



Garnet Properties Initial Study/Mitigated Negative Declaration Addendum

Lead Agency

City of Palm Springs
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Palm Springs, CA 92262

Prepared by



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I. INTRODUCTION AND PROJECT BACKGROUND

A. Introduction

On July 11, 2018, the City of Palm Springs Planning Commission adopted a Mitigated Negative Declaration (MND) for the Garnet Properties Cannabis Facility project. The proposal consisted of the construction of four single story buildings (building 1, 2, 3, and 4) totaling 63,650 square feet. Since then, the project has undergone minor modifications. This Addendum addresses modifications to the project site plan, in accordance with the California Environmental Quality Act (CEQA).

In this document, Section I provides the detailed description of the City of Palm Springs' procedure and environmental review process under the California Environmental Quality Act (CEQA). Section II describes proposed Project Amendments. Section III describes the potential environmental impacts of the proposed amendments to the project.

B. Project Location

The project site is located north of Garnet Avenue, south of the Interstate 10 (I-10) freeway, and west of the Indian Canyon Drive off-ramp in the City of Palm Springs, Riverside County (Exhibit 1, 2, and 3).

C. Summary of Original Project Description

The previous project proposed development of a cannabis operations center and a dispensary facility on approximately 4.73 acres in the City of Palm Springs. The project site was vacant and undeveloped land bordered by the I-10 on the north, an industrial building on the west, Garnet Avenue on the south, and I-10 on and off-ramps (eastbound) on the east.

The project site consisted of eight parcels, identified as APN numbers: 666-430-001, -002, -003, -004, -005, -007, -009 and -012.

At build out, the project would consist of four single story buildings (building 1, 2, 3, and 4) totaling 63,650 square feet. Building 1 would total 13,650 square feet, and would include 10,000 square feet of operations and a 3,650 square foot dispensary. Buildings 2 and 3 would consist of 20,000 square feet each for operations and ancillary space, including flowering rooms, vegetation rooms, storage/warehouse space, trimming rooms, a dry rack and product room and break room. Building 4 would total 10,000 square feet, and would be used for cannabis operations, with the same ancillary spaces as Buildings 2 and 3.

The site would be developed in four phases each consisting of one building, and moving from west to east. All the proposed buildings would front on Garnet Avenue, with three entrances along Garnet Avenue. Each entrance would be monitored by security cameras. The project would provide 158 parking spaces at the site.

The proposed developed was consistent with the City's General Plan Land Use. However, a Conditional Use Permit (CUP) was required to allow the cannabis operations and associated dispensaries.

The project's onsite sewer system was subject to California Department of Public Health and Regional Water Quality Control Board permitting requirements.

D. Project Revisions

As noted above, the Initial Study/Mitigated Negative Declaration (IS/MND) for the Garnet Properties Cannabis Facility was adopted by the Palm Springs Planning Commission on July 11, 2018. Since adoption of the IS/MND under Resolution No. 6695, the Applicant has proposed minor project refinements (herein referenced as the "Revised Project") that would increase the proposed buildings height of all four buildings to 30 feet (an increase of about 6.4 feet). This will result in a second story on buildings 1, 2 and 3. Building 4 will remain single story, but with an increased height profile for consistency within the project area. The addition of the second floor will add an additional 39,950 square feet of space for the project which would increase the project's operational characteristics and will allow more cannabis operations space.

The proposed amendments will increase daily vehicles trips by 62 additional trips. Since adoption of the IS/MND in July 2018, existing conditions and environmental circumstances at and surrounding the project site have not substantially changed. The project site is still vacant, and the urbanized character of the surrounding area have remained similar to what was described in the IS/MND. As such, no new or increased impacts would occur as a result of changes in environmental circumstances, and no new mitigation measures are required.

E. Purpose of an Addendum

In accordance with State CEQA Guidelines Section 15164, an Addendum to an adopted Negative Declaration or Mitigated Negative Declaration is needed if minor technical changes or modifications to the proposed project occur. An addendum is appropriate only if these minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. Per CEQA Guidelines Section 15164[c], the Addendum need not be circulated for public review; however, an addendum is to be considered by the decision-making body prior to making a decision on the project (CEQA Guidelines §15164[d]).

This Addendum to the previously adopted IS/MND demonstrates that the environmental analysis, impacts, and mitigation requirements identified in the Initial Study/Mitigated Negative Declaration for the Garnet Properties Cannabis Facility (adopted on July 11, 2018) remain substantively unchanged despite minor project refinements described herein, and supports the finding that the proposed project does not raise any new issues and does not exceed the level of impacts identified in the previous IS/MND.

II. PROPOSED REVISED PROJECT

The proposed Revised Project will result in the development of a cannabis operations center and a dispensary to be located on 4.73 acres in the City of Palm Springs, California (Exhibit 1, 2, and 3). The subject site is currently undeveloped, disturbed open space, which is bordered by the I-10 on the north, an industrial building on the west, Garnet Avenue on the south, and I-10 on and off-ramps (eastbound) on the east (Exhibit 4).

The subject site consists of eight parcels, identified as APN numbers: 666-430-001, -002, -003, -004, -005, -007, -009 and -012.

At build out, the project will consist of four two story buildings (building 1, 2, 3, and 4) totaling 103,600 square feet, as shown in Table 1 below. Building 1 will total 24,560 square feet, and include a 3,650 square foot dispensary on the first floor and 17,260 square feet of cannabis operations area. Buildings 2 and 3 will consist of 34,520 square feet each for cultivation, operations and ancillary space, including flowering rooms, vegetation rooms, storage/warehouse space, trimming rooms, a dry rack and product room and break room. Building 4 will total 10,000 square feet, and will be used for cannabis operations, with the same ancillary spaces as Buildings 2 and 3.

Table 1			
Revised Project Square Footage			
Proposed Building Area (SF)	1st Floor (SF)	2nd Floor (SF)	Total (SF)
Building 1A	3,650 (Dispensary)	3,650 (Cannabis Operations)	7,300
Building 1B (Cannabis Operations)	10,000	7,260	17,260
Building 2A (Cannabis Operations)	10,000	7,260	17,260
Building 2B (Cannabis Operations)	10,000	7,260	17,260
Building 3A (Cannabis Operations)	10,000	7,260	17,260
Building 3B (Cannabis Operations)	10,000	7,260	17,260
Building 4 (Cannabis Operations)	10,000	-	10,000
Total Building Area (SF)	63,650	39,950	103,600
Total Access Roads, Hardscape, and Parking Area (SF)	-	-	87,352
Total Landscape Areas and Retention Basin	-	-	15,130

The project site will be accessed from the same three entrances located along Garnet Avenue identified in the original project, and all the proposed buildings will front on Garnet Avenue. Each entrance will be monitored by security cameras. The entire project site, including the three entrances, will be gated with a combination of block wall/ wrought iron fence set back twenty (20) feet from the front property line. Interior driveways will connect buildings 2, 3, and 4 within the project site. Building 1 is separated from other buildings due to the presence of a channel and seventeen (17) foot wide drainage easement on the east boundary of this parcel.

For the original project, 88 parking spaces were required, however, it included 70 more parking spaces than the City's Zoning Ordinance requirement. The Revised Project will provide 158 parking spaces, which is still higher than the City's Zoning Ordinance requirements by 28 parking spaces.

The subject site will be developed in four phases each consisting of one building, and moving from west to east (Exhibit 6).

The proposed site is currently zoned for Planned Research and Development Park (M-1P) which allows industrial development. A CUP will be required to allow for cannabis operations and associated dispensary, similar to the previous project.

The City will require, as a condition of approval, that full half-width improvements be constructed along the frontage of the property on Garnet Avenue. The site is configured to provide adequate parking and landscaping improvements per local development requirements.

CALIFORNIA

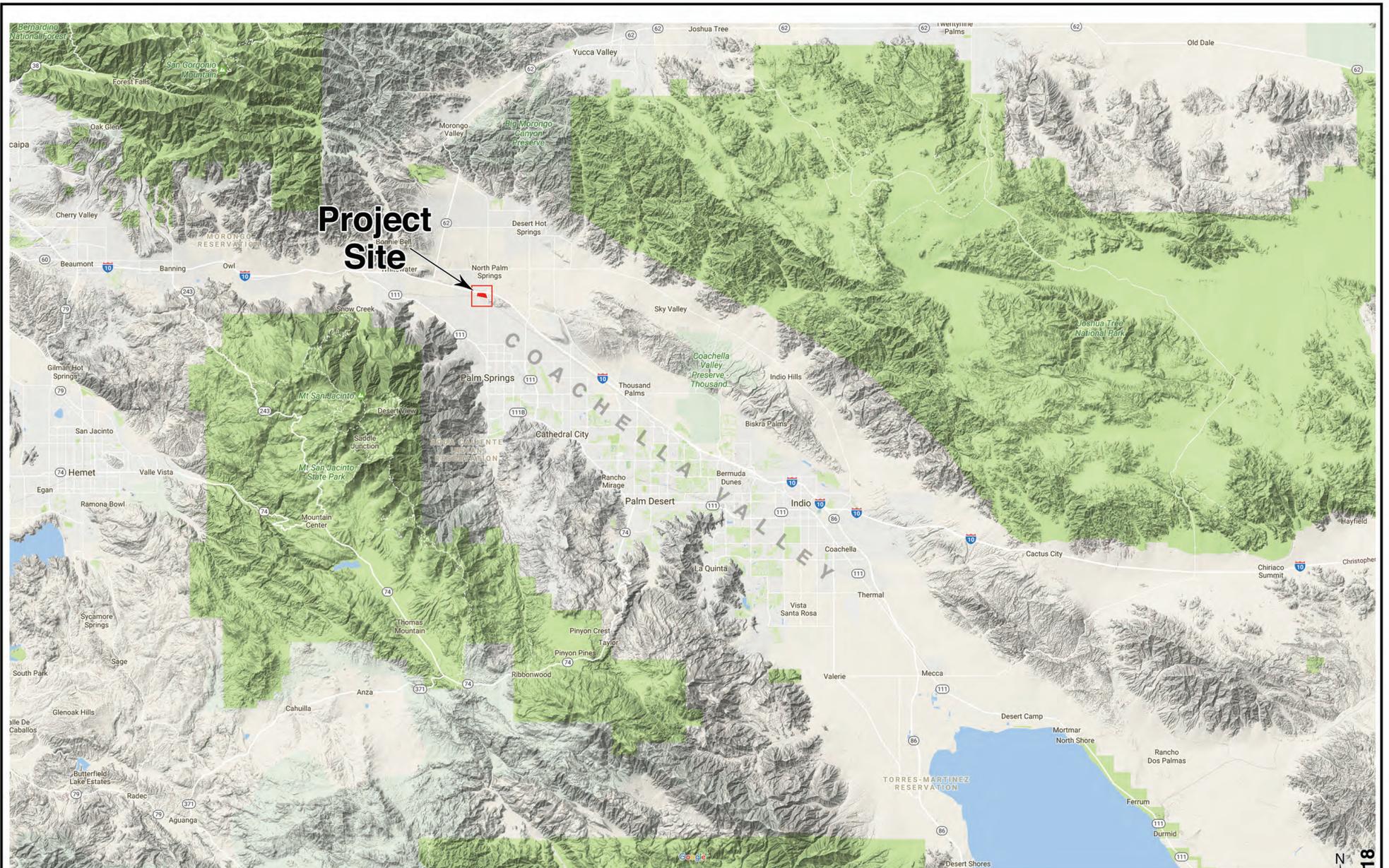
PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY





