	INITIAL STUDY/NEGATIVE DECLARATION

Project Title:	SUN RAY NATURALS
Case No.	5.1555 CUP
Assessor's Parcel No.	APN 666-430-010
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262
Project Location:	690 West Garnet Avenue Palm Springs, California
Project Sponsor's Name and Address:	Sun Ray Naturals LLC 690 Garnet Avenue Palm Springs, CA 92262
General Plan Designation(s):	Regional Business Center
Zoning:	M-1P
Contact Person:	Glenn Mlaker, Associate Planner
Phone Number:	760-323-8245
Date Prepared	October, 2022

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CHAPTER 1: INTRODUCTION AND PROJECT DESCRIPTION

Project Location
The Project site is located on a 0.3 acre parcel of land south off of West Garnet Avenue in the City of Palm Springs, California (please see Exhibits 1, 2 and 3).

Currently, the Project site is a fully developed 14,293 SF building complete with office, storage room, gated perimeter, and parking spaces.

Project Description
The Project proposes to convert 6,080 square feet of unused building space to be used for cannabis cultivation, and the transport and distribution of same. The balance of the existing facility is being leased by Caps Apothecary LLC, a licensed dispensary, which is separate from this Project. The current parking lot on the western portion of the site contains 41 parking spaces, including 2 handicapped spaces, accessible by 2 driveways on Garnet Avenue.

The existing building is publicly accessible from the western entrance and a back entrance is accessible to employees on its eastern side. A receiving and storage lot on the east side of the building is accessible via two gated driveways on 690 Garnet Avenue, and is surrounded by an 8 foot fence.

The Project site proposes to convert 3 large rooms within the fully developed building, as well as 2 smaller rooms, for a total of 6,080 square feet of improvements for cannabis cultivation. The 3 large rooms will provide 5,136 square feet of cultivation space, while a 680 square foot room in the center of the building will be used for drying and trimming of flower. Finally, a 264 square foot room will be used for nutrient preparation (please see Exhibits 4 and 5). Internal improvements will include replacing doors and windows with wooden frames, installing sufficient insultation, and air filtration systems in order to be compliant with cannabis odor control measures, and providing cultivation lighting.

The Project does not propose to change the exterior of the existing building, nor does it purpose to renovate existing landscape of parking areas, which will remain undisturbed and in their current condition.

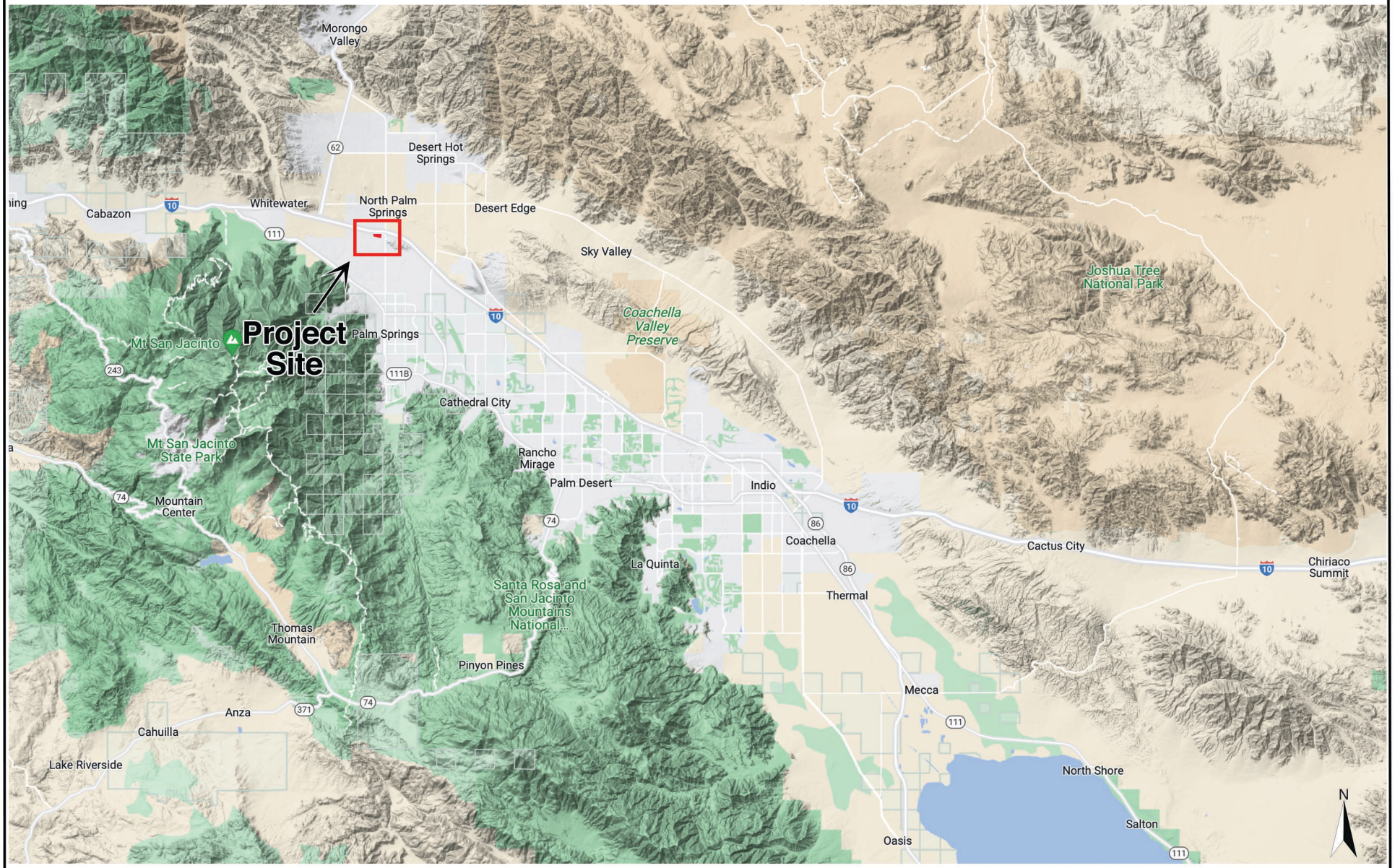
The Project site is designated Industrial within the Palm Springs General Plan Land Use element and zoned M-1-P, for Planned Research and Development Park. A Conditional Use Permit is required for the Project's cannabis cultivation use.

