance of a grading permit. Any stormwater discharge will be required to process approval through agencies holding jurisdiction over the discharge area.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Hydrology Report.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- e) 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?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

As discussed previously, in accordance with City and Regional Water Quality Control Board (RWQCB) Whitewater River Region requirements, the increase in onsite runoff resulting from development will be controlled as outlined in the stormwater drainage system design and project specific Water Quality Management Plan. Standard engineering procedures currently in place require that all final grading and hydrology plans be submitted to the City for review and approval prior to the issuance of a grading permit. With the implementation of water quality BMPs, residential uses proposed for the site are not expected to create substantial additional sources of polluted runoff.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Hydrology Report.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion:

The developable portion of the site is not located within a 100-year flood hazard area as mapped on a Federal Hazard Boundary or Flood Insurance Rate Map (see FIRM No. 06065C1557G). A Remainder parcel under project ownership is located within FEMA Zone AE, this parcel will remain undeveloped. Therefore, no housing would be placed within a mapped 100-year flood hazard area.

No impacts are expected, No further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Discussion:

As noted above, the developable portion of the project site is not located within a 100-year flood hazard area (FIRM No. 06065C1557G). Consequently, it is not expected to introduce any new above ground features that would impede or redirect 100-year flood flows and no impacts would occur.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The existing project site is currently vacant and isolated from surrounding development. The project property is unique in that it surrounds two existing developments, including a mobile home park, and a condominium/single family residential development. These developments are not a part of and will not be altered in anyway by the proposed project. Therefore, development of the project is not expected to divide an established community.

Less than significant impacts are expected. Further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The existing City General Plan Land Use is “Open Space/Parks & Recreation” (OS-P/R) established for the golf course that formerly occupied the site. The proposed Project includes a General Plan Amendment (GPA) to “Very Low Density Residential” (VLDR) over the proposed residential areas that would remove any land use inconsistency. The proposed public park would remain OS-P/R. With approval of the proposed GPA, the project will be in compliance with the City’s General Plan Land Use.

According to the City of Palm Springs Zoning Map, the property is zoned “Open Land”, including “O” over the northern subarea and “O5” over the southern subarea. The project proposes to replace these Open Land Zones with a Planned Development District (PD) to allow low density residential development.

City review of the project will result in conditions of approval ensuring that the project is compatible with the area and complies with all applicable City and agency design standards. Therefore, for the reasons stated above, the project would be consistent with applicable City plans, policies and regulations.

Accordingly, the Project is not expected to conflict with any applicable land use plan, policy or regulation and impacts related to this topic would be considered less than significant. Further analysis will be provided in the project specific EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project is subject to the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP), a regional plan which outlines policies for conservation of habitats and natural communities throughout the Coachella Valley. However, the project lies outside any designated Conservation Area and creates a 200’ wide lot (containing the flood control levee) that buffers the Project from the adjacent CVMSHCP “Whitewater River Floodplain” Conservation Area. The project proposes no construction within this parcel. There are no protected biological resources on the property as recognized by CVMSHCP, City General Plan EIR, or the project specific Biological Assessment.

On October 2, 2008, a development impact fee was established that required new development projects to pay for implementation of the CVMSHCP and support the acquisition of conservation lands. Additionally, the CVMSHCP established requirements for projects that abut conservation areas. The project is expected to comply with all required plan provisions and pay required impact fees to achieve consistency with the CVMSHCP.

Accordingly, the Project is not expected to conflict with any applicable conservation plan and no impacts are expected. Further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

According to the City of Palm Springs General Plan, the project property is located within an area designated as MRZ-3 (areas where adequate information indicates no significant aggregate deposits are present) with a small portion designated as MRZ-2 (areas where adequate information indicates significant aggregate deposits are present). However, the presence of residences and conservation areas within the vicinity of the project site render mining of aggregate deposits infeasible in the area.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative Impacts: None
Mitigation Measures: None

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The property is not located within a locally important mineral resource recovery site.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None
Mitigation Measures: None

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project site was previously used as a golf course. No structures or dwellings are currently present on the project site. Surrounding land uses include residential uses and conservation land. The nearest freeway is Interstate 10 located approximately 1.5 miles to the northeast and the nearest Highway is State Highway 111 (Vista Chino Drive) located .5 miles to the south.