Source: Google Maps, 2017



10.24.18

**Garnet Properties Initial Study/
Mitigated Negative Declaration Addendum
Area Location Map
Palm Springs, California**



Exhibit

2



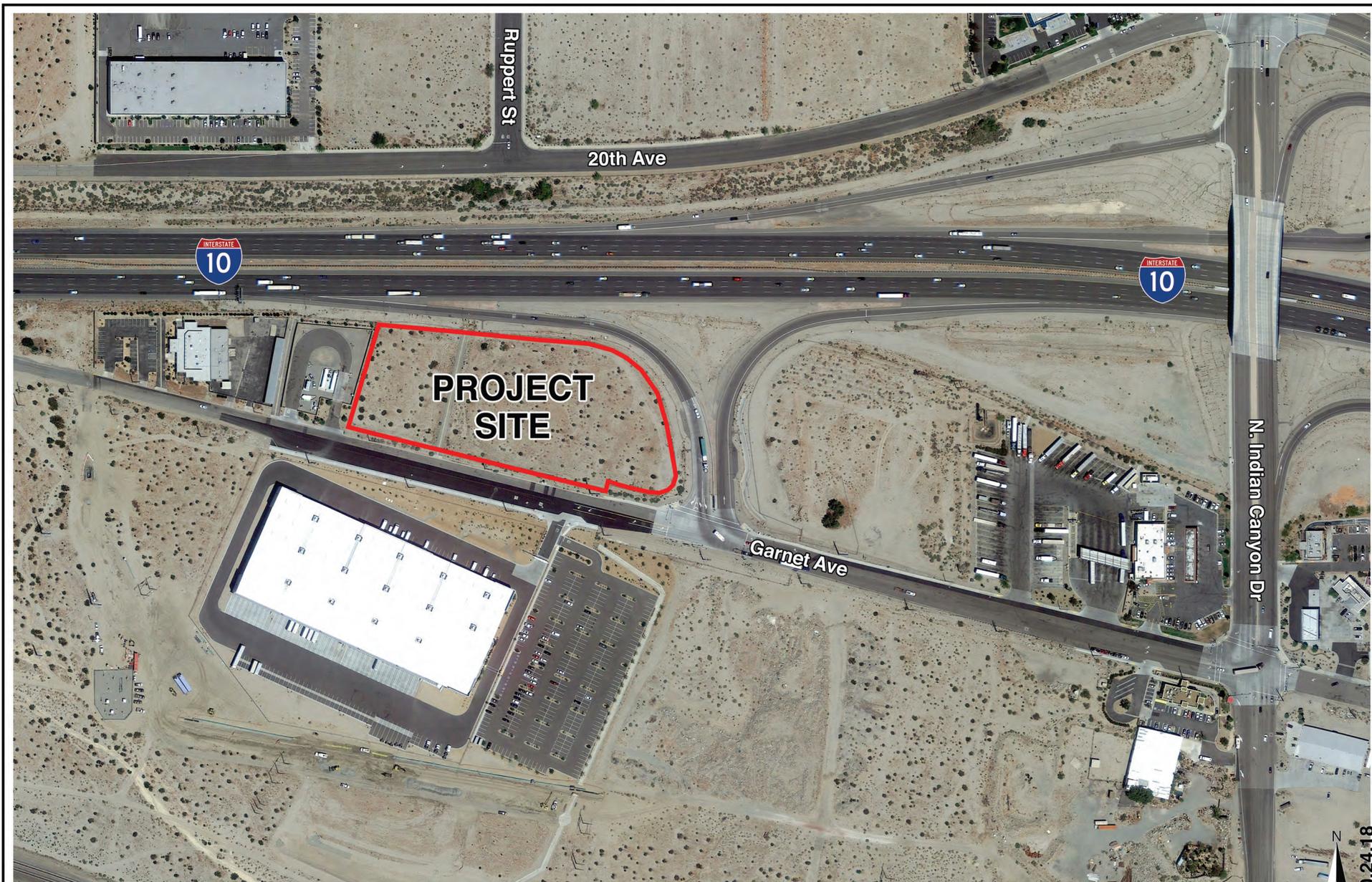
Source: Google Earth, 2018

**Garnet Properties Initial Study/
 Mitigated Negative Declaration Addendum
 Vicinity Map
 Palm Springs, California**

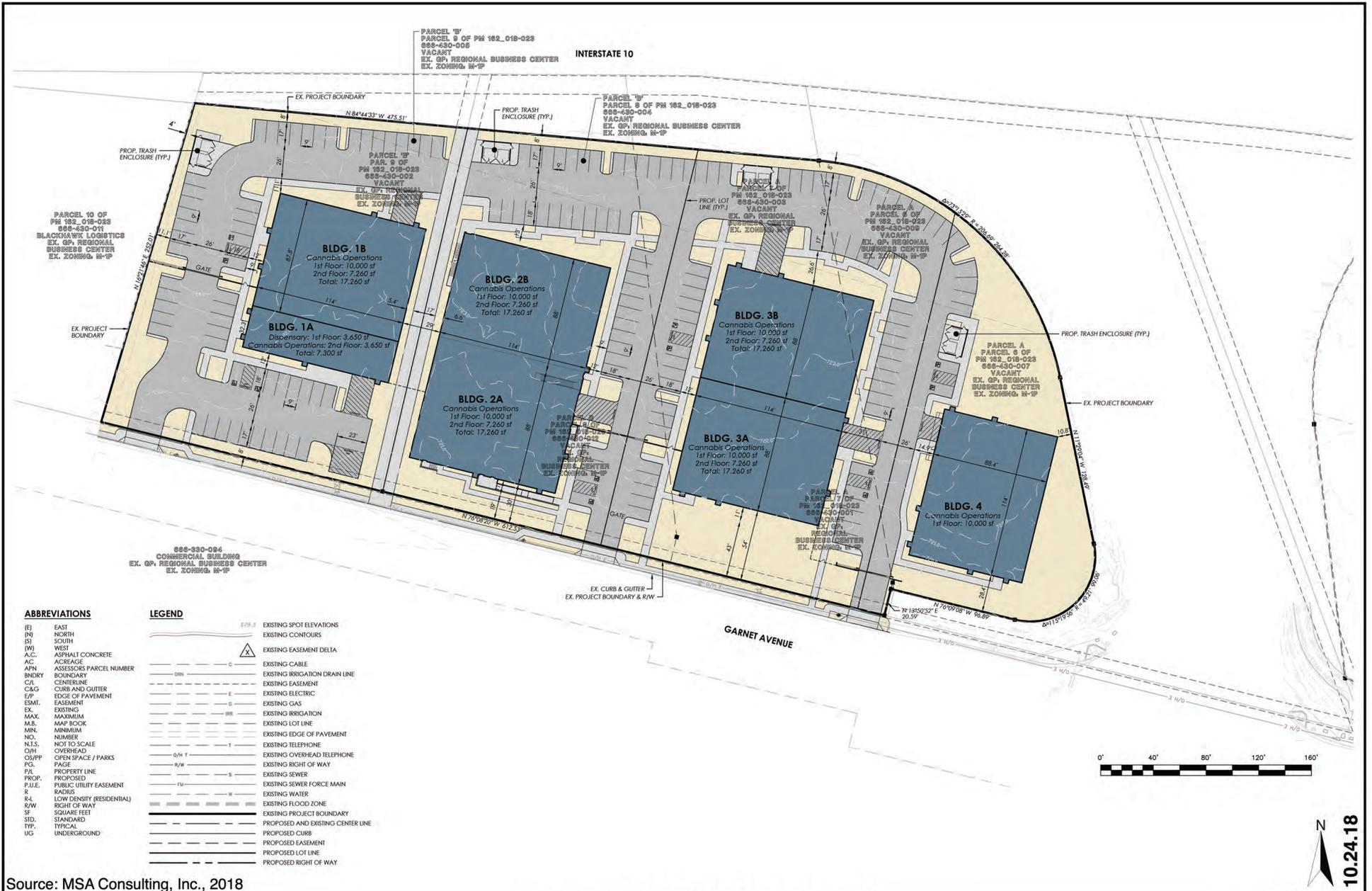


Exhibit

3



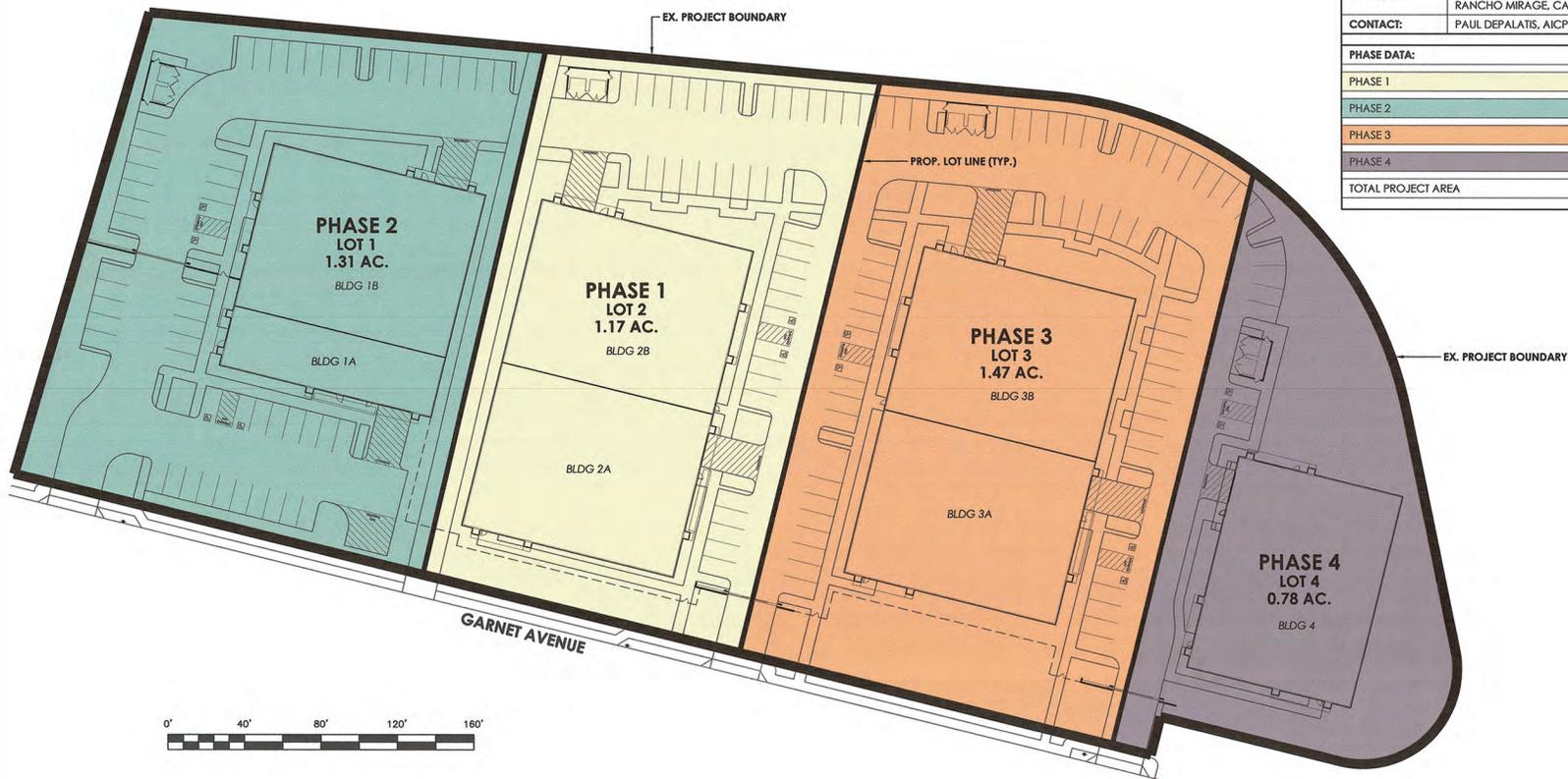
Source: Google Earth, 2018



Source: MSA Consulting, Inc., 2018

**Garnet Properties Initial Study/
 Mitigated Negative Declaration Addendum
 Project Site Plan
 Palm Springs, California**

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
PHASING PLAN		
EXHIBIT DATE: MARCH 26, 2018		
DATA TABLE		
LAND OWNER / APPLICANT:	GARNET PROPERTIES 2014, LLC.	
ADDRESS:	714 OCEANHILL DRIVE HUNTINGTON BEACH, CALIFORNIA 92648	
CONTACT:	MICHAEL FEIN	TELEPHONE: (714) 960-1000
EXHIBIT PREPARER:	MSA CONSULTING, INC.	
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270	
CONTACT:	PAUL DEPALATIS, AICP	TELEPHONE: (760) 320-9811
PHASE DATA:	SF	ACREAGE
PHASE 1	50,979 SF	1.17 AC.
PHASE 2	56,872 SF	1.31 AC.
PHASE 3	64,101 SF	1.47 AC.
PHASE 4	34,130 SF	0.78 AC.
TOTAL PROJECT AREA	206,082 SF	4.73 AC.



Source: MSA Consulting, Inc., 2018



**Garnet Properties Initial Study/
 Mitigated Negative Declaration Addendum
 Project Phasing Plan
 Palm Springs, California**



10.24.18

Exhibit

6

III. IMPACT ANALYSIS

A. Introduction

This Section describes the environmental impacts of the proposed Revised Project in the context of the approved Mitigated Negative Declaration. The order of discussion follows the environmental analysis categories that were analyzed in the IS/MND.