The Project plans to have 6 full time employees operating the cultivation facility from 7 am to 10 pm, 7 days a week.

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

1. Sanitary Sewer: On-site septic system
2. Water: Mission Springs Water District
3. Electricity: Southern California Edison
4. Gas: The Gas Company
5. Telephone: Frontier Communications
6. Trash Disposal: Palm Springs Disposal Service

Other public agencies whose approval is required.
Regional Water Quality Control Board.



Source: Google Maps, 2022

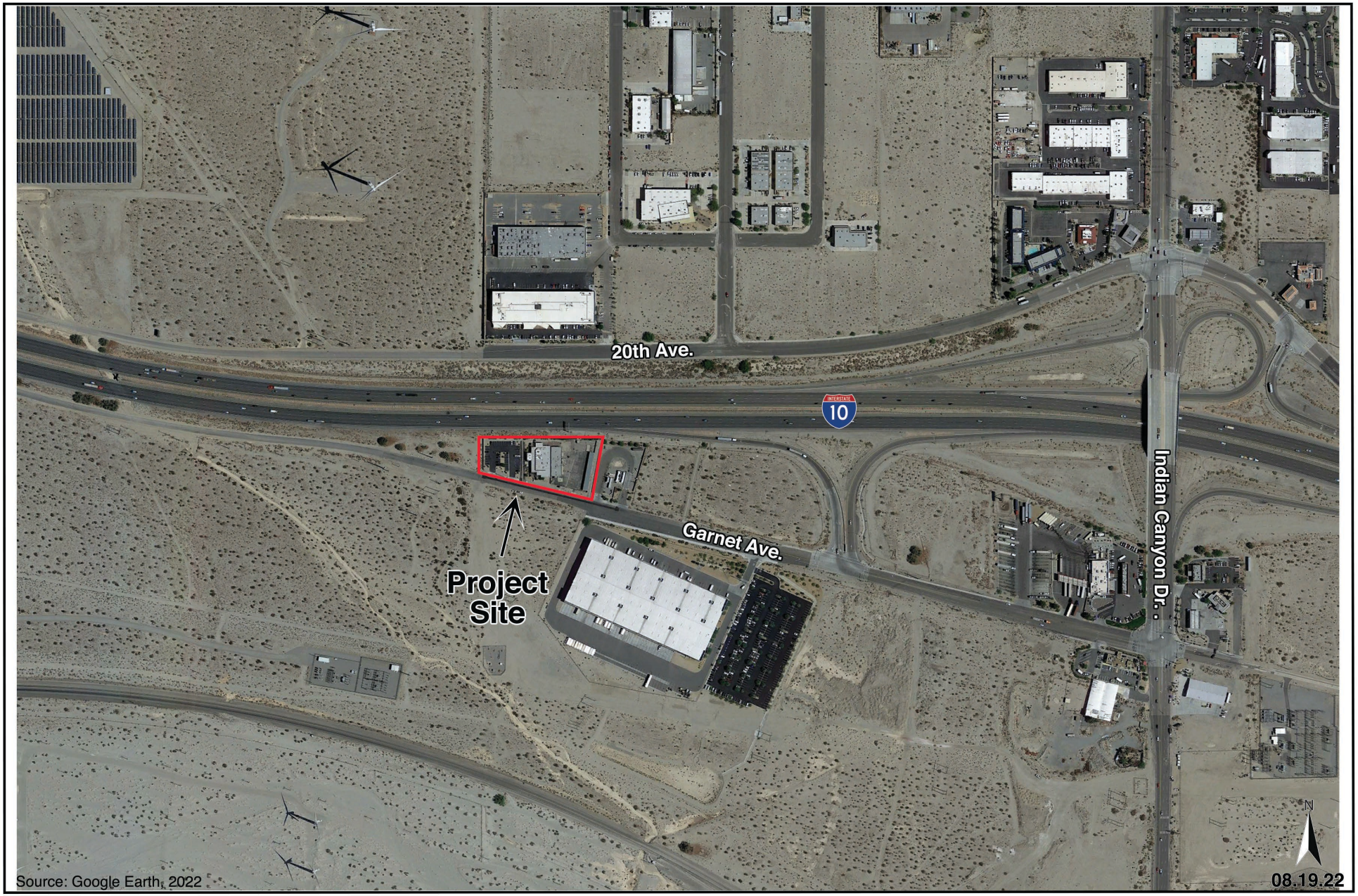
08.19.22

Exhibit

1

TERRA NOVA®
PLANNING & RESEARCH, INC.