The City of Palm Springs General Plan Environmental Impact Report addresses noise impacts within city limits. The project is not located within a CNEL Noise Contour Level established by the City of Palm Springs General Plan EIR. The City of Palm Springs General Plan Environmental Impact Report conducted noise level studies along major roads within the city. Distances to measured noise levels are listed below:

Measurements apply to Gene Autry Trail between Highway 111 and Interstate 10. Measurements denote the distance from street centerline to noise threshold level.

CNEL @ 50 Feet	Distance to 70 dBA CNEL	Distance to 65 dBA CNEL	Distance to 60 dBA CNEL
76.4 dBA	134 Feet	288 Feet	621 Feet

The project is located approximately 1,500 feet west of Gene Autry Trail, the project Noise Study

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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included in the project specific EIR will provide further analysis.

The project is located approximately one half mile from the Palm Springs Airport. The Palm Springs International Airport is located in the eastern portion of the city surrounded by mostly industrial, commercial, and limited residential development. The City of Palm Springs considers residential development acceptable within the Airport vicinity if residential areas do not extend into the 62 CNEL Noise Contour. The project site is not located within any noise contour attributed to the Palm Springs Airport. Furthermore, the Palm Springs Airport Land Use Plan does not identify the project as being within its planning area.

Construction noise is of short-term duration and will not present significant long-term impacts on the project site or the surrounding area. Furthermore, construction activities on-site shall take place only during the permitted hours established in Section 8.04.220 in the City of Palm Springs Municipal Code.

Monday through Friday: 7:00 a.m. through 7:00 p.m.

Saturday: 8:00 a.m. through 5:00 p.m.

Sunday: Not permitted

Thanksgiving Day, Christmas Day, New Year Day, July 4th, Labor Day and Memorial Day:

Not permitted

Further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

Groundborne vibration can be described as perceptible rumbling, movement, shaking or rattling of structures and items within a structure. Groundborne vibration can create difficulty for residential activities such as reading or other tasks by neighboring residences. In more extreme instances, it can cause structural damage and disruption of household items. Although groundborne vibration is sometimes perceptible in an outdoor environment, it is more commonly noticed inside a building. Groundborne vibration can be measured in terms of amplitude and frequency or vibration decibels (VdB). Trains, buses, large trucks and construction activities that include pile driving, blasting, earth moving and heavy vehicle operation can result in vibration. Additional factors that influence the disturbance of groundborne vibration include distance to source, foundation materials, soil and surface types.

These effects have the greatest potential to occur temporarily, in a localized area, during construction when heavy machinery, equipment and vehicles are in use. However, best practices in construction management would likely minimize the use of such equipment near residential areas to the best practicable extent, resulting in less than significant impacts. After construction and during operation, the

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

proposed multi-family residential development would not typically involve activities that would be expected to generate vibration.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

The proposed development will involve single residential development. The noise characteristics of residential development include intermittent noise increases during landscape maintenance, building maintenance, trash pick-up, heating ventilation and air conditioning unit operation, deliveries, parking lot activities (engine noise and car door slamming) and pool area activity noise. Both public and private park areas are proposed by the project which will provide passive recreation opportunities to residents of the project and the surrounding area. These uses are not anticipated to create a substantial permanent increase in ambient noise levels in the project vicinity above those existing without the project.

No significant increase in noise is expected, further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion:

As discussed previously, future development will produce a temporary increase in ambient noise levels during construction activities. With implementation of the mitigation measures provided in the project specific EIR, the project is anticipated to result in short-term construction impacts that are less than significant.

Further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 expose people residing or working in the project area to excessive noise levels?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The project is located approximately one half mile from the Palm Springs Airport. The Palm Springs International Airport is located in the eastern portion of the city surrounded by mostly industrial, commercial, and limited residential development. The City of Palm Springs considers residential development acceptable within the Airport vicinity if residential areas do not extend into the 62 CNEL Noise Contour. The project site is not located within any noise contour attributed to the Palm Springs Airport. Furthermore, the Palm Springs Airport Land Use Plan does not identify the project as being within its planning area.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

The project is not located within the vicinity of a private airstrip.