Each environmental issue area first describes the context and analysis considered in the IS/MND for that issue. This summary is followed by an analysis of the Revised Project, and a comparison of the impacts of the Revised Project to those identified in the IS/MND.

I. Aesthetics

Summary of Findings in the Previous IS/MND

Scenic Vistas

The IS/MND analyzed impacts of the 29.6 feet high buildings. It concluded that that future development of the site would consist of four one story industrial buildings which would result in blockage of views toward the north and south of the subject site for travelers on I-10 and Garnet Avenue. However, the IS/MND determined that these views are toward the I-10 and industrialized and commercialized portions of the area and generally include views of one-story warehouses and administration/business buildings and transportation/logistics storage space which do not constitute important views or scenic vistas (Exhibit 7). The IS/MND concluded that although there will be some impact from the proposed project on short-range views to the north and south, impacts to views of scenic vistas from surrounding properties will be less than significant.

Scenic Resources

The IS/MND identified that the project site is located in an area where special landscaping and setbacks are required to preserve the City's Local Scenic Roadway (I-10). In the IS/MND, the project was to be designed and constructed in accordance with the City's standards. Overall, less than significant impacts on scenic resources were disclosed in the IS/MND.

Existing Visual Character

The IS/MND determined that the project site is vacant and undeveloped, and located in an industrial area where the inclusion of view corridors and high quality architectural structures would improve the visual character of the site along I-10 and Garnet Avenue. Positive impacts of the previous project were characterized, and determined to be less than significant.

Light or Glare

The IS/MND analyzed potential short-term and long-term impacts with regard to light or glare and concluded that the ultimate development of industrial buildings on the site would generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during the day and night time. However, it would not require use of high intensity lighting.

The IS/MND also determined that glare would also be expected from building windows during the day and night time. However, the IS/MND determined that the lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment with little or no light escaping upward from the site. Less than significant impact was disclosed in the IS/MND.

Currently Proposed Project

Scenic Vistas

The proposed amendments will increase the height of all four buildings by approximately 6.4 feet, resulting in buildings that are two (as opposed to one) stories in height. As shown in Exhibit 8 and 9, two story building would be constructed at a slightly greater vertical scale than the originally approved project. However, the increased building height would not be overly apparent to passing travelers. Similar to the originally approved one-story buildings, two-story buildings would entail the introduction of tall, rectangular forms, straight horizontal and vertical lines, and warm tan colors to the project site. Therefore, the characteristics of two-story buildings would appear similar to passing viewers.

The project site is located along I-10, along which land is partially developed. Travelers on I-10 can easily view the surrounding mountains at wide distance. Intrusion of two-story buildings instead one-story buildings would still preserve views of the mid-range and tops of the mountains, and views to the San Jacinto Mountain Range would remain, as was the case in the previous project. Travelers on I-10 would have obstructed views of the base of the foothills of the San Jacinto Mountain Range to the west, which are currently unobstructed. However, views of the mid-slopes and peaks would remain visible. The impacts would be less than significant and consistent with the level of impact disclosed in the approved IS/MND.

Scenic Resources

Under the Revised Project, neither the location nor architectural style of the buildings would change or result in any new impact to the City's Local Scenic Roadway (I-10). As described above, the increase of 6± feet will not be significantly perceptible to travelers on I-10. The impacts would be less than significant and consistent with the level of impact disclosed in the approved IS/MND.

Existing Visual Character

The proposed amendments would result in the construction of buildings displaying a similar architectural style as the originally approved project. Although, the proposed two-story buildings would be similar with the surrounding buildings in the area, the proposed amendments would not adversely alter the visual character of the project site and

surroundings because the site is mainly surrounded by similar industrial and commercial developments. Inclusion of the second story would not be significant for the people working inside the surrounding buildings. The impacts would be less than significant, as previously disclosed in the approved IS/MND.

Light or Glare

The Revised Project would result in the development of two-story buildings instead of one-story buildings at the site, which would increase the height of the buildings by approximately 6.4 feet. Since the proposed amendments only include an extra story without significant change in the building's layout and material, window glass window panel size, and lighting plan, the light and glare impacts would be the same as what was previously analyzed, and remain less than significant.

Summary of Impacts

As described in the previous IS/MND, the Revised Project will result in the conversion of an undeveloped area to an industrial use, and change the existing visual character of the site to an urban environment. Although the impacts to scenic vistas, scenic resources, visual character, and light and glare will be marginally greater than those disclosed in the previous IS/MND, the impacts will remain less than significant for the Revised Project.

North



South



East



West



Source: Google Earth, 2018

10.24.18

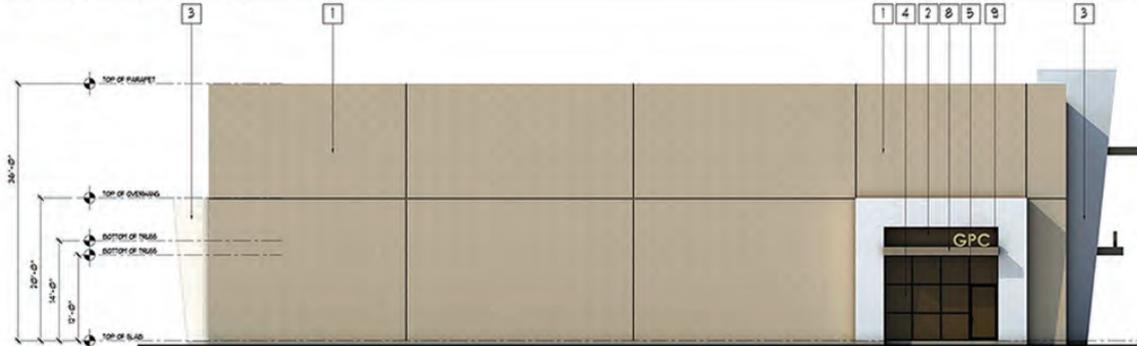
- EXTERIOR MATERIALS**
- 1 TILT-UP CONCRETE WALL - PAINTED
COLOR: 'EGG' - BROWN
 - 2 TILT-UP CONCRETE WALL - PAINTED
COLOR: 'EGG' - BROWN
 - 3 TERRAZZO - PAINTED STUCCO
COLOR: 'EGG' - BROWN
 - 4 WINDOW - GLAZING - PPG SOLARSHIELD
COLOR: SOLAR BRONZE
 - 5 CLEAR ANODIZED ALUMINUM FRAMES
COLOR: DARK BRONZE
 - 6 ROLL-UP DOORS / PAUL DOORS / METAL SCREEN FRAMES
PAINTED STEEL - COLOR: 'EGG' - BROWN
 - 7 CORRUGATED METAL ROOF SCREEN /
PATTERN METAL STAR SCREEN
PAINTED - GOLD
 - 8 CONCRETE TERRAZZO - PAINTED
COLOR: 'EGG' - BROWN
 - 9 FINISH
PAINTED - GOLD



BUILDING #1 - SOUTH ELEVATION



BUILDING #1 - NORTH ELEVATION



BUILDING #1 - WEST ELEVATION



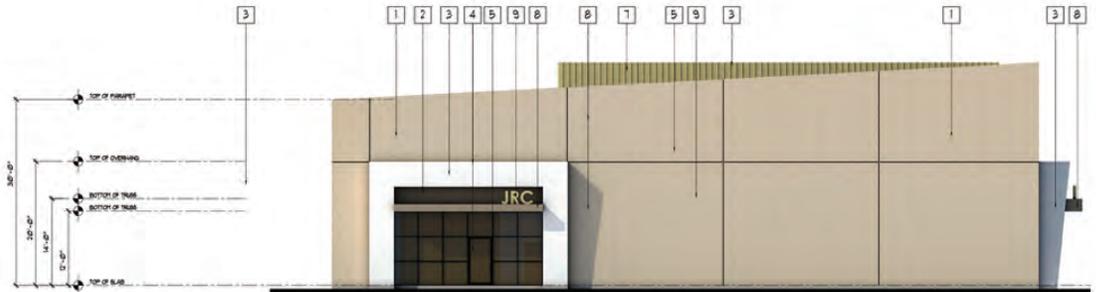
BUILDING #1 - EAST ELEVATION

Source: Cioffi Architects, 2018

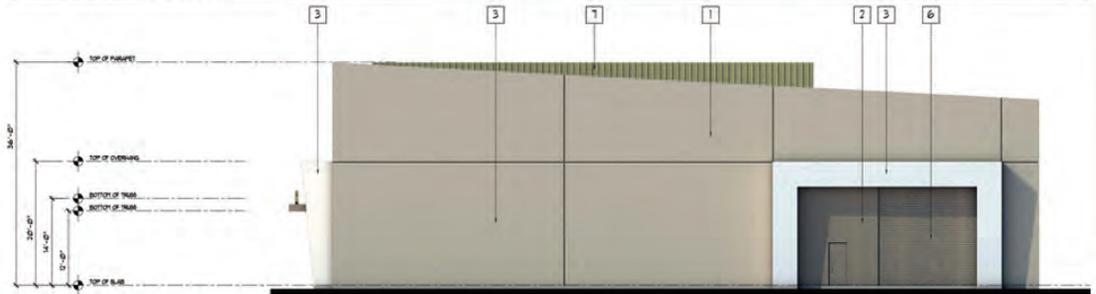


**Garnet Properties Initial Study/
Mitigated Negative Declaration Addendum
Building 1 Elevations
Palm Springs, California**

EXTERIOR MATERIALS	
1	TILT UP CONCRETE WALL - PAINTED COLOR: VESUVIUM - BRASS
2	TILT UP CONCRETE WALL - PAINTED COLOR: VESUVIUM - BRASS BEIGE
3	STYREFOAM - PAINTED BRUCO COLOR: VESUVIUM - BRASS
4	BRICKS - ALABAMA - 1975 SOLARSH COLOR: SOLAR BRICKS
5	CLEAR ANODIZED ALUMINUM FINISH COLOR: DARK BRONZE
6	ROLL UP DOORS / FAN DOORS / METAL SCREEN FINISH PAINTED FREE - COLOR: VESUVIUM - BRASS CHALK
7	COMBUSTIBLE METAL ROOF SCREEN / NON-COMBUSTIBLE STEEL SCREEN PAINTED - GOLD
8	CONCRETE STYREFOAM - PAINTED COLOR: VESUVIUM - BRASS BEIGE
9	BRICKS - PAINTED - GOLD