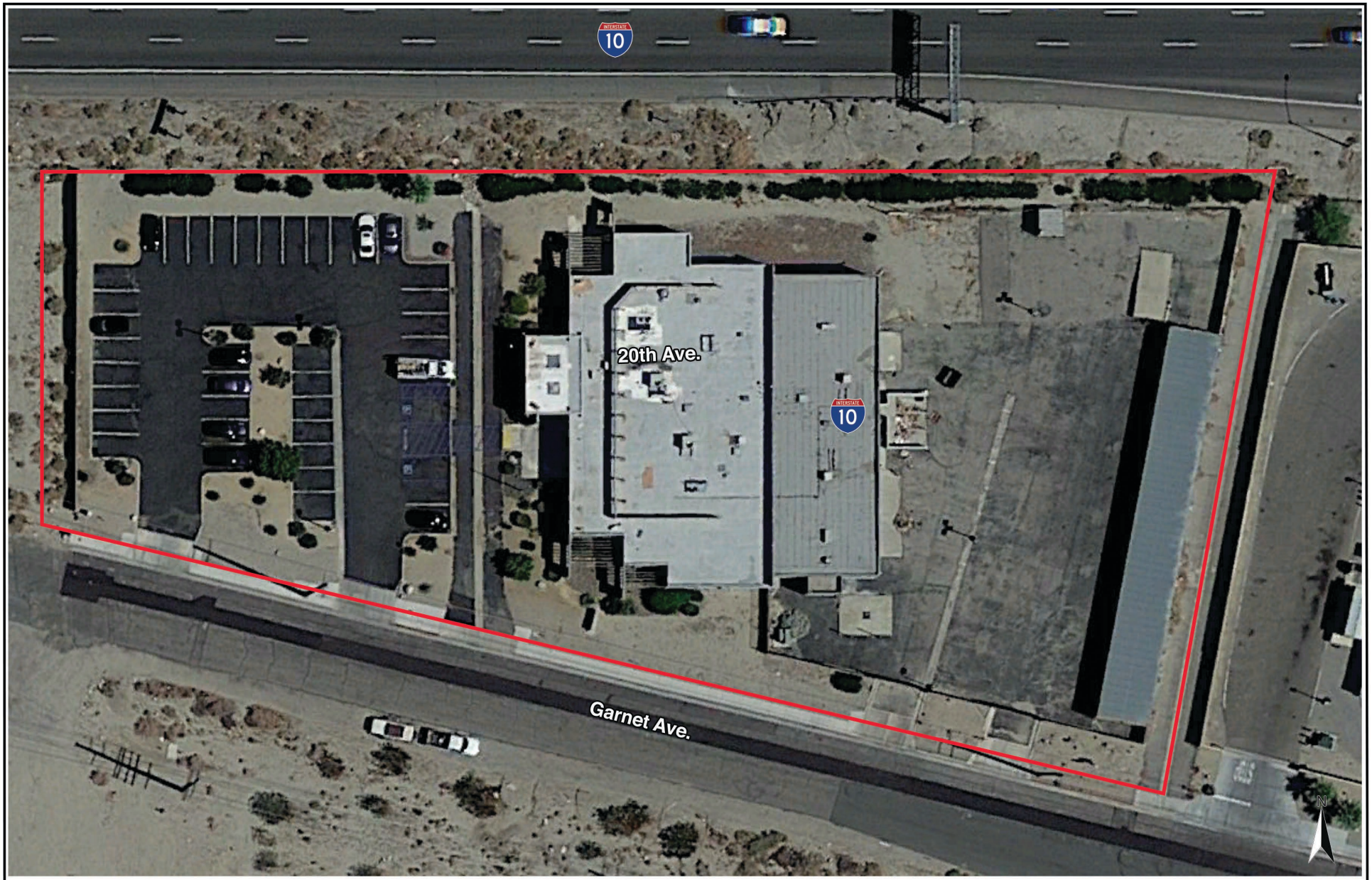
Sun Ray Naturals
Regional Location Map
Palm Springs, California



TERRA NOVA®
PLANNING & RESEARCH, INC.

Sun Ray Naturals
Vicinity Map
Palm Springs, California

Exhibit
2



Source: Google Earth, 2022

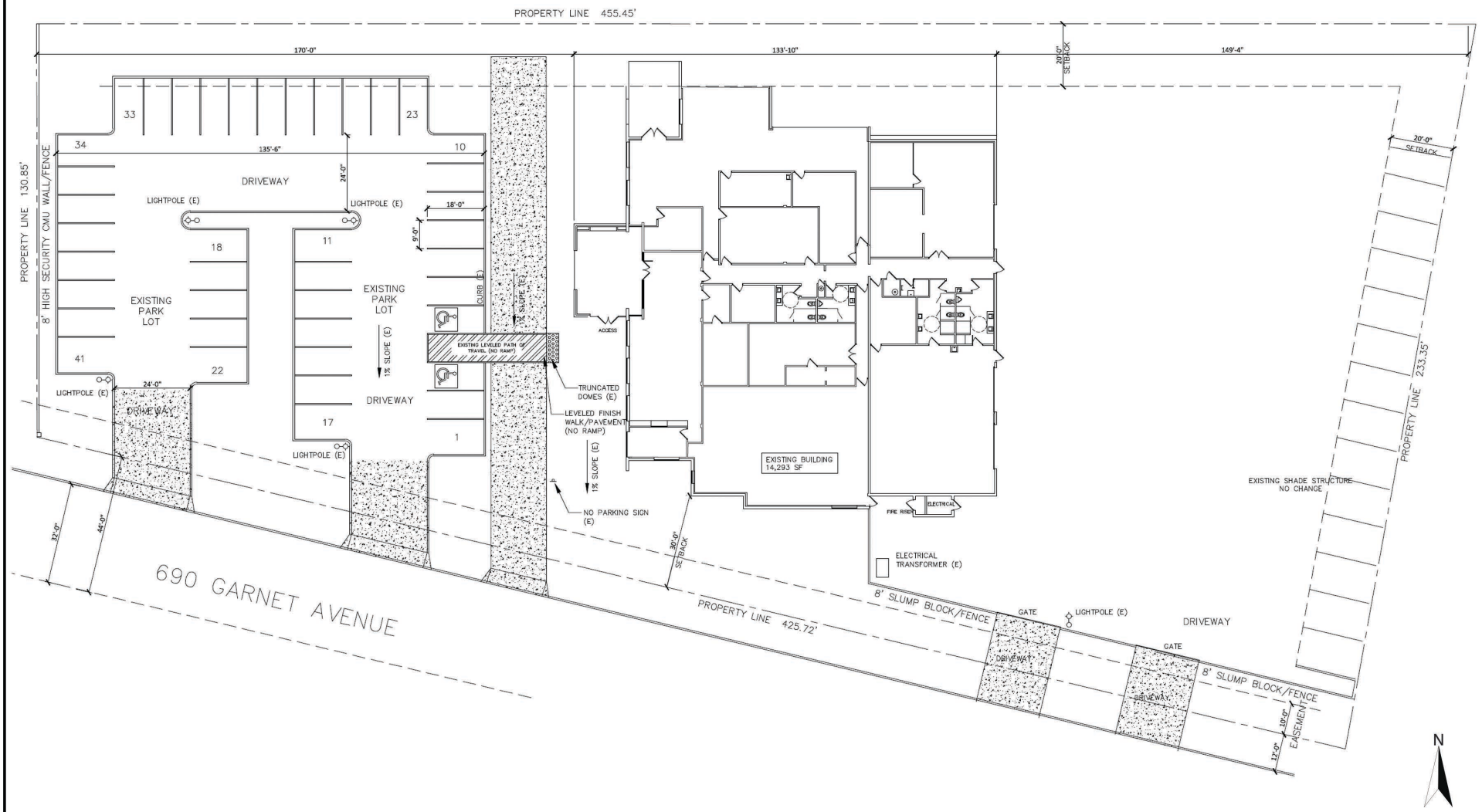
08.19.22

TERRA NOVA®
PLANNING & RESEARCH, INC.