No impacts are expected, no further analysis will be provided in the project specific EIR in reference to a project specific Noise Study.

Cumulative Impacts: None

Mitigation Measures: None

XIII. 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)?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

The project would redevelop a previous golf course site surrounded by existing residential development. Therefore, the project would not induce population growth in a new area, nor would it would involve demolition of existing structures to decrease the City’s housing stock. The proposed project would provide 440 new dwelling units consisting of 303 detached single family residences and 137 single-story cluster residences. Through applying the city’s current average household size of 1.93, it is determined that the project would provide housing for approximately 851 residents at project build out. The project has the potential to increase the city’s population by 2% from 44,552 to 45,430.

Less than significant impacts are anticipated, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion:

The proposed project will involve no demolition activities of existing structures or residences. Therefore, no replacement housing will be required.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion:

The proposed project will involve no demolition activities of existing structures or residences. Therefore, no replacement housing will be required.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Discussion:

The proposed development will increase the demand for fire protection services in the area. Fire services for the City are provided by the Palm Springs Fire Department. According to the Department’s web site, the Palm Springs Fire Department has four stations and a total of 56 full-time personnel. The nearest station to the project site is Station No. 443, located on 590 East Racquet Club Road. According to the City General Plan, this station serves the northern portions of the City. Moreover, 2 firefighters, and 3 fire engines are assigned to the station 24 hours a day. Additional equipment and staff are assigned as needed.

Additionally, the proposed site plans shall be reviewed and approved by the Fire Department prior to approval of project. Future development shall implement the following conditions:

- The project will be required to provide on-site fire hydrants as well as adequate emergency access to the project and to the individual residences.
- Project site plans shall be reviewed and approved by the Fire Department prior to approval of project.
- The project will comply with Uniform Fire Code, Uniform Building Code and other applicable state and national code provisions regarding building construction, including fire sprinklers.
- The developer shall pay any additional required fees for fire protection services for the development.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

Police protection?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

Police services are provided by the Palm Springs Police Department. The City of Palm Springs Police Department is located at 200 South Civic Drive in Palm Springs, approximately 2.75 miles from the subject property. According to the Police Department’s web site, the Palm Springs Police Department employs approximately 93 sworn officers and 59 unsworn employees, totaling 152 authorized positions.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The proposed project lies within the Palm Springs Unified School District (PSUSD). The nearest public elementary school to the project is Vista Del Monte Elementary School, on 2744 North Via Miraleste. Raymond Cree Middle School, located on 1011 E Vista Chino, is the nearest secondary education facility. Palm Springs High School is located on 2401 E Baristo Rd, approximately 3 miles south of the project site.

The proposed development would result in a maximum of 440 units. The current required developer fee for residential development is \$3.20 per square foot of residential development and is paid to the Palm Springs Unified School District at issuance of building permits. Payment of this fee would mitigate school impacts.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

The project proposes a public park of 5 acres +/- at the southeast corner of the property with access from Whitewater Club Drive extended. This park will be planned in conjunction with the City Parks and Recreation staff and could serve as a trailhead to the planned CVLink multi-purpose trail slated to be located along the adjacent levee. Passive uses are anticipated. Additionally, a private park is proposed within the residential development. A system of pedestrian/golf-cart paths will be provided for existing surrounding residents for access to the public park and CVLink.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

Future development is not expected to contribute to an increased need for any public services beyond those discussed in this section.

No impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion:

As previously mentioned, the project proposes a public park of 5 acres +/- at the southeast corner of the property with access from Whitewater Club Drive extended. This park will be planned in conjunction with the City Parks and Recreation staff and could serve as a trailhead to the planned CV Link multi-purpose trail slated to be located along the adjacent levee. Passive uses are anticipated. Additionally, a private park is proposed within the residential development. A system of pedestrian/golf-cart paths will be provided for existing surrounding residents for access to the public park and CV Link.