BUILDING #2 - SOUTH ELEVATION



BUILDING #2 - NORTH ELEVATION



BUILDING #2 - WEST ELEVATION

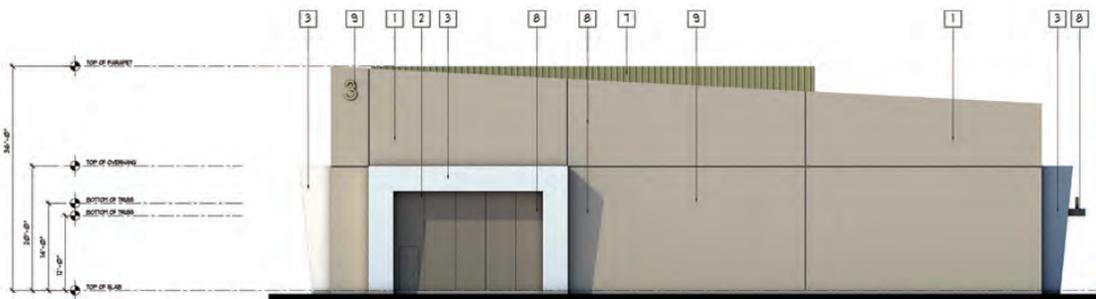


BUILDING #2 - EAST ELEVATION

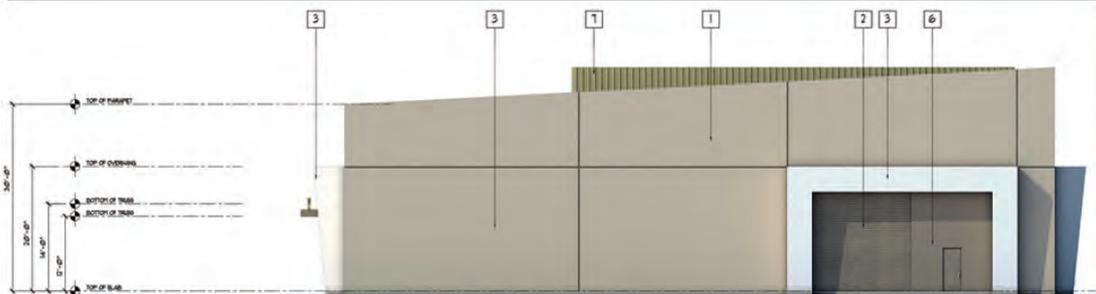
Source: Cioffi Architects, 2018



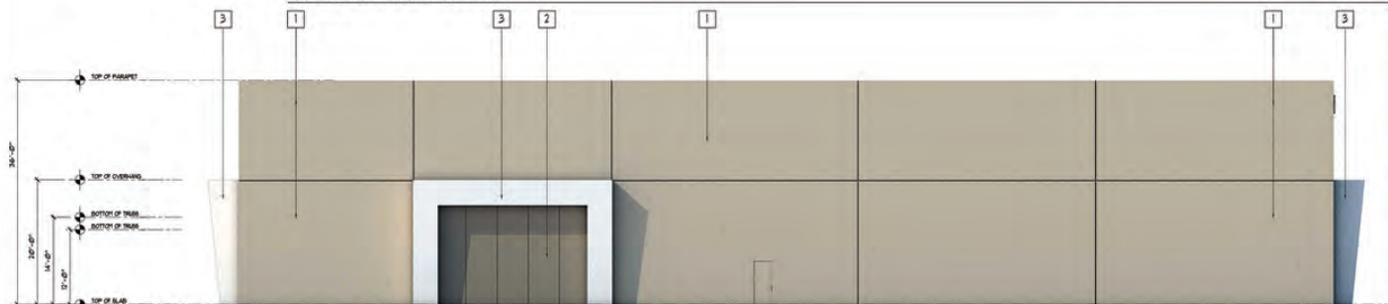
EXTERIOR MATERIALS	
1	TILT-UP CONCRETE WALL - PAINTED COLOR: CEMENT - SANDS
2	TILT-UP CONCRETE WALL - PAINTED COLOR: CEMENT - BRICK BEIGE
3	EYEBROWS - PAINTED WOOD COLOR: TONGUE & GROOVE
4	BRICKS - GLAZED - PFS SOLARSHIELD COLOR: SOLAR BRIDGE
5	GLASS BOARDS - ALUMINUM FRAMES COLOR: CLEAR GLASS
6	ROLL-UP DOORS / FAN DOORS / METAL SCREEN FRAMES PAINTED STEEL - COLOR: GREY - STONE CHECK
7	COMBRIGATED METAL ROOF SHEET / PATTERN METAL STEEL SCREEN PAINTED - GOLD
8	CONCRETE EYEBROWS - PAINTED COLOR: CEMENT - BRICK BEIGE
9	BRIDGE PAINTED - GOLD



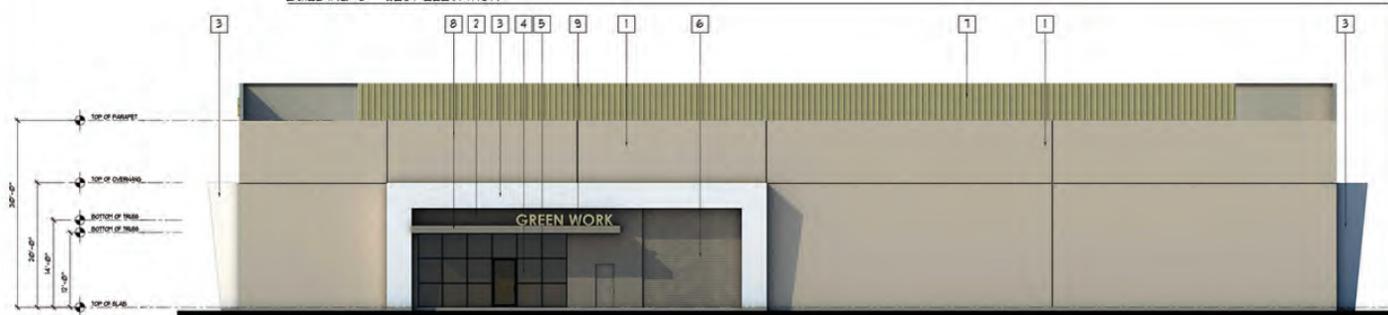
BUILDING #3 - SOUTH ELEVATION



BUILDING #3 - NORTH ELEVATION



BUILDING #3 - WEST ELEVATION



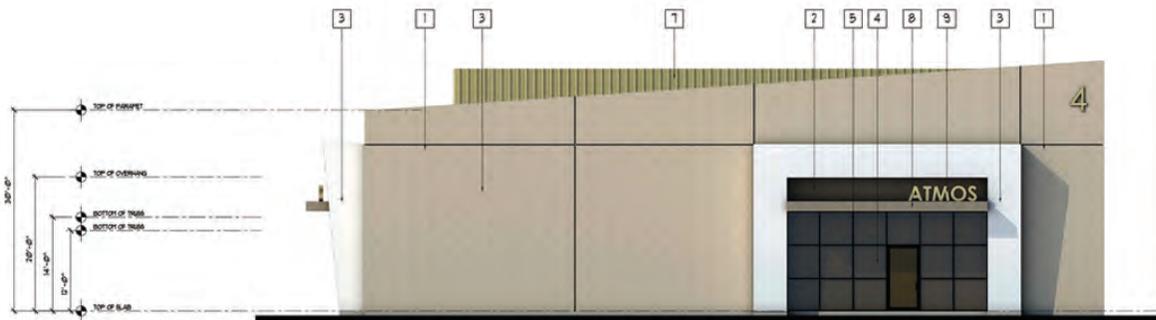
BUILDING #3 - EAST ELEVATION

Source: Cioffi Architects, 2018

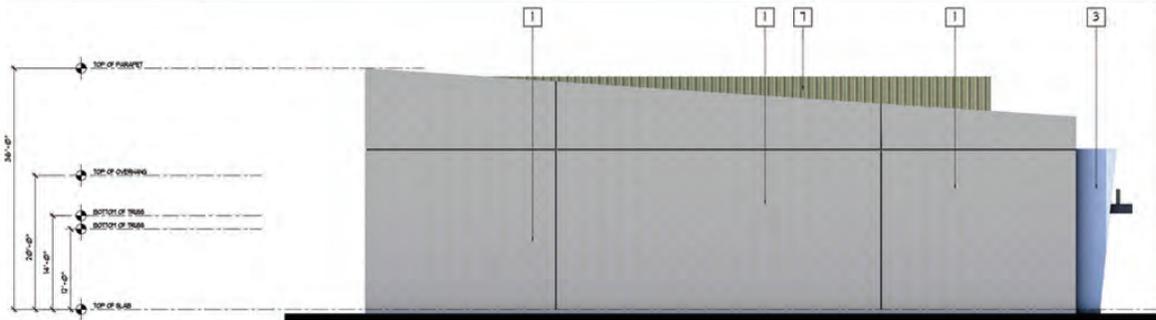


**Garnet Properties Initial Study/
Mitigated Negative Declaration Addendum
Building 3 Elevations
Palm Springs, California**

- EXTERIOR MATERIALS**
- 1 TILT-UP CONCRETE WALL - PAINTED
COLOR: DECOR - SANDRA
 - 2 TILT-UP CONCRETE WALL - PAINTED
COLOR: DECOR - BRON BEIGE
 - 3 EXTERIOR - PAINTED BRICK
COLOR: DECOR - SHIPER
 - 4 WINDOW GLAZING - PPG SOLARBAN
COLOR: SOLAR BRIDGE
 - 5 CLEAR ANODIZED ALUMINUM TRUSSES
COLOR: DARK BRONZE
 - 6 ROLL-UP DOORS / PAIR DOORS / METAL SCREEN TRUSSES
PAINTED STEEL - COLOR: DECOR - BONE CREAK
 - 7 CORRUGATED METAL ROOF SHEET /
PATTERN METAL SLUR BOARD
PAINTED - GOLD
 - 8 CONCRETE EXTERIOR - PAINTED
COLOR: DECOR - BRON BEIGE
 - 9 BRICK - PAINTED - GOLD



BUILDING #4 - SOUTH ELEVATION



BUILDING #4 - NORTH ELEVATION



BUILDING #4 - WEST ELEVATION



BUILDING #4 - EAST ELEVATION

Source: Cioffi Architects, 2018



**Garnet Properties Initial Study/
Mitigated Negative Declaration Addendum
Building 4 Elevations
Palm Springs, California**

**Exhibit
8D**



ARCHITECTURAL RENDERING - WEST SIDE OF PROJECT



ARCHITECTURAL RENDERING - EAST SIDE OF PROJECT



ARCHITECTURAL RENDERING - SOUTH SIDE OF PROJECT

Source: James Cioffi Architect, 2018

10.24.18

**Garnet Properties Initial Study/
Mitigated Negative Declaration Addendum
3D Images of Typical Architecture
Palm Springs, California**

II. Agricultural and Forestry Resources

Summary of Findings in the Previous IS/MND

The IS/MND found that there are no agricultural or forestry resources (e.g. prime or unique farmland, Williamson Act contract land, farmland of statewide importance, forest land, and timberland) in the area, therefore, no impact was found for the project.

Currently Proposed Project

Given that the proposed project site will be the same as the previous project area that was evaluated in the IS/MND and conditions on this site have not changed, there will be no new impacts to agricultural and forestry resources.

Summary of Impacts

Like the previous IS/MND, implementation of the Revised Project would not result in any impact to agricultural and forestry resources.

III. Air Quality

Summary of Findings in the Previous IS/MND

Applicable Air Quality Plans

The IS/MND determined that project implementation would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). The IS/MND also determined that improvements in technology and reductions in emissions associated with improved building standards associated with the 2016 Building Code would improve project related air quality by imposing stringent standards for the reduction of energy use. Since the project was subject to rules and guidelines set forth in the AQMP, the project was not expected to conflict with or obstruct implementation of the applicable air quality plan. No impact was disclosed in the previous IS/MND.

Air Quality Standard

The IS/MND determined that criteria air pollutants would be released during both the construction and operation phases of the project, as shown in Tables 2 and 3.

Table 2 Maximum Daily Construction-Related Emissions Summary (pounds per day) Previous Project						
Construction Emissions¹	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	24.57	54.39	11.67	0.06	21.24	12.36
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
¹ Average of winter and summer emissions. Includes implementation of fugitive dust control measures and architectural coating standards required by SCAQMD under Rule 403 and Rule 1113, respectively. Emission Source: CalEEMod model, version 2016.3.1. Assumption: Approximately 5,973 cubic yards of material/soils will be imported to the site during grading without exporting any material/soils.						

Construction Emissions: The IS/MND considered all four phases of the previous project. The IS/MND also considered all aspects of project development, including site preparation, grading, hauling, paving, building construction, and application of architectural coatings for all four phases. For analysis purposes, the IS/MND assumed that construction would occur over a 12-month period (from early 2019 to early 2020). Construction related impacts were found to be less than significant.

Operational Emissions: The IS/MND stated that operational emissions are ongoing emissions that would occur over the life of the project. The IS/MND determined that the project would include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions.

Table 3, reproduced from the IS/MND (below) shows that the operational emissions would not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. Operational related impacts were found to be less than significant.

Table 3 Maximum Daily Operational-Related Emissions Summary (pounds per day) Previous Project						
Operational Emissions¹	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	14.23	5.64	2.44	0.05	4.02	1.13
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
¹ Average of winter and summer emissions. Includes implementation of fugitive dust control measures and architectural coating standards required by SCAQMD under Rule 403 and Rule 1113, respectively. Emission Source: CalEEMod model, version 2016.3.1. Assumption: Approximately 5,973 cubic yards of material/soils will be imported to the site during grading without exporting any material/soils.						

Criteria Pollutants

The IS/MND determined that the project would not generate construction or operational emissions which would exceed the SCAQMD's recommended regional thresholds of significance. The project would not result a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment. Less than significant impact was disclosed for the project in the IS/MND.

Fugitive Emissions

The IS/MND determined that the nearest sensitive receptor is a single-family home located approximately 1.11 miles northeast of the project site in the City of Desert Hot Springs. The IS/MND concluded that the mass rate Localized Significance Threshold (LST) Look-Up Table allows quantification of localized emissions at a distance of up to 200-meters (0.12 miles). Since the nearest sensitive receptor was located more than 1,800 meters from the project site, and was separated by an interstate freeway, the IS/MND concluded that there would be no potential impacts to sensitive receptors.

Sensitive Receptors and Odors

The IS/MND determined that the cannabis plants will be grown and stored indoors at the project site in accordance to the City's Municipal Code Section 5.45.200. The IS/MND stated that the buildings would be equipped with the proper ventilation systems in order to eliminate the generation of significant objectionable odors at project buildout. To minimize odor, the project would be subject to the City's Municipal Code Section 5.45.200 (Commercial Medical Cannabis Operating Requirements) which requires odor prevention devices and techniques, such as a ventilation system with a carbon filter at cannabis facilities to ensure that odors from plants are not detectable off site. Less than significant impacts were disclosed for the project.