Sun Ray Naturals
Project Location Map
Palm Springs, California

Exhibit

3



Source: Desert Engineers, 02.2021

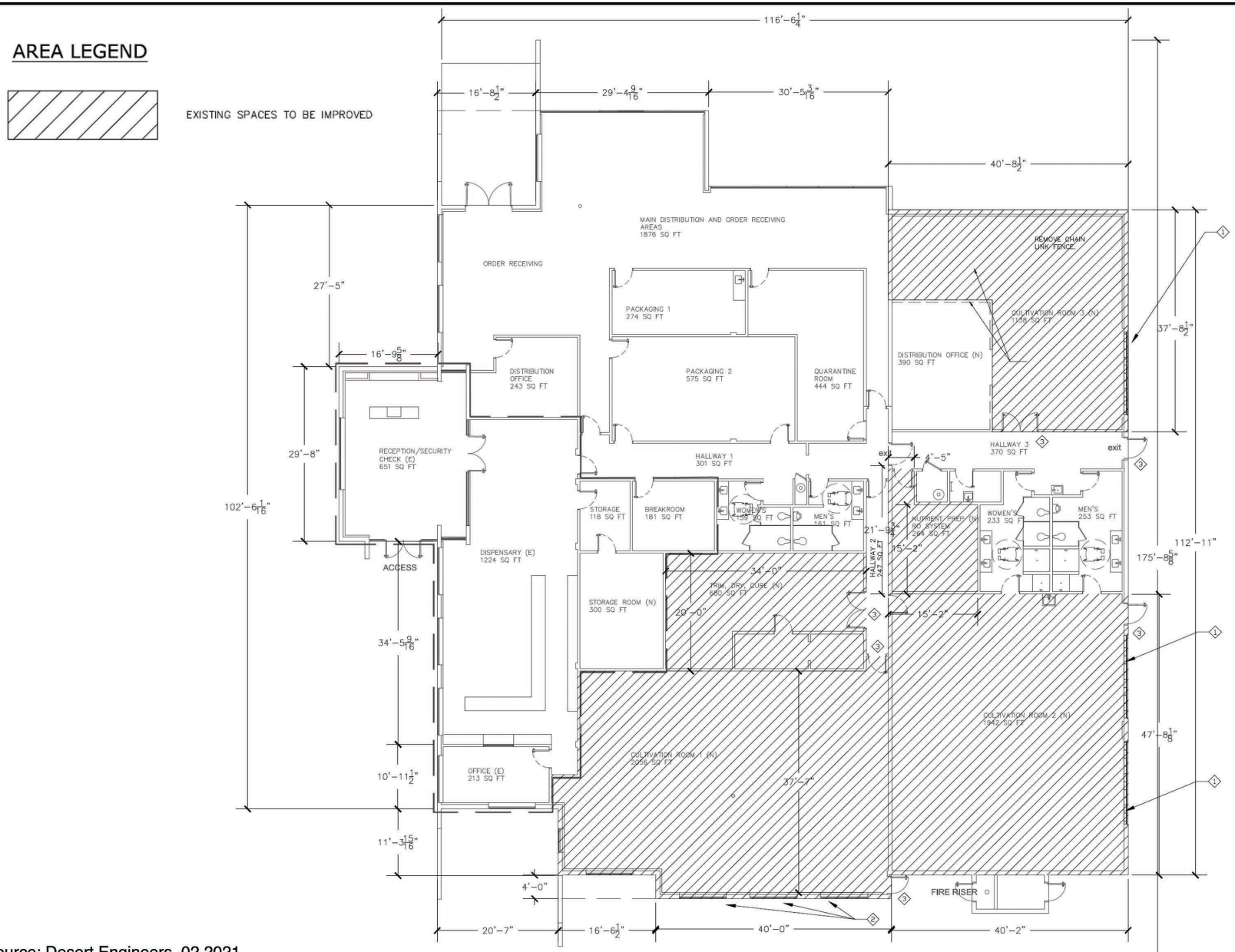
08.19.22

TERRA NOVA®
PLANNING & RESEARCH, INC.

Sun Ray Naturals
Project Site Plan
Palm Springs, California

Exhibit

4



Source: Desert Engineers, 02.2021

08.19.22

Exhibit

5

TERRA NOVA®
PLANNING & RESEARCH, INC.

Sun Ray Naturals
Building Floor Plan
Palm Springs, California

Environmental Factors Potentially Affected:

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

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

CHAPTER 2: ENVIRONMENTAL ANALYSIS AND DETERMINATION

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

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

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

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

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

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

Glenn Mlaker
Associate Planner

11/1/2022
Date

PURPOSE OF THIS INITIAL STUDY

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

Sources: Project materials; Palm Springs Municipal Code (PSMC); Palm Springs 2007 General Plan.

Setting

The City of Palm Springs is bounded by the San Jacinto Mountains to the west and the Santa Rosas to the south, whose peaks have elevations of 10,834 feet and 8,717 feet, respectively. The San Gorgonio Mountains to the northwest have a peak elevation of 11,503 feet and the Little San Bernadino Mountains lie northeast of the Project site.

The Project site is located within a developed building in an industrial area just south of the I-10 on 690 Garnett Avenue in north Palm Springs. The San Jacinto Mountains are visible southwest of the Project site and the San Gorgonio Mountains are visible to the northwest which provide scenic views to the Project site.

The Project site does not propose any additional exterior development.