The proposed project is anticipated to provide for its own recreational needs as well as complying with any applicable City fee requirements.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

Future development will include construction of on-site recreational facilities including a community open space and a park, both of which would enhance the quality of life for project residents. These features will be constructed as part of site development and their construction and operation are not expected to generate any adverse effects on the environment. Maintenance of turf areas would be conducted by professionals to ensure that use of chemicals is conducted according to industry safety standards.

Less than significant impacts are anticipated, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system(i.e., result in a substantial increase in the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|

Discussion:

The proposed development is expected to result in an increase in the use of local circulation system compared to the current undeveloped condition. There are no Transportation System Management plans in effect in the project area. The project would be required to provide the necessary improvements to ensure that the project complies with the applicable plans, ordinances and policies pertaining to circulation.

Potential project impacts will be further analyzed in the EIR in reference to a project-specific Traffic Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or Highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The Riverside County Transportation Commission (RCTC) is the appointed county congestion management agency for the County of Riverside. The 2011 Congestion Management Program (CMP) is

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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set forth to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

In coordination with the Congestion Management Program (CMP), the Coachella Valley Association of Governments (CVAG) has implemented a valley-wide traffic monitoring program. Traffic count information obtained in CVAG's 2011 Traffic Census Report in conjunction with the CMP data indicates that there are no deficiencies near the project. Project implementation is not anticipated to conflict with the implementation or performance of the regional CMP.

Less than significant impacts are anticipated. Potential project impacts will be further analyzed in the EIR in reference to a project-specific Traffic Study.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed project is not of such a size or nature to cause noticeable changes in air traffic levels, patterns or a change in traffic location. The project is not located within the Palm Springs International Airport Planning Area. The Riverside County Airport Land Use Compatibility Plan designates the property as occupying two different compatibility zones. The northern portion of the property and surrounding development is designated as Zone C, and the southern portion is designated as Zone D. The maximum density allowable in Zone C is 3.0 to 15.0 d/u per acre and will be determined at the discretion of the City of Palm Springs. Densities allowable within Zone D are dependent upon densities of existing residential developments within the vicinity. The project is expected to comply with the standards set forth within the Riverside County Airport Land Use Compatibility Plan.

Less than significant impacts are expected, no further analysis will be provided in the project specific EIR.

Cumulative Impacts: None

Mitigation Measures: None

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Discussion:

The project site plan has been designed according to City standards. It provides a private internal circulation system without sharp curves or dangerous intersections that is subject to review and approval by the City Traffic Engineer during standard City review processes. The project entry consists of a single access to each portion of the site. The northern portion is provided access on San Rafael Drive, while the southern portion is provided access on Whitewater Club Drive. Automobiles would be the primary vehicle type generated by the project. Consequently, the project design will not substantially increase vehicular hazards.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- e) Result in inadequate emergency access?

Discussion:

The project would be reviewed by the Palm Springs Fire and Police Departments as a standard part of the City’s review process. Access points and gates will comply with emergency access requirements relating to width, height and the provision of Knox Boxes. Review and approval of the site design by these agencies would indicate that there is no adverse impact related to emergency access.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- f) Result in inadequate parking capacity?

Discussion:

The project is designed to comply with City parking standards. No significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

The project is not expected to conflict with the adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities.

The Sunline Transit Agency operates public bus route along Vista Chino and Gene Autry Trail, approximately one-half mile south and east of the project. Bus stops are situated within 200 feet of the intersection at Gene Autry Trail and Vista Chino. The use of local transit services by future project residents is expected to be a less than significant impact. The project proponent is expected to coordinate with this Transit Agency regarding public transit facilities.

The proposed project would improve pedestrian mobility by incorporating internal sidewalks and pedestrian walkways within the project site and by participating in the CVLink Alternative Transportation Project which is proposed to run along the Whitewater River Levee. These would be reviewed and constructed in conformance with City safety standards.

These and other improvements resulting from the project are expected to enhance, rather than obstruct or conflict with, the City’s established goals on bicycle transportation or with any existing facilities. Less than significant impacts are anticipated. Further discussion shall be included in the EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion:

The project proposes residential construction and would be connected to the public sewer system. The City of Palm Springs operates 8” Sewer mains in Farrell Drive, Verona Road, East View Road, and Sunrise Way. Wastewater is transported to Veolia North America’s treatment plant at 4375 E. Mesquite Drive. This facility is a 10.9 mgd trickling-filter plant. Wastewater generated would be typical of other residential projects in Palm Springs. Therefore, it is not anticipated that the proposed project would exceed wastewater treatment requirements of the Regional Water Quality Control Board (Colorado River Basin Region).