Currently Proposed Project

Applicable Air Quality Plans

The Revised Project proposes a minor increase (6.4 feet) in building height. This project refinement would not result in any substantial change in construction methodology, types of equipment utilized for construction, number of construction personnel, or limits of the project site. The Revised Project will implement the same SCAQMD standards and requirements as the previously proposed project, and occurs on lands designated for industrial development, as did the original project. The Revised Project will not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP).

Like the previous project, the Revised Project will also be subject to 2016 Building Code and rules and guidelines set forth in the AQMP. The Revised Project will not result in any new, different, or potentially adverse air quality impacts to conflict with the applicable air quality plan.

Air Quality Standard

For the Revised Project, the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to project air quality emissions that will be generated by the project (Appendix A). It should be noted that previously CalEEMod 2016.3.1 was used in the previous IS/MND for the project. Certain revisions and additions have been included in the new CalEEMod 2016.3.2 version by the SCAQMD. For example, the 2016 update to Title 24 (building efficiency % reduction) have been incorporated into the newer CalEEMod version (2016.3.2).

Like the previous project, criteria air pollutants will be released during both the construction and operation phases of the Revised Project, as shown in Tables 4 and 5. Table 4 summarizes short-term construction-related emissions, and Table 5 summarizes ongoing emissions generated during operation for the Revised Project.

Construction Emissions: The updated air quality analysis considered all four phases of the Revised Project. It also considered all aspects of project development, including site preparation, grading, hauling, paving, building construction, and application of architectural coatings for all four phases. For analysis purposes, it was assumed that construction will occur over a 12-month period (from late 2019 to late 2020).

As shown in the table below, the emissions generated by the construction of the Revised Project will be marginally higher than the Previous Project, however, they will still not exceed SCAQMD thresholds for any criteria pollutant during construction. Construction related impacts are found to be less than significant for the Revised Project.

Table 4						
Maximum Daily Construction-Related Emissions Summary (pounds per day)						
Revised Project						
Construction Emissions¹	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	31.50	89.42	55.01	0.16	23.57	13.08
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No

¹ Average of winter and summer emissions. Includes implementation of fugitive dust control measures and architectural coating standards required by SCAQMD under Rule 403 and Rule 1113, respectively.
Emission Source: CalEEMod model, version 2016.3.2.
Assumption: Approximately 5,973 cubic yards of material/soils will be imported to the site during grading without exporting any material/soils.

Operational Emissions: Like the previous project, the operational emissions are ongoing emissions that would occur over the life of the Revised Project. The Revised Project would include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions similar to the previous project.

As shown in the table below, the operational emissions for the Revised Project will be marginally higher than the Previous Project. However, they will not exceed SCAQMD thresholds for any criteria pollutant during operational activities.

Table 5 Maximum Daily Operational-Related Emissions Summary (pounds per day) Revised Project						
Operational Emissions¹	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum	22.80	10.41	4.38	0.08	6.26	1.76
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
¹ Average of winter and summer emissions. Includes implementation of fugitive dust control measures and architectural coating standards required by SCAQMD under Rule 403 and Rule 1113, respectively. Emission Source: CalEEMod model, version 2016.3.2. Assumption: Approximately 5,973 cubic yards of material/soils will be imported to the site during grading without exporting any material/soils.						

Summary: The Revised Project air quality analysis is based on the CalEEMod 2016.3.2 version. Like the previous project, the Revised Project will be built in four phases. As shown above, all project phases will result in emissions that will be under the SCAQMD significance thresholds, and none of the phases would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Overall, impacts would be marginally higher than what was disclosed in the IS/MND, however, it would still be less than significant.

Criteria Pollutants

Like the previous project, the Revised Project would not generate construction or operational emissions that exceed the SCAQMD’s recommended regional thresholds of significance. The Revised Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment. Overall, impacts would be marginally higher than what was disclosed in the IS/MND, however, impacts would still be less than significant.

Fugitive Emissions

The Revised Project proposes a minor increase (6.4 feet) in buildings height. This project refinement would not result in any substantial change in construction methodology, types of equipment utilized for construction, number of construction personnel, or limits of the project site. In addition, operational characteristics of the Revised Project would change as a result of the height increase due to additional employees and their vehicle trips.

The proposed amendments would not affect the nearest sensitive receptor distance which is a single-family home located approximately 1.11 miles northeast of the project site in the City of Desert Hot Springs. Since the nearest sensitive receptor remains more than 1,800 meters from the project site, and is separated by an interstate freeway, no potential impact to sensitive receptors would occur, as was the case with the previous project.

Sensitive Receptors and Odors

Like the previous project, the Revised Project will grow and store plants indoors. The buildings will be equipped with the same ventilation systems and are not expected to

generate significant objectionable odors at project buildout. With implementation of the same equipment and techniques, impacts from cannabis plant odors are expected to be less than significant, as was the case with the original project.

Summary of Impacts

The Revised Project proposes a minor increase (6.4 feet) in building height. This project refinement would not result in any substantial change in construction methodology, types of equipment utilized for construction, number of construction personnel, or limits of the project site. However, operational characteristics of the Revised Project would change due to additional 62 vehicle trips (daily). Overall, impacts of the Revised Project would be marginally higher than what was disclosed in the IS/MND, but impacts of the Revised Project would still be less than significant.

IV. Biological Resources

Summary of Findings in the Previous IS/MND

Sensitive Species and Migratory Bird Treaty Act (MBTA)

The IS/MND identified potential impacts to special status species, including Coachella Valley milk-vetch, Little San Bernardino Mountains linanthus, Palm Springs pocket mouse, Palm Springs round-tailed ground squirrel, Burrowing Owl and nesting birds, which were reduced to less than significant levels through application of mitigation measures. Mitigation measures included a requirement for a pre-construction nesting-bird survey focusing on MBTA covered species, and payment of the CVMSHCP Local Development Mitigation Fee.

Riparian Habitats and Jurisdictional Waters

The IS/MND identified no impact for potential effects on riparian habitats or other applicable sensitive natural communities, federally protected wetlands, or interference with the movement of any applicable native or migratory fish or wildlife species.

Local Policies or Ordinances and Habitat Conservation Plans

The IS/MND identified no potential for conflicts with applicable local policies or ordinances and habitat conservation plans. The project was required to pay the mitigation fee for lands disturbed within the CVMSHCP boundary, but does not occur within a Conservation Area of the Plan.

Currently Proposed Project

Sensitive Species and Migratory Bird Treaty Act (MBTA)

Like the previous project, the Revised Project would potentially impact special status species. To reduce the impacts, the mitigating measures included in the IS/MND would also be applicable to the Revised Project. With the implementation of these mitigation measures, the impacts associated with the Revised Project will be identical to those of the previous project, and will be reduced to less than significant levels.

Riparian Habitats and Jurisdictional Waters

Like the previous project, implementation of the Revised Project would not result in any impact to riparian habitats or other applicable sensitive natural communities, federally protected wetlands, or interference with the movement of any applicable native or migratory fish or wildlife species.

Local Policies or Ordinances and Habitat Conservation Plans

Like the previous project, implementation of the Revised Project would not conflict with any applicable local policies or ordinances and habitat conservation plans.

Summary of Impacts

Like the previous project, implementation of the Revised Project would not result in any impact to riparian habitats, jurisdictional waters, local policies or ordinances and habitat conservation plans.

Implementation of the Revised Project would result in potentially significant impacts on special status species, Burrowing Owl and nesting birds, which would be reduced to less-than-significant levels through application of the same mitigation measures as those provided in the IS/MND, and reproduced below.

Mitigation Measures:

BIO-1 If any ground disturbance is proposed during nesting season (between January 15th and August 31th), a qualified ornithologist or biologist shall conduct a nesting-bird survey focusing on MBTA covered species prior to on-site disturbance.

If nesting birds are found, no work would be permitted near the nest until young have fledged. The biologist shall implement protection measures as deemed necessary to assure protection of MBTA covered species, including burrowing owls.

If the initiation of ground disturbing activities is proposed outside of nesting season, this mitigation measure shall not apply.

BIO-2 The applicant shall pay the CVMSHCP Local Development Mitigation Fee prior to building permit issuance.

Monitoring:

BIO-A The project biologist shall submit pre-construction survey reports to the City Engineer prior to the issuance of any ground disturbing permit on the site (including grubbing).

Responsible Parties: City Engineer

Schedule: Between January 15th and August 31th prior to on-site disturbance.

V. Cultural Resources

Summary of Findings in the Previous IS/MND

Historical Resource Pursuant to §15064.5

The IS/MND did not identify the project site to contain any significant historic resources as defined in § 15064, therefore, no impact was disclosed.

Archaeological Resource Pursuant to §15064.5

The IS/MND determined that the project site is within the Cahuilla traditional use area and Morongo aboriginal territory. The City conducted AB 52 consultation for the previous project to ensure the proper identification of potential tribal cultural resources. After analyzing the Native American Consultation process and tribes' responses and concerns for the previous project, the IS/MND concluded that the project site is a sensitive area and potentially contains sub-surface archaeological resources. Therefore, mitigation measures and a monitoring program were included in the IS/MND to reduce potential impacts to less than significant levels, consistent with the findings of the cultural resource investigation, and the concerns of the Cahuilla, Augustine, and Morongo bands. With implementation of mitigation measures, less than significant impacts to archaeological resource were disclosed in the adopted IS/MND.

Paleontological Resource or Unique Geologic Feature

The IS/MND did not identify the project site to contain any unique paleontological or geologic features, therefore, no impact was disclosed.

Human Remains

The IS/MND stated that although no cemeteries or human remains are known to occur on-site, California law requires that all activity shall be stopped and that the coroner be notified immediately, if any human remains are covered during construction. No impact was disclosed for the previous project in the IS/MND.

Currently Proposed Project

Historical Resource Pursuant to §15064.5

The Revised Project proposes a minor increase in building height (6.4 feet). Like the previous IS/MND, implementation of the Revised Project would not result in any impact to historic resources as defined in §15064.

Archaeological Resource Pursuant to §15064.5

The Revised Project will disturb the same land area as the previously proposed project. The project would remain subject to compliance with Mitigation Measures CUL-1 included in the IS/MND. As such, the Revised Project would not result in any new, different, or potentially adverse impacts to archaeological resource not previously considered and addressed in the IS/MND.

Paleontological Resource or Unique Geologic Feature

Like the previous project, implementation of the Revised Project would not result in any impact to paleontological resource or unique geologic feature because the site remains the same, and no resources are expected to occur on the site.

Human Remains

Like the previous project, implementation of the Revised Project would not result in any impact to cemeteries or human remains, because the Revised Project will be subject to the same requirements of law as the previous project.

Summary of Impacts

Like the previous project, implementation of the Revised Project would not result in any impact to historic resources, paleontological resource or unique geologic feature, or human remains.

Although the project site does not appear to contain any archaeological resources pursuant to §15064.5, impacts to archaeological resources could occur if they are uncovered during site grading. Therefore, mitigation measures and a monitoring program included in the adopted IS/MND would be applicable to the Revised Project to reduce potential impact to archaeological resources.

Overall, impacts to cultural resources would be identical to what was disclosed in the adopted IS/MND, and would be less than significant with the implementation of the mitigation measure reproduced from the IS/MND below.

Mitigation Measures:

CUL-1 A qualified Tribal monitor shall be on site during pre-construction phases of the project including all earth moving activities (i.e. including grubbing, grading, trenching and excavation). The monitor shall be empowered to stop and redirect activities, should a resource be identified. The monitor shall identify the resource, and determine whether further investigation is required, or whether earth moving can resume. Any identified resource shall be professionally treated and curated, and included in a post-monitoring report provided to the City and associated tribes including the Cahuilla, Augustine, and Morongo bands.

Monitoring:

CUL-A The project archaeologist and/or Tribal monitor shall prepare a report documenting monitoring activities. The monitoring report shall be submitted to the City within 30 days of completion of grading activities.

Responsible parties: Project proponent, project archaeologist, Planning Department.

VI. Geology and Soils

Summary of Findings in the Previous IS/MND

Fault Rupture

The IS/MND stated that the project site is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone, or that no known fault passes through the site. Therefore, the IS/MND determined no impact for the previous project.