Discussion of Impacts

a) **No Impact** The Project is located approximately 2.8 miles from the San Jacinto Mountains and 5.9 miles from the San Gorgonio mountains. The Project site is fully developed and does not propose exterior improvements. The proposed Project will occupy an existing building, and as a result will make no physical alteration to the physical environment. Views of scenic vistas will continue as they currently are, and no impact will occur.

b) **No Impact** The Project site is currently a single-story building with a western publicly accessible parking lot and a gated eastern lot with brick and steel fencing. There are few trees onsite in the center of the western lot, and landscaping is limited to ornamental landscaping. Interstate 10 (I-10) is a recognized scenic corridor under the Palm Springs General Plan and is directly north of the Project site. The Project does not propose any exterior improvements, and therefore will have no impact on any scenic resources such as tress, rock outcroppings, and historic buildings within a state scenic highway because conditions will remain as they currently are.

c) **No Impact** The Project site is located within an urbanized industrial area south of Interstate 10 in north Palm Springs. The surrounding land use activities include a gas station and a distribution warehouse, whose large box-shaped monotone buildings create a visual character consistent with industrial land use. Currently, the Project site is a fully developed building with a neutral toned color palette and desert landscaping, consistent with industrial land uses and the visual character of the surrounding buildings. The Project does not propose any external improvements and would therefore have no impact on the visual character or quality of public views on the Project site.

d) **No Impact** The Project site's existing light sources, including light poles within the western parking lot, and near the entrance of the eastern lot, and exterior lighting along the perimeter of the building will remain. The site also generates additional light from vehicular traffic from Garnet Avenue. Interstate 10, which is directly north adjacent to the Project site, emits a substantial amount of light form vehicular traffic. Because the Project does not propose any external improvements, the Project would have no impact on light or glare.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: Farmland Mapping and Monitoring Program, 1984-2018, CA Dept. of Conservation; Palm Springs 2007 General Plan; "Riverside County Important Farmland 2016 Map, 'sheet 2 of 3, California Department of Conservation, published July 2017.

Setting

The California Department of Conservation classifies farmland as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The Coachella Valley occurs on the southwestern edge of the Colorado Desert, in a subdesert known as the Sonoran Desert. Currently, land use designations for Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance do not exist within the City.

Discussion of Impacts

a)-d) **No Impact** The Project occurs within an existing building, in an area of the City developed with industrial land uses. There are no agricultural lands, Williamson Act contracts, or lands designated or used for forestry in the City. The Project will therefore have no impact on agricultural or forestry resources.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: "Final 2016 Air Quality Management Plan," prepared by South Coast Air Quality Management District, March 2017; "Final Localized Significance Threshold Methodology," prepared by the South Coast Air Quality Management District, Revised, July 2008; "2003 Coachella Valley PM10 State Implementation Plan," August 1, 2003; CalEEMod Version 2022.1; Municipal Code 5.45.200 (Commercial Medical Cannabis Operating Requirements).

Setting

The City of Palm Springs lies within the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) is responsible for enforcing their 2016 Air Quality Management Plan (2016 AQMP) within the SSAB as the regional air quality regulatory agency. In addition to the 2016 AQMP, the SCAQMD is also responsible for enforcing the 2003 Coachella Valley PM10 State Implementation Plan (2003 CV PM10 SIP).

In order to monitor the air quality within the SSAB, the SCAQMD operates several air quality monitoring sites throughout its jurisdiction. One SCAQMD air quality monitoring site exists within the City at 509 E. Racquet Club Road.

Air contaminants which have been proven to cause adverse public health and environmental effects have been identified as criteria pollutants by National Ambient Air Quality Standards (NAAQS) and State Ambient Air Quality Standards (CAAQS). Criteria pollutants include: particulate matter (PM 2.5 and PM 10), ozone (o3), nitrogen oxides (NO2), sulfur oxides (SO2), carbon monoxide (CO2), and lead (pb). NAAQS and CAAQS define the maximum concentration of criteria pollutants which can be present in the air without causing adverse public health effects. The SSAB remains in non-attainment for ozone and PM10. In response to this non-attainment designation, the 2003 Coachella Valley PM10 Management Plan was adopted, establishing dust management standards for developments.

The Project proposes minor interior renovations to an existing building for cannabis cultivation. In order to quantify the estimated emissions from Project construction and operation, the California Emissions Estimator Model (CalEEMod) Version 2022.1 was used for the following air quality analysis.

Discussion of Impacts

a) **No Impact.** A significant air quality impact would occur if the Project does not comply with the applicable Air Quality Management Plan (AQMP). The Project is located within the SSAB. The SSAB is under the jurisdiction of the SCAQMD, and is therefore subject to SCAQMD's 2016 AQMP and the 2003 CV PM10 SIP. The AQMP and the CV PM10 SIP both outline strategies to lower specific pollutants to acceptable levels and achieve attainment within the Salton Sea Air Basin.

The SCAQMD directly works with the Southern California Association of Governments, country transportation commissions, local governments, and s in correspondence within State and Federal government agencies. The City's land use designations and policies outlined in the General Plan have been used, in part, to establish the standards set forth by the AQMP. Because the project is consistent with the City's land use designation and is subject to the rules and regulations outlined in the AWMP, the Project will have no impact on the obstruction of an applicable air quality plan.

b) **Less than Significant Impact.** In order to estimate air quality impacts for the proposed Project, the California Emissions Estimator Model (CalEEMod) Version 2022.1 was used. Table 1 summarized construction-related emissions of criteria pollutants and Table 2 summarized Project emissions of criteria pollutants during full operation.

Construction Emissions:
The Project does not propose any exterior construction, and improvements for the cannabis cultivation facility are limited to the interior of the building. Currently, CalEEMod does not have the ability to accurately model emissions for projects within existing buildings which only require interior renovations. Because of this limitation, a more conservative estimation was calculated which assumed that the entire 7,573 square foot area would be built. The installation of an air filtration, ventilation, and pressurization system and new insulation throughout the cultivation facilities would be the most intensive construction activities which would occur onsite. It was assumed that the construction phase of the project would require a 2 month buildout which would include internal renovation, cultivation equipment installation and internal architectural coating and the removal of 2 tons of building material during renovation. Vehicle Trip Rates and Energy Use quantities were taken from Project specific reports. The following estimates assume that 1 cannabis plant requires 2.5 gallons of water per day, 365 days a year. The Project includes 2,414 plants. As the following Table details, even in the most conservative scenario which would require construction of existing building area, impacts to air quality due to construction would be less than significant.