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The project developer is exploring different alternatives to serve drinking water to the project. Existing private wells may be used to provide drinking water to future residents via a mutual water district. These wells were once used to irrigate the golf course formerly present upon the property. Feasibility of using these wells as a domestic water source has yet to be determined. DWA also operates an 18” water main beneath Farrell Drive and the City operates 8” Sewer mains in Farrell Drive, Verona Road, East View Road, and Sunrise Way.

The project will contribute incrementally to the demand on these utilities but urban development of the area is anticipated by the City’s General Plan and the respective utility master plans. There are no known capacity issues with either system that would require expansion of existing sewer or water facility.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The City of Palm Springs and the Riverside County Flood Control District are responsible for the management of regional drainage in the area, including streams, tributaries, and areas that experience significant sheet flow flooding. Both entities are authorized to conduct flood control planning and construction of drainage improvements. The City of Palm Springs conducts flood control in accordance with its Master Drainage Plan. The city’s proposed Master Drainage Plan Line 3 crosses the property along the easterly extension of San Rafael Drive. The line collects flows from its tributary area and discharges into the Whitewater River adjacent to the project site. The project proposes to retain stormwater flows onsite within two retention basins.

Therefore, less than significant impacts are expected. Further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

The project developer is exploring different alternatives to serve drinking water to the project. Existing private wells may be used to provide drinking water to future residents via a mutual water district. These wells were once used to irrigate the golf course formerly present upon the property. Feasibility of using these wells as a domestic water source has yet to be determined. DWA also operates an 18” water main beneath Farrell Drive which would be able to serve the project.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion:

As discussed previously, the project will receive sanitary sewer service from the City of Palm Springs. The City operates 8” Sewer mains in Farrell Drive, Verona Road, East View Road, and Sunrise Way. Wastewater is transported to Veolia North America’s treatment plant at 4375 E. Mesquite Drive. This facility is a 10.9 mgd trickling-filter plant. There are currently no known capacity issues; however, sewer facilities necessary to serve this development would be identified by the City and included as conditions of approval. Sewer connection fees and other facility fees would be collected to aid in financing any needed capacity solutions. Therefore, it is expected that the proposed project could be served by City in addition to its other existing commitments.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion:

Solid waste disposal and recycling services for the City of Palm Springs are provided by Palm Springs Disposal Services. Residential waste collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from the Edom Hill Transfer Station is currently transported to the Lambs Canyon Landfill. The Lambs Canyon Landfill is permitted by the California Department of Resources Recycling and Recovery to accept 5,000 tpd of solid waste. The Lambs Canyon Landfill has a permitted total capacity of 33,041,000 cubic yards with an estimated permitted closure date of April, 2021.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion:

The City of Palm Springs has a franchise agreement with Palm Springs Disposal Services to serve the solid waste disposal needs of the City, including this project. All solid waste activities are carried out in compliance with the State, Federal and local statutes regulating solid waste. The project is not anticipated to hinder or impede future compliance.

Temporary construction activities are also regulated by federal, state and local statutes and are expected to abide by these requirements.

Less than significant impacts are expected, further analysis will be provided in the project specific EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- 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?

Potentially
Significant
Impact

Less Than
Significant with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

Discussion:

Based upon the information provided within this Initial Study, approval and implementation of the project will not substantially degrade the quality of the environment including biological, cultural or historical resources.

Cumulative Impacts: None

Mitigation Measures: None

- 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)?

Discussion:

Based upon the information provided within this Initial Study, cumulative impacts related to the project will be analyzed in the project EIR.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

Based upon the information and findings provided in this Initial Study, an EIR will be generated to analyze the proposed project and its potential impacts related to air quality, biological resources, cultural resources, hydrology and water quality, noise, utilities and service systems, and transportation/traffic.

Cumulative Impacts: To be determined in the EIR.

Mitigation Measures: To be determined in the EIR.