Seismic Ground Shaking

The IS/MND determined that the project site is located in a seismically active region where earthquakes originating on local and regional seismic faults could produce severe ground shaking. The IS/MND described that construction of the buildings in accordance with the most recent edition of the California Building Code (CBC) and Palm Springs Municipal Code Section 8.68.170 will provide collapse-resistant design. Overall, less than significant impacts associated with ground shaking were disclosed in the IS/MND.

Seismic-related Ground Failure (Liquefaction)

The IS/MND concluded that the depth of the groundwater in the area is greater than 50 feet below the ground surface, which is one of the prime indicators of liquefaction hazard. Therefore, no impact is anticipated.

Landslides

The IS/MND found that the project site is on the Coachella Valley floor where there is no risk of landslides. No impact was anticipated in the IS/MND.

Soil Erosion or the Loss of Topsoil

The IS/MND determined that implementation of the project has the potential to result in the erosion of soils during site preparation, grading, and building construction. To reduce the impact, the Applicant was required to adhere to erosion control measures imposed by the City through grading and building permit regulations. The IS/MND determined that project related impacts associated with soil erosion would be less than significant.

Unstable Geologic Unit or Soil

The IS/MND determined that surface soils on the project site consist of sand, which is not considered an unstable soil or geologic unit. The IS/MND stated that the City will require project-specific geotechnical engineering analysis for the site, to determine whether additional soil remediation or compaction is required prior to the issuance of grading permits. Overall, the IS/MND determined less than significant impacts associated with unstable soils.

Expansive Soil

The IS/MND determined that the site's underlying soils consist of Carsitas gravelly sand (0 to 9 percent slopes) that is old alluvial gravel and sand (Qao) which has low shrink-swell potential and is not an expansive soil. Therefore, the IS/MND determined that there would be no impact associated with expansive soils.

Septic Tanks or Alternative Wastewater Disposal Systems

The IS/MND determined that the project site is located within Mission Springs Water District's (MSWD) jurisdiction. MSWD does not have sewer lines or wastewater collection systems available in the area of the proposed project. At the time the IS/MND was approved, the MSWD was working to improve its infrastructure in that area. Also, in areas where there were no sewer lines or wastewater collection systems, customers were using septic tanks.

The IS/MND disclosed that until the MSWD extends sewer lines in the project area, the proposed project would need to install and maintain septic tanks. The previous project was required to comply with MSWD regulations related to septic tanks to minimize any potential chemical release into local water sources. In addition, installation of a septic system, including its use, sizing and placement, was subject to review and approval by the County of Riverside Department of Environmental Health (DEH), Regional Water Quality Control Board, City of Palm Springs, and MSWD. The IS/MND determined that with the implementation of local and regional regulations and permits, impacts would be less than significant.

Currently Proposed Project

Fault Rupture

As was the case in the previous IS/MND, the proposed project site is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone. Therefore, as with the previous project, no impact is anticipated.

Seismic Ground Shaking

The Revised Project is subject to the same California Building Code (CBC) and Palm Springs Municipal Code Section 8.68.170 regulations to provide collapse-resistant design. Implementation of the project would not result in any new or more significant impacts than those identified in the previously adopted IS/MND.

Seismic-related Ground Failure (Liquefaction)

As was the case with the previously proposed project, the Revised Project does not occur on a site subject to liquefaction. No impact would be expected.

Landslides

As was the case with the previously proposed project, the site occurs on the Valley floor, and no landslide potential is anticipated.

Soil Erosion or the Loss of Topsoil

Implementation of the Revised Project would result in the same potential for erosion of soils during site preparation, grading, and building construction. The Revised Project will be subject to the same standard requirements as the previously proposed project. Implementation of the Revised Project would result in equivalent impacts to those identified in the previously adopted IS/MND.

Unstable Geologic Unit or Soil

The minor increase in building height associated with the Revised Project would not change the site location, layout, construction methodology, or types of construction equipment required. The City will impose the same standard requirements for site specific geologic analysis with the submittal of grading plans. Implementation of the project would result in the same impacts as those identified in the previously adopted IS/MND.

Expansive Soil

The minor increase in building height associated with the Revised Project would not change the underlying soils composition, therefore, similar to the previous project, no impact is anticipated for the Revised Project.

Septic Tanks or Alternative Wastewater Disposal Systems

No new sewer lines or wastewater collection systems have been installed in the project area since the adoption of the IS/MND. Therefore, the proposed Revised Project will need to install and maintain septic tanks, as was the case with the previously approved project.

The Revised Project will be required to comply with the same MSWD, County of Riverside Department of Environmental Health (DEH), Regional Water Quality Control Board and City of Palm Springs regulations as the previously proposed project. Implementation of the Revised Project would result in an increase in sanitary sewer flow from that expected in the smaller footprint of the previous project, but the proper sizing of the septic system, and conformance with the regulations described in the IS/MND will assure that impacts from the Revised Project will be no greater than those described in the previously adopted IS/MND.

Summary of Impacts

Similar to the previous project, the ultimate development of the project site will convert current vacant land into an industrial development in a seismically active region, thus exposing people to potential geotechnical hazards. The minor increase in building height associated with the Revised Project would marginally increase potential hazards by adding one story. The entirety of the proposed project area would be required to conform to current seismic safety requirements in the California Building Code. Septic systems will be subject to the same regulations and permitting requirements as the previously proposed project.

The Revised Project would not generate new significant impacts or a substantial increase in previously identified impacts associated with geology and soils. Overall, impacts associated with geology and soils would be similar to what was disclosed in the adopted IS/MND, and would remain less than significant.

VII. Greenhouse Gas Emissions

Summary of Findings in the MND

The IS/MND determined that the project would generate GHG emissions during both construction and operation.

Construction: The IS/MND determined that the construction activities would result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities which would be temporary and below the SCAQMD's GHG threshold and would end once the project is completed.

Operation: The IS/MND determined that the project is consistent and compliant with Tier 3. Table 6 (reproduced from the IS/MND below) showed that the project would not exceed SCAQMD thresholds for industrial land uses.

Table 6 Projected GHG Emissions Summary (Metric Tons) Previous Project	
Phase	CO2e (MT/YR)
Construction	386.72
Operational	1,066.57
SCAQMD Threshold (Industrial)	10,000.00
Emission Source: CalEEMod Version 2016.3.1	

The IS/MND determined that the project would be consistent with local and Statewide goals and policies aimed at reducing the generation of GHGs. The IS/MND determined that project related impacts associated with greenhouse emissions would be less than significant.

Currently Proposed Project

Like the previous project, the Revised Project would generate GHG emissions during both construction and operation including all four phases.

Construction: The Revised Project would result in short-term GHG emissions identical to the previous project, and that these activities will be temporary and will end once the project is completed.

Operation: Like the previous project, the Revised Project is consistent and compliant with Tier 3. The Revised Project will generate marginally greater operational emissions, due to the increased square footage and increased vehicle trips. Table 7 below shows that the Revised Project will not exceed SCAQMD thresholds for industrial land uses.

Table 7 Projected GHG Emissions Summary (Metric Tons) Revised Project	
Phase	CO2e (MT/YR)
Construction	364.15
Operational	1,928.20
SCAQMD Threshold (Industrial)	10,000.00
Emission Source: CalEEMod Version 2016.3.2	

The Revised Project would also be consistent with local and Statewide goals and policies aimed at reducing the generation of GHGs. Overall, impacts associated with greenhouse emissions would be less than significant, similar to the previous project.

Summary of Impacts

The Revised Project proposes an increase in square footage over the previously proposed project. This would not result in any substantial change in construction methodology, but would increase operational emissions. Overall, however, impacts of the Revised Project would be somewhat higher than what was disclosed in the IS/MND, however, they would still be less than significant.

VIII. Hazards and Hazardous Materials

Summary of Findings in the Previous IS/MND

Use, Transport and Storage of Hazardous Materials

The IS/MND determined that the project would result in the development of a cannabis operations facility and dispensary at the subject site. Cleaners, solvents, fertilizers, and pesticides would be used on-site for routine cleaning and cannabis operations. However, none of these would be used in sufficient quantities to pose a threat to humans or cause a foreseeable chemical release into the environment.

The IS/MND determined that the long-term operations would not involve the use of hazardous materials. Fuels and solvents for construction would be stored and utilized pursuant to Best Management Practices (BMPs) imposed by the City and State. The level of risk associated with the accidental release of hazardous substances was not considered significant due to the small volume and low concentration of hazardous materials utilized during construction and the use of standard construction controls and safety procedures by the construction contractor.

Use of Hazardous Materials in Proximity to a School or Airport

The IS/MND determined that the project site is not located within 1 mile of any school, airport, and wildland fire hazard zone.

Hazardous Materials Site

The IS/MND determined that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Impacts to Evacuation Plans

The previous project was not found to significantly alter the existing circulation pattern in the project area nor physically interfere with I-10 and/or Garnet Avenue during emergency evacuation.

Overall, the IS/MND determined less than significant impacts associated with hazardous materials.

Currently Proposed Project

Use, Transport and Storage of Hazardous Materials

The Revised Project proposes an increase in total square footage of 39,950 square feet. This would not result in any substantial change in construction methodology or construction activities at the project site. On an operational basis, addition of another story would result increase in the application and storage of fertilizers and cleaning products, due to increased activities. The Revised Project would therefore somewhat increase the risk of upset over what was disclosed in the IS/MND. However, the materials used would still not occur in large quantities, and impact would still be less than significant.

Use of Hazardous Materials in Proximity to a School or Airport

Like the previous project, the Revised Project will not affect any school and airport, and will also not place any structure in the wildland fire hazard zone.

Impacts to Evacuation Plans

The Revised Project will also not alter the existing circulation pattern in the project area nor physically interfere with I-10 and/or Garnet Avenue during emergency evacuation, because access points and circulation patterns will be the same as that analyzed in the IS/MND.

Summary of Impacts

Due to the proposed amendments, the Revised Project would result in an increase in the application and storage of fertilizers and cleaning products due to increased activities. Overall, impacts of the Revised Project would be somewhat higher than what was disclosed in the IS/MND but would remain less than significant.

IX. Hydrology and Water Quality

Summary of Findings in the Previous IS/MND

Compliance with Water Quality Standards and Water Quality

The IS/MND determined that the project site is located in the Whitewater River watershed where all water providers are required to comply with Regional Water Quality Control

Board standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans (WQMP) for surface waters. Furthermore, the project would connect to an existing 18-inch public water line located in Garnet Avenue.

At the time the IS/MND were prepared, there was no sanitary sewer service in the project vicinity. However, the IS/MND concluded that the project would be connected to a public sewer system once available. Until that time, an on-site sanitary sewer system was proposed for the project site which would consist of interlinked clarifiers, holding tanks, and connecting pipes. To minimize the potential of pollutant load and reduce the impacts to less than significant levels, the previous project was subject to National Pollutant Discharge Elimination System (NPDES) regulations, and wastewater standards of MSWD, Riverside County Department of Environmental Health, Colorado River Basin Regional Water Quality Control Board and the City of Palm Springs. Impacts associated with groundwater quality were found to be less than significant, because of the standard requirements and requirements of law imposed on the project.

Groundwater Supplies and Water Consumption

The IS/MND determined that the project would require approximately 21.23 acre-feet of domestic water every year. Since the previous project was consistent with the land use designation of the General Plan, and MSWD based its Water Management Plan on these designations, the project was found to have a less than significant impact on water supply.

The IS/MND determined that no new wells or additional water infrastructure would be required.

The IS/MND concluded that the project would be required to comply with the MSWD's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation to reduce the project's impact.

Stormwater Drainage

The IS/MND characterized the project site as flat terrain with a gradual slope toward the south. It found that runoff from the northern portion of I-10, during storm events passes through the property through an existing 8.5 inch ribbon gutter and asphaltic concrete drainage channel. That drainage channel is located within an established easement constructed across the site from the northerly fenced property boundary to the north side of Garnet Avenue. The project would not substantially alter that existing drainage channel to cause substantial erosion or siltation on- or off-site.

The project proposed an underground retention system to be located at multiple locations within the site. The IS/MND concluded that the proposed underground facilities would retain runoff on-site during 100-year storm events.

A Preliminary Water Quality Management Plan was also prepared for the site to reduce the discharge of pollutants into urban runoff, and to assure that impacts to water quality are less than significant.

The IS/MND concluded that the designed drainage system would meet all City standards for rainstorm protection. Overall, the IS/MND determined a less than significant impact associated with stormwater drainage.

100-year flood hazard

The IS/MND determined that the site is not located within the 100-year floodplain and would not place housing or other structures in an area that would impede or redirect flows. No impact was expected.