Table 1 Maximum Daily Construction-Related Emissions Summary (pounds per day)						
Construction Emissions[1]	**CO**	**NO_x**	**ROG**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Daily Maximum	9.045	7.76	8.02	0.015	0.43	0.38
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. See Appendix A for modeling outputs.						

Maximum daily construction emissions do not exceed SCAQMD thresholds, therefore the construction relation emissions impacts will be less than significant.

Operational Emissions:
Operation emissions are associated with the energy demand for cultivation and mobile source emissions.

Table 2 Maximum Daily Operational-Related Emissions Summary (pounds per day)						
Operational Emissions[1]	**CO**	**NO_x**	**ROG**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Daily Maximum	1.76	0.31	0.37	.0041	0.38	0.11
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. See Appendix A for modeling outputs.						

Maximum daily operational emissions do not exceed SCAQMD thresholds, therefore, the Project's operational emissions will be less than significant.

As visualized in the Table 1 and 2, neither the maximum daily construction emissions nor maximum daily operational emissions do not exceed SCAQMD thresholds for criteria pollutants. Therefore, the Project's emissions would not violate any air quality standard or contribute substantially to an existing or project air quality violation.

c) **Less than Significant Impact.** The nearest sensitive receptor is a small residential community off Indian Canyon Drive approximately 1.24 miles northeast of the Project site. Based on the Calculated Local Significance Thresholds for the Project site, the Project site will not exceed these thresholds and will therefore have a less than significant impact.

Table 3 Localized Significance Thresholds Emissions (pounds per day)				
Construction/Operational	**CO**	**NO_x**	**PM_{10}**	**$PM_{2.5}$**
Maximum Emissions[1]	9.05	7.76	0.43	0.38
LST Threshold	31,115	875	248	128
Exceeds Threshold?	**No**	**No**	**No**	**No**
Emission Source: CalEEMod, version 2016.3.2 LST Threshold Source: Source Receptor Area 30, LST Mass Rate Look-up Table, SCAQMD [1] Operational emissions that affect sensitive receptors are limited to on-site area emissions. Energy and mobile emissions occur off-site.				

d) **Less than Significant Impact.** A significant impact would occur if the Project generated odors that affect a substantial number of people. The Project improvements include renovating 3 large rooms within an existing building into cannabis cultivation facilities. Without intervention, the growing and storing of cannabis on-site could result in a substantial amount of odor from the Project site. The City has implemented Commercial Medical Cannabis Operating Requirements under Municipal Code Section 5.55.200, which require the Project to have an Odor Control Plan detailing the devices and techniques used to prevent the generation of substantial odor.

The Project's Odor Control Plan includes the installation of an air filtration, ventilation, and pressurization system and new insulation throughout the cultivation facilities. The City has reviewed the Project's Odor Control Plan, and approved it, determining that it meets the mandated odor control standards[1]. Because the City's standard requirement has been deemed sufficient for minimizing odor emissions, the Project will have a less than significant impact on odor emissions and will not adversely affect a substantial number of people.

Mitigation Measures: None required.

Monitoring: None required.

[1] "Review and Findings of Odor Control Mitigation Plan," City of Palm Springs, October 20, 2020.

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

Palm Springs General Plan, 2007; "Coachella Valley Multiple Species Habitat Conservation Plan, " 2007.

Setting

The Sonoran Desert is a subdivision of the Colorado Desert, which encompasses the entirely of the Coachella Valley and hosts a wide variety of significant biological resources unique to this region.

Several endangered and special status species occur within the City, according to the Palm Springs General Plan EIR. The San Gorgonio Pass, located in the northwestern part of the City is the most prominent wildlife movement corridor within the region.

The Project site lies within the jurisdiction of the Coachella Valley Multiple Species Habitat Plan and is therefore subject to the restrictions laid out by the CVMSHP regarding land use and the protection of covered species. The Project site is not located within the boundaries of a CVMSHP Conservation area.

Discussion of Impacts

a) **No Impact.** The Project proposes minor interior renovation to an existing building and does not include any exterior renovation which would result in the removal of trees, vegetation, or potential habitat for sensitive or special status species. The proposed Project renovation will not result in ground disturbance or occur near potential habitat for state or federally listed special status or endangered species protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, no impact is expected to occur.

b, c) **No Impact.** The Project site is located within an existing building at 690 Garnet Avenue in north Palm Springs. The Project site and surrounding development do not contain any riparian habitat, wetland, or sensitive natural communities. Therefore, the Project will have no adverse effect on any riparian habitat, federally protected wetlands, or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

d) **No Impact.** The Project does not propose any construction activities that would result in changes to the outdoor environment such as the movement of trees or excavation of soils. The site is bounded by streets, the I-10 freeway and other development, that isolate it from native lands. The Project's interior construction activities will not result in any disturbances that would interrupt the movement of migratory fish, or wildlife species, or established native resident or migratory wildlife corridors. There are no native wildlife nursey sites located in or around the Project site. Therefore, the repurposing of unused rooms within an existing building will have no impact on the movement of wildlife.

e, f) **No Impact** The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan's jurisdiction and is therefore subject to the rules and regulations enforced by the CVMSHCP to protect wildlife habitat of state and federally listed endangered or special status species. However, the Project site is not required to pay the Development Mitigation Fee associated with new developments because the Project is being built within an existing building per Section 4.48.110(B and D) of the MSHCP. Therefore, the Project will have no impact on the implementation of or conflict with any local policies or ordinances protecting biological resources.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007.

Setting

The Coachella Valley region has long been inhabited by several Indigenous American Tribes. When the Cahuilla Indians first settled in the Coachella Valley region on what is now recognized as present day Palm Springs more than 2000 years ago, Lake Cahuilla covered much of the valley floor. Prior to European intervention, the Agua Caliente Band of Cahuilla Indians developed and managed plant resources in Palm, Murray, Andreas, Tahquitz, and Chino Canyons. The Cahuilla had fashioned trade and travel networks with other tribes within the southern California region.

The Cahuilla Indians, who were subdivided into three distinct regional groups known as the Pass Cahuilla in the Banning area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains, and the Desert Cahuilla spanning the length of the Coachella Valley, were a Takic-speaking people who were primarily hunters and gatherers. Population estimates prior to European contact were approximated to be from 3,600 to 10,000. Post-contact, the Cahuilla population declined rapidly after the introduction of European diseases.

According to the City General Plan EIR's Figures 5.5-1 and 5.5-2, the Project is not located within a region known to or with a likelihood of possessing significant cultural or archeological resources.

Discussion of Impacts

a) No Impact The Project site is currently fully developed, and improvements are limited to the interior of an existing building built in the last several years. As previously mentioned, the Project site is not located on or within the direct vicinity of any historically significant resources listed on the National Register of Historic Places or deemed historically significant by a local authority. Because the Project does not propose any exterior disturbance, the Project site will have no impact on changes to a historical resource of significance.

b, c) No Impact The Project site is currently fully developed and does not propose any exterior improvements that would have the potential to affect archeological resources. Because the Project area currently consists of mostly impervious surfaces like concrete and asphalt, and the proposed improvements do not require construction which would result in ground

disturbance, the Project would have no impact on archaeological resources or the disturbance of human remains.

Mitigation Measures Monitoring: None required.

Monitoring: None required.

Source: Palm Springs General Plan, 2007.

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

Palm Springs General Plan, 2007; Project Materials; Energy Load Memo, Sun Ray Naturals, by Seinergy, June 22, 2022.

Setting

Electricity
Southern California Edison (SCE) provides electricity services to the City of Palm Springs, including the existing Project area. SCE sources their energy from coal, natural gas, wind, hydroelectric, and geothermal power. Energy is transmitted through high-voltage lines carrying up to 500 kilovolts along an east-west utility corridor spanning the Coachella Valley. 4.4 million resident accounts and 520,000 commercial accounts are serviced by Southern California Edison. Currently, the existing Project site is serviced by SCE.

Natural Gas
The Southern California Gas Company (SoCALGas) provides Natural Gas services to the City of Palm Springs and is transported from Texas to the Coachella Valley through 30-inch and 24-inch transmission lines with pressures of up to 2,000 pounds per square inch (psi).

Discussion of Impacts

a,b) Less than Significant Impact. The Project proposes to operate a cannabis cultivation facility within an existing building at 690 Garnet Avenue in north Palm Springs. The cultivation areas will total approximately 6,080 square feet in the south half of the building. 182 horticulture DEHPS fixtures will be required for the operation of the facility, operating 12 to 18 hours a day, 365 days a year. The annual energy consumption is expected to consume 1.012 MWh per year and the whole facility is expected to demand 1,874 MWh annually. In addition, the Project is designed to significantly reduce energy use compared to the industry standard. The current Project lighting proposal exceeds the energy efficiency and equipment requirements for California Title 24 Energy Code, which goes into effect January 1, 2023. The Project will be required to use carbon free power via Desert Community Energy to satisfy the primary power requirements for the Project. Desert Community Energy carbon free power sources include renewable sources such as solar, wind, and geothermal, and hydroelectric.

Because the project does not propose site operations which would inefficiently use energy resources, and the Project goes beyond the minimum requirements for energy efficiency and equipment use stipulated within California Title 24 Energy Code, the project will have a less than significant impact on the consumption of energy resource and the obstruction of state and local requirements for energy efficiency.

Mitigation Measures: None required.
Monitoring: None required.

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

Palm Springs General Plan, 2007; Palm Springs General Plan EIR; "Soil Survey of Riverside County, California, Coachella Valley Area," U.S. Department of Agriculture Soil Conservation Service, 1980.

Setting

The Salton Trough is a low-lying basin extending 130 miles from the Mexican border to the San Gorgonio Pass. This geographic region's most prominent water feature is the Whitewater River, which runs through the north central portion of Palm Springs between the San Jacinto and San Gorgonio Mountains. Drainage form the Whitewater River results in the deposition of sand and gravel on the valley floor.

The mountains surrounding the Salton Trough are the result of historic tectonic movement. The Valley is bounded by the San Bernardino Mountains to the northeast, the San Jacinto Mountains on the west, the Santa Rosa Mountains to the south, and the Little San Bernardino Mountains and Indio Hills to the east-northeast.

The entire southern California region is known for its seismic activity, with the most prominent fault being the San Andreas Fault. The San Andreas fault runs through the Salton Trough on the northeastern portion of the valley, in addition to a series of smaller local fault lines, which make the entire Coachella Valley region susceptible to hazards resulting from seismic activity including ground rupture, major ground shaking, slope instability, and collapsible soils. Additionally, the contours of the San Gorgonio Pass contribute to strong winds which result in high levels of erosion and the deposition of fine, granulated dry and sandy soils on the valley floor.

According to the Palm Springs General Plan EIR's Geologic Map, the Project site occurs on land which has been identified as having large deposits on Windblown Sand (Figure 5.6-1). Additionally, the Project does occur on land with a slope greater than 10 degrees and the area is highly susceptible to wind erosion (Figures 5.6-2 and 5.6-3). According to the Alquist-Priolo Earthquake Fault Zoning Map, the Project site is located approximately 1.7 miles south from the South Branch of the San Andreas fault.

Discussion of Impacts

a)

i) No Impact. As previously mentioned, the Project site is located approximately 1.7 miles south of the San Andreas Fault. The Project site does not occur in an Alquist-Priolo fault zone. Because the Project site does not occur within a fault zone, no ground rupture will occur.

ii) Less Than Significant Impact. The Coachella Valley region where the Project is located is known to be seismically active, with the Palm Springs region being nearby many regional and local seismic faults which have the potential to produce strong seismic ground shaking. Due to the Project location's proximity to the San Andreas fault, throughout the Project's lifetime, it will be subject to potential strong seismic ground shaking. However, the Project improvements are located within an existing building, and will not make changes to the existing structure or foundation or require construction activities which will result in ground disturbance. The existing building was recently constructed, and met Building Code standards for structures in seismic zones. Therefore, the Project will not increase the exposure of people or structure to potential adverse effects due to strong seismic ground shaking compared to existing conditions.