Currently Proposed Project

Compliance with Water Quality Standards and Water Quality

The proposed amendments to the project would not change the physical footprint or location of the site, or the type of land uses. The Revised Project will be required to comply with the same standards relating to water quality protection as the previously proposed project. Therefore, the Revised Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect to conflict with the applicable water quality standards.

Like the previous project, the Revised Project will be connected to a public sewer system once available. Until that time, the project will develop a septic system to handle the effluent generated by the Revised Project. Although the Revised Project will generate more effluent than what was analyzed in the IS/MND, the project will be required to size its system appropriately, and to comply with the same standards and requirements as the previous projects. Impacts associated with groundwater quality will be equivalent to those previously analyzed, and will remain less than significant.

The Revised Project is subject to the same National Pollutant Discharge Elimination System (NPDES) regulations, and wastewater standards of MSWD, Riverside County Department of Environmental Health, Colorado River Basin Regional Water Quality Control Board, and the City of Palm Springs.

Groundwater Supplies and Water Consumption

The Revised Project proposes a second story that will increase total cannabis operations area by about 67%. Water factors for cannabis operations are based on acreage, on the assumption that cultivation, like agriculture, will occur on a single story. Because the proposed project will increase cannabis operations area by 67%, the acreage of the site was increased by that amount, and the per acre water consumption factor calculated on that basis. Using the same water demand factors as those used in the previous IS/MND, the Revised Project will generate a total water demand for approximately 35.95 acre-feet per year. The project is still consistent with the City's General Plan land use designation, so it would not affect the MSWD's capacity to serve the Revised Project.

Like the previous IS/MND, the Revised Project will be connected to existing public water lines beneath Garnet Avenue. No new wells or additional water infrastructure would be required.

The Revised Project will also be required to comply with the MSWD's water-efficiency requirements. Overall, the Revised Project's impact would be greater than previously analyzed in the IS/MND, but would remain less than significant.

Stormwater Drainage

Construction activities, drainage patterns, landscaping, and operational aspects of the Revised Project would not be altered from that proposed previously, insofar as the Revised Project will occur on the same footprint as the previously approved project. Since no modification to the drainage pattern is proposed as part of the Revised Project, the Preliminary Hydrology Report and Preliminary Water Quality Management Plan would still be valid for the Revised Project.

Like the previous project, the proposed underground facilities will retain runoff on-site during 100-year storm events for the Revised Project. Furthermore, the Revised Project will be required to comply with the same best management practices imposed by the City to reduce the discharge of pollutants into urban runoff from the site, and to assure that impacts to water quality and those from the 100-year storm event are less than significant.

As was the case with the previous project, the designed drainage system would meet all City standards for rainstorm protection. Overall, impacts associated with the Revised Project can be expected to be identical to what was analyzed in the previous IS/MND, and will remain less than significant.

100-year flood hazard

The Revised Project proposes an increase in total square footage of 39,950 square feet in the form of a second story added to previously proposed buildings, which would not alter the location of the Revised Project. Therefore, the site will still not be located within the 100-year floodplain and would not place housing or other structures in an area that would impede or redirect flows. No impact is anticipated.

Summary of Impacts

The Revised Project proposes an increase in square footage in the form of a second story added to the buildings of the previously proposed project. The increase in square footage would not result in any change in location, construction methodology, types of equipment utilized for construction, grading/excavation, or limits of the project site to change the existing terrain and drainage pattern. However, it would increase operational activities to result in higher water demand for the Revised Project.

Under the Revised Project, the site will generate a total water demand for approximately 35.95 acre-feet per year which would be 14.74 acre-feet per year higher than the previous project. The MSWD Urban Water Management Plan demonstrates, however, that the District has sufficient supplies to accommodate growth in the long term, as was the case when the project was originally analyzed. Overall, impacts of the Revised Project would be somewhat higher than what was disclosed in the IS/MND, however, they would still be less than significant.

X. Land Use and Planning

Summary of Findings in the Previous IS/MND

Impact to an Established Community

The IS/MND determined that the project site is vacant and undeveloped, that existing development in the area consists of similar industrial buildings, and that implementation of the project would not have any impact to surrounding established developments or communities. No impact was expected in the IS/MND for the previous project.

Compatibility with Land Use Policies

The IS/MND stated that the project site is designated as a Regional Business Center in the General Plan and that a Conditional Use Permit was required for the previously proposed indoor cannabis facility in the M-IP zone. The IS/MND also stated that City's requirements include prohibitions against outdoor cultivation, the elimination of odors through air filtration systems, and the payment of fees based on production at the facility. The IS/MND concluded no impact to any land use plan, policy, or regulation.

Compatibility with Habitat and/or Community Conservation Plan

The IS/MND determined that the project site is located in the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) boundaries, but is not located within or adjacent to a conservation area. The IS/MND stated that the proposed project is required to comply with its requirements relating to the payment of fees at the issuance of building permits. No impact was expected in the IS/MND for the previous project.

Currently Proposed Project

Impact to an Established Community

Like the previous project, implementation of the Revised Project would not have any impact to surrounding established developments or community, because the land use will not change, and the addition of a second story will not substantially change the mass or scale of the proposed industrial buildings. No impact is anticipated that what was disclosed in the IS/MND.

Compatibility with Land Use Policies

The Revised Project proposes a minor increase in building height to add an additional 39,950 square feet of space to the project without any change in the site plan for the project site. The Revised Project would not conflict with existing land use policies. A Conditional Use Permit will be required, as was the case with the previously approved project.

The Revised Project will be subject to the same City requirements prohibiting outdoor cultivation and requiring the elimination of odors through air filtration systems. No new impact is anticipated.

Compatibility with Habitat and/or Community Conservation Plan

Like the previous project, the Revised Project is required to comply with the CVMSHCP requirements relating to the payment of fees at the issuance of building permits. No new impact is anticipated than what was disclosed in the IS/MND, because the area disturbed by the Revised Project will be identical to that originally proposed.

Summary of Impacts

The Revised Project proposes an increase in total square footage of 39,950 square feet. This would not result in any substantial change in the land use of the site. Like the previous project, the Revised Project would not conflict with any applicable plan, policy or regulation of any agency. It will also not affect any established developments or community. Overall, the Revised Project's impact to land use and planning will be identical to what analyzed in the IS/MND.

XI. Mineral Resources

Summary of Findings in the Previous IS/MND

The IS/MND determined that mineral resources exist within the project vicinity. However, implementation of the project would not result in the loss of availability of such a resource since no mineral extraction activities currently occur on-site. No impact was expected for the previous project.

Currently Proposed Project

Like the previous project, implementation of the proposed Revised Project would not result in the loss of available known mineral resources because the Revised Project would be identical to the project's physical footprint. New no impact is anticipated.

Summary of Impacts

Implementation of the Revised Project would result in an increase in square footage on the site in the form of a second story. However it would not change the site plan or project area. Therefore, like the previous project, the Revised Project would not result in the loss of available known mineral resources. Similar to the previous project, no impact is anticipated for the Revised Project.

XII. Noise

Summary of Findings in the Previous IS/MND

The IS/MND described that the project site is vacant and undeveloped and that there were no sources of noise at the site. The IS/MND determined that the project development would generate noise during construction and operations.

Impacts of the Proposed Project on Surrounding Development

The IS/MND determined that, at buildout, principal project-related noise sources would include vehicular traffic accessing the site, grounds maintenance equipment, and heating, ventilation and air conditioning (HVAC) units which would be compatible with surrounding land uses, and operational noise impacts are not expected to exceed acceptable industrial noise standards.

Impacts of Off-Site Noise Sources on the Proposed Project

The IS/MND determined that the acceptable noise level for the site is up to 75 dBA CNEL and development of the project would be consistent with both the General Plan designation for the site and surrounding land uses, and therefore would not result in unacceptably high noise levels.

Groundborne Vibration

The IS/MND determined that ground-borne vibration and/or ground-borne noise would be generated during construction of the project, which could be felt by adjacent land uses. The IS/MND also determined that there were no sensitive receptors within a mile of the project site, and that industrial land uses in the vicinity of the site would not be significantly impacted. The City's Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The IS/MND determined that impacts associated with groundborne vibration would be less than significant.

Ambient Noise Levels

The IS/MND determined that the construction of the project would generate noise exceeding acceptable noise thresholds. However, no sensitive receptors were located within 200 meters of the project site to be affected by the project. The IS/MND concluded less than significant impact for the previous project.

Airport Land Use Plan and Private Airstrip

The IS/MND determined that the project's site is not located within noise contour boundaries of the Palm Springs International Airport. There would be no impact for the previous project.

Currently Proposed Project

As previously determined in the IS/MND, the project site is still vacant and undeveloped. There are still no sources of noise at the site.

The project amendments will not result in significant changes to the noise environment. As described in the IS/MND, no sensitive receptor is located within 200 meters of the project site to be affected by the project.

The Revised Project would result in higher traffic trips, number of employees than the previous project, therefore, will also result in marginally higher noise levels associated with the vehicles on and around the property. However, the noise level is not expected to exceed 75 dBA CNEL, because the increase in trips will be small, and the noise environment is already impacted by the existing freeway.

Structures will be required to meet the most recent version of the California Building Code noise insulation standards. Noise levels on the project site and in the project buildings will be identical to those considered in the IS/MND, because all activities will continue to occur indoors, and the Building Code standards are designed to mitigate indoor noise levels.

Overall, the increased intensity of the Revised Project will marginally increase noise levels emanating from the site because vehicle activity will be increased. It is expected that the impacts associated with noise will remain less significant.

Summary of the Impacts

The Revised Project proposes an increase in total square footage of 39,950 square feet which would result in higher traffic trips. However, noise is not expected to exceed 75 dBA CNEL. Overall, impacts of the Revised Project would be marginally higher than what was disclosed in the IS/MND but would remain less than significant.

XIII. Population and Housing

Summary of Findings in the Previous IS/MND

Population Growth

The IS/MND determined that the project is not anticipated to induce substantial population growth in the area, either directly or indirectly. Although the new cannabis facility will result in a need for employees for each phase of development, the IS/MND determined that new jobs are likely to be filled by existing residents, or new residents to the area who would move based on employment and housing opportunities. The IS/MND determined no impact as a result of the previous project.

Displacement of a Substantial Number of Persons or Housing

The IS/MND stated that project site is composed of vacant land and no structures or housing would be eliminated as a result of the project, and no persons will be displaced. The IS/MND determined no impact as a result of the previous project.

Currently Proposed Project

Population Growth

The Revised Project proposes an increase in total square footage of 39,950 square feet. The site is currently vacant, and development of two-story buildings instead one-story buildings would require additional employees for each phase of development beyond what was assumed in the previous IS/MND. The number of employees, however, will not substantially increase, and will provide additional employment opportunities to existing and future residents. As such, the Revised Project would not result in any new, different, or potentially adverse impacts related to population not previously considered and addressed in the IS/MND.

Displacement of a Substantial Number of Persons or Housing

Like the previous project, implementation of the proposed Revised Project would not result in the displacement of any person or housing. New no impact is anticipated from what was disclosed in the IS/MND.

Summary of Impacts

The Revised Project proposes a minor increase in building height which would add an additional 39,950 square feet of space to the project. This increase in height and space would not induce population growth or displace housing or people. The site is currently vacant, and addition of a second story would require a small number of additional employees for each phase of development. Overall, impacts of the Revised Project would be similar to what was disclosed in the IS/MND and would result in no impact to population and housing.

XIV. Public Services

Summary of Findings in the Previous IS/MND

Fire Protection

The IS/MND determined that the ultimate development of the project site would result in the addition of buildings to a vacant site that could marginally increase the demand on fire service in the City. The IS/MND also determined the City of Palm Springs Fire Department would accommodate the marginal increase in the service demand.

The IS/MND stated that the project proponent would be required to pay the City's development impact fees for fire facilities and apparatus which is designed to allow new development to pay its fair share of future facilities.

The IS/MND disclosed that the project's site plan would be reviewed by the Fire Department to ensure that it meets applicable fire standards and regulations. No construction of new or expanded fire services or facilities were required for the previous project. The IS/MND concluded that the project would result in a less than significant impact.

Law Enforcement

The IS/MND determined that the ultimate development of the site would result in a marginal increase in demand for police services. The IS/MND disclosed that the police personnel would access the site using Indian Canyon Drive, I-10, and Garnet Avenue.

The IS/MND stated that the Police Department would review project plans and security plans, and that their standards would be implemented as part of the project. The IS/MND concluded that impacts to police services would be less than significant.

Schools

The IS/MND stated that since the project is a cannabis operations facility, it would not directly increase the City's student population to require the construction of a new school facility. The IS/MND determined that the proposed project is required to pay the mandated school development impact fees. The IS/MND determined that there would be no impact to schools.

Parks

The IS/MND determined that the project would not result in an increase in population that would require the provision of additional parks in the City, therefore, the demand for public services would be the same as under existing conditions after the construction of the project. No impact was disclosed for the project in the IS/MND.

Currently Proposed Project

Fire Protection

The Revised Project proposes an increase in square footage over the previously proposed project. However, this increase will occur in the same buildings as were proposed for the previous project, and would only increase the overall height of structures by six feet. This increase in height will not impact the Fire Department's ability to fight a fire at the site, should one occur.

Like the previous project, the Revised Project will be required to pay the City's development impact fees for fire facilities and apparatus. As was the case in the previous IS/MND, the Revised Project will also be reviewed by the Fire Department to ensure that it meets applicable fire standards and. No construction of new or expanded fire services or facilities are required for the proposed Revised Project.

Impacts of the Revised Project would be identical to what was disclosed in the IS/MND, and would remain less than significant.

Law Enforcement

The Revised Project proposes an increase in square footage over the previously proposed project within the same structures as originally analyzed. The demand for police protection could marginally increase due to an increase in the number of employees. Therefore, the Revised Project would result in a marginally higher demand for the police protection services, but it would not be a significant increase over that previously analyzed.

Schools

As was the case in the previous IS/MND, the Revised Project would not increase the City's student population to require the construction of a new school facility. The project would still be required to pay PSUSD developer impact fee to mitigate impacts to schools from indirect population growth. No impact would be expected.

Parks

Like the previous project, the Revised Project would not result in an increase in population that would require the provision of additional parks in the City. Therefore, the demand for parks would be the similar to those of the original project. No new impact is anticipated than what was disclosed in the IS/MND.

Summary of Impacts

Similar to the previous project, the ultimate development of the project site will convert current vacant land into an industrial development which would need fire and police protection services in emergency situations. The Revised Project proposes an increase in square footage over the previously proposed project. This would marginally increase the number of employees at the site. Overall, impacts of the Revised Project would be marginally higher than what was disclosed in the IS/MND, however, they would still be less than significant.

XV. Recreation

Summary of Findings in the Previous IS/MND

The IS/MND stated the project would result in the development of an indoor cannabis operations facility which would not generate population growth in the area to increase the use of existing neighborhood or regional parks or other recreational facilities. The IS/MND determined no impact as a result of the project.

Currently Proposed Project

Like the previous IS/MND, implementation of the proposed Revised Project would result in the development of an indoor cannabis operations center and a dispensary facility which would not generate population growth in the area to increase the use of existing neighborhood or regional parks or other recreational facilities. No new impact is anticipated than what was disclosed in the IS/MND.

Summary of Impacts

The Revised Project proposes a minor increase in building height to add an additional 39,950 square feet of space to the project. This increase in square footage would marginally increase the number of employees at the site. However, employees are expected to be residents, and would not significantly increase demand for recreational services. As such, the Revised Project would not result in any new, different, or potentially adverse recreation impacts not previously considered and addressed in the IS/MND.

XVI. Transportation/Traffic

Summary of Findings in the Previous IS/MND

Applicable Plan, Ordinance or Policy, and Congestion Management Program

A Garnet Properties Project Trip Generation Evaluation Report was prepared for the previous project by Urban Crossroads in April 2018. The analysis was based upon a variety of sources, including the General Plan Circulation Element, the Institute of Transportation Engineers' 10th Edition Trip Generation Manual (2017), existing and proposed Land Use Trip Generation scenarios. The IS/MND determined that the site is anticipated to generate a net total of 1,014 trip-ends per day which included 40 AM peak hour trips and 82 PM peak hour trips as shown below.

Table 8 Project Trip Generation Summary Previous Project									
Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation									
Manufacturing	63.65	TSF	36	10	46	17	30	47	243
Cannabis Operations	4.73	AC	1	1	2	1	1	2	92
Dispensary	3.650	TSF	21	17	38	40	40	80	922
Total			22	18	40	41	41	82	1,014

The IS/MND determined that the build out of the project would contribute to increasing levels of traffic on roadways in the City of Palm Springs and surrounding areas, but that these increases were less than significant because they would not result in a degradation of level of service. Less than significant impact was disclosed in the IS/MND.

Air Traffic

The IS/MND determined that since the Palm Springs International Airport is located approximately 4.47 miles southeast of the site, the project would not have any impact on air traffic. No impact was disclosed in the IS/MND.

Design Feature Related Hazards

The IS/MND determined that the project site would be accessed through three main entrances on Garnet Avenue which would be designed and developed in accordance with City design standards. No impact was disclosed in the IS/MND.

Emergency Access

The IS/MND determined that the site would be accessed through Garnet Avenue, which would not interfere with any emergency access roads. No impact was disclosed in the IS/MND.

Public Transit, Bicycle or Pedestrian Facilities

The IS/MND disclosed that no bike lanes or other facilities exist along Garnet Avenue. However, bicycle facilities were proposed along Garnet Avenue in CVAG's Active

Transportation Plan. The IS/MND determined that the future employees and/or visitors would have no access to SunLine bus service close to the project site because the closest bus stop is located approximately 2.9 miles from the project site.

Overall, the IS/MND disclosed no conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities to decrease the performance or safety of such facilities. No impact was disclosed in the IS/MND.

Currently Proposed Project

Applicable Plan, Ordinance or Policy, and Congestion Management Program

The Trip Generation Evaluation Report prepared for the previous project was revised on October 22, 2018 for the Revised Project. The revised traffic letter analyzed 103,600 square feet of building space for the Revised Project. For the traffic analysis, 99,950 square feet of the cannabis operations space and 3,650 square feet of the dispensary was considered, since no change in the dispensary space is proposed.

Based on the revised traffic analysis, the site is anticipated to generate a net total of 1,076 trip-ends per day which included 40 AM peak hour trips and 84 PM peak hour trips, as shown below.

Table 9 Project Trip Generation Summary Revised Project									
Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation									
Manufacturing	63.65	TSF	36	10	46	17	30	47	243
Cannabis Operations	7.90	AC	1	1	2	2	2	4	154
Dispensary	3.650	TSF	21	17	38	40	40	80	922
Total			22	18	40	42	42	84	1,076

Implementation of the Revised Project would constitute a net increment of 62 vehicle trips per day (6% increase) from what was previously calculated. Although, the Revised Project would generate higher vehicle trips per day, the overall impact would remain less than significant because the increase will not affect level of service on Garnet Avenue or surrounding streets.

Air Traffic

The project amendments would not affect the distance between the project site and the Palm Springs International Airport. Like the previous project, there would not be any impact to airport air traffic.

Design Feature Related Hazards

The project amendments would not affect the project's access points along Garnet Avenue. Like the previous project, there would not be any impact.

Emergency Access

Like the previous project, the Revised Project would not interrupt with any emergency access roads. No impact is anticipated.

Public Transit, Bicycle or Pedestrian Facilities

The surrounding physical environment has not changed since the adoption of the IS/MND. Under the Revised Project, future employees and/or visitors would still have no access to SunLine bus service. Like the previous project, no impact is anticipated.

Summary of Impacts

The Revised Project proposes an increase in total square footage of 39,950 square feet. This would result in an increase of 62 trips per day, which is not significant change from the previous project's trip generation. Overall, impacts of the Revised Project would be marginally higher than what was disclosed in the IS/MND but would remain less than significant.

XVII. Tribal Cultural Resources

Summary of Findings in the Previous IS/MND

The IS/MND determined that no historical or archaeological resources were identified on the project sites that would be listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). However, the IS/MND determined that due to the traditional land use and cultural ties of the project area, the project site is a sensitive area and potentially contains sub-surface archaeological resources. In addition, the City conducted AB 52 consultation for the previous project to ensure the proper identification of potential "tribal cultural resources."

The IS/MND included mitigation measures and a monitoring program for the previous project to reduce potential impacts to less than significant levels. The IS/MND concluded that there would be less than significant impacts to Tribal resources with implementation of mitigation measures.

Currently Proposed Project

The Revised Project proposes a minor increase in building height to add 39,950 square feet of more space into the project, without any change to the site plan, and resulting land disturbance. The project would remain subject to compliance with Mitigation Measures CUL-1, provided above. As such, the Revised Project would not result in any new, different, or potentially adverse impacts to Tribal resources not previously considered and addressed in the IS/MND.

Summary of Impacts

Overall, impacts to tribal cultural resources would be identical to what was disclosed in the adopted IS/MND, and would be less than significant with the implementation of the mitigation measure provided above under Cultural Resources.

XVIII. Utilities and Service Systems

Summary of Findings in the Previous IS/MND

Domestic Water

The IS/MND determined that the project is located within the MSWD jurisdictions and it would require approximately 21.23 acre-feet of domestic water every year. Since the previous project was consistent with the land use designation of the General Plan, and MSWD based its Water Management Plan on these designations, the project was found to have a less than significant impact on domestic water supply.

The IS/MND determined that the project would connect to existing public water lines beneath Garnet Avenue. No new wells or additional water infrastructure was required for the project.

The IS/MND concluded that the project would be required to comply with the MSWD's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation to reduce the project's impact on water resources.

Overall, the IS/MND determined less than significant impacts associated with domestic water.

Wastewater

When the IS/MND were prepared, there was no sanitary sewer service in the project vicinity. However, the IS/MND concluded that the project would be connected to a public sewer system once available. Until that time, an on-site sanitary sewer system was proposed for the project site which would consist of interlinked clarifiers, holding tanks, and connecting pipes.

The IS/MND determined that the project's septic system was subject to the review and approval by the County of Riverside Department of Environmental Health (DEH) and Regional Water Quality Control Board to protect subsurface water reservoirs from potential contamination. In addition, the previous project was subject to the City of Palm Springs and MSWD standards.

The IS/MND determined that the project would result in less than significant impacts because it would comply with applicable regulations and standards.

Stormwater

The IS/MND described the City's requirements for the retention of the 100 year storm on-site, and how the project's hydrology analysis complied with this standard. The project will therefore not impact regional stormwater facilities. Less than significant impacts were expected.

Solid Waste

The IS/MND determined that Palm Springs Disposal Service (PSDS) provides solid waste disposal services to the project site. The project would be required to provide onsite waste management facilities, which would be hauled by PSDS to the Lamb Canyon landfill or Badlands Landfill. PSDS is required to meet all local, regional, state, and federal standards for solid waste disposal. Impacts associated with solid waste disposal were expected to be less than significant.

Currently Proposed Project

Domestic Water

The proposed amendments to the project would not change the physical footprint or location of the site, or the type of land uses. The Revised Project proposes an increase in total square footage of 39,950 square feet. The Revised Project will generate a total water demand for approximately 35.95 acre-feet per year. This water demand would be greater than previously analyzed in the IS/MND, but would remain within the MSWD's supply as described in its Urban Water Management Plan.

Like the previous project, the Revised Project will be connected to existing public water lines beneath Garnet Avenue. No new wells or additional water infrastructure would be required.

The Revised Project will also be required to comply with the MSWD's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Overall, the Revised Project's impact would be greater than previously analyzed in the IS/MND, but would remain less than significant.

Wastewater

The Revised Project will result in approximately 67% more square footage than what was originally planned for the site, and would be expected to generate an equivalent increase in wastewater. The project will implement the same on-site septic system, sized to accommodate the increase in space. This system will be subject to the same local, regional and State standards as the previously proposed project for water quality protection. Impacts would be consistent with those previously analyzed, and would remain less than significant.

Stormwater

The Revised Project will not change the proposed site plan, or associated stormwater management planning. The Revised Project will still retain the 100-year storm on-site, and will still have less than significant impacts on regional stormwater drainage.

Solid Waste

The Revised Project will result in an incremental increase in solid waste generation, because of the increased square footage of the overall project. As was the case with the previous project, the Revised Project will be subject to State mandates for recycling and waste reduction. As a result, impacts associated with the Revised Project can be expected to be higher than what was analyzed in the previous IS/MND, but will remain less than significant.

Summary of Impacts

The Revised Project proposes an increase in square footage over the previously proposed project. The increase in square footage would not result in any change in the project site to change the existing terrain and drainage pattern. However, it would increase operational activities to result in higher water demand, wastewater, and solid waste for the Revised Project. Overall, impacts of the Revised Project would be somewhat higher than what was disclosed in the IS/MND, however, they would still be less than significant.