iii) No Impact. In order for liquefaction to occur, there must be granulated sediments capable of settling, groundwater less than 50 feet below the surface, and strong ground shaking. The Project site is located in an area defined as having a low susceptibility for liquefaction, which indicates the presence of fine-grained granular sediments susceptible to liquefaction, but with groundwater depths greater than 50 feet (General Plan Figure 6-1) The Project is within an existing building that was built to recent Building Code standards, in an area that has a low susceptibility for liquefaction, and no impact will occur.

iv) No Impact The Project site is not on or near hillsides susceptible to landslide, and occurs on land with a slope of less than 10 degrees. Because the Project site lacks slopes which would make is susceptible to landslides, there will be no impacts to the Project from landslides.

b) **No Impact** The Project does not propose any exterior improvements to this fully developed site which would result in ground disturbance such as grading or excavation and would therefore not result in an increase of erosion or loss of topsoil form the Project site. No Impact will occur.

c) **No Impact** The Project is located on the valley floor in north Palm Springs. The site is currently fully developed and lacks significant slopes which would make the site susceptible to on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. No Impact will occur.

d) **No Impact.** The Project site is currently fully developed and is not located on expansive soils. The Project proposes minor interior improvements to the back of the existing building which will not require any construction which would result in ground disturbance. Therefore, expansive soils will have no impact on the proposed Project.

e) **Less Than Significant Impact.** Sewer service is not available for the Project site. The existing Project site is serviced by on-site septic tanks. The reuse of the existing site would use existing underground septic tank infrastructure for sanitary sewage. Currently, the Project site and accompanying onsite soils adequately support existing septic systems. Because the Project would not require the addition of septic systems, the alternative wastewater disposal system does not require ground disturbance, and the existing septic tanks onsite are adequately supported by the onsite soils, the Project would have less than significant impacts on soils due to septic systems.

f) **No Impact.** The Project site is not located in an area designated as having paleontological or geological resources. Additionally, the Project site is almost entirely paved with impervious materials and the Project does not propose any construction activities that would result in ground disturbance. Therefore, the Project will have no impact on the destruction of unique palaeontologic resources or geologic features.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: Palm Springs Climate Action Plan (2013); California Global Warming Solutions Act; CalEEMod Version 2016.3.1; Palm Springs General Plan, 2007; Climate Action Plan.

Setting

The primary greenhouse gasses resulting from anthropocentric activity are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O). These gas molecules have chemical compositions which make them extremely efficient at absorbing solar radiation and reemitting energy back towards the earth's surface. Because of these gasses increased presence in our atmosphere, thermal energy which would have escaped the earth's atmosphere is now bouncing back to the earth's surface as heat, causing temperatures to rise. This phenomenon of these gasses, the earth's atmosphere, and surface temperatures is known as the 'greenhouse effect' and is responsible for the increases in global average temperatures and increased frequency of extreme weather events of the last century since the century following the industrial revolution. GHG's are emitted by both stationary and moving sources, such as vehicle exhaust,

The City of Palm Springs' May 2013 Climate Action Plan set goals of reducing GHG emissions to 1990 levels by 2020. In 2016, this plan was amended to further reduce their GHG emissions to 40% of 1990 levels by the year 2030, in exact accordance with the Global Warming Solutions Act of 2006 (AB 32) and the California Global Warming Solutions Act of 2016 (SB 32)

GHG Thresholds

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

In November 2009, during SCAQMD GHG working group meetings, SCAQMD staff proposed a variety of thresholds for GHG emissions, including a "land use" threshold that would be 3,500 MTCO2e/yr for residential projects, 1,400 MTCO2e/yr for commercial projects, and 3,000 MTCO2e/yr for mixed-use projects. However, as of July 2018, the SCAQMD Governing Board has not formally adopted the proposed interim tiered approach for evaluating GHG impacts. Until the new thresholds are adopted, 10,000 MTCO2e/yr is the greenhouse gas significance threshold for industrial development, which is considered for the proposed Project.

Discussion of Impacts

a, b) Less Than Significant Impact As described in Section III Air Quality, the Project's GHG construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) Version 2022.1

Construction

The Project proposes to add a cannabis cultivation facility within an existing building. Although the Project does not propose any exterior construction, CalEEMod is not capable of replicating the existing conditions of the Project site. A conservative analysis was performed in order to estimate impacts. In order to determine significance, the modeled scenario was compared with SCAQMD-'s GHG threshold of 10,000 MTCO2e/yr for industrial projects. As shown in Table 4, the Project does not exceed the threshold of 10,000MTCO2e/yr.

Operation

The operational emissions for the proposed cannabis cultivation facility were calculated with the assumptions detailed in Section III.C. Vehicle Trip Rates and Energy Use quantities were taken from the Project specific reports. The following estimates assume that 1 cannabis plant requires 2.5 gallons of water per day, 365 days a year. Operation and 30 year amortized emissions are provided in Table 4.

Table 4
Projected GHG Emissions Summary (Metric Tons)

Phase	CO_2e (MT/YR)
Construction	19.89
Operational + 30 year amortized [1]	433.74
SCAQMD Threshold (Industrial)	**10,000.00**

1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 19.89/30 =0.63

The conservative estimate for Project related operational and construction related emissions do not exceed SCAQMD's thresholds. The estimated emissions in Table 4 are less than 10,000 MTCO2e/yr SCAQMD threshold for industrial projects, and is therefore compliant with Tier 3 which indicates that Project related emissions will have a less than significant direct and indirect impact on the environment. Additionally, the Project is in compliance will all standards and regulations outlined within State GHG reduction standards and the City of Palm Springs' May 2013 Climate Action Plan and therefore would have a less than significant impact related to GHGs.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: Palm Springs General Plan, 2007; California Department of Toxic Substances Control EnviroStor Database, accessed August 18th, 2022.

Setting

Hazardous material are any compounds which, due to their quantity, concentration, chemical or physical characteristics, have the potential to cause substantial or potentially substantial hazards to human and environmental health. Hazardous substances, wastes, or any material that a business or local implementing agency understand to potentially risk the safety of the public or cause significant harm to the environment if released are considered hazardous materials. Examples of hazardous materials include, gasoline, paint, solvents, household cleaning products, refrigerants, and radioactive substances.

Beginning in the 1970's state, federal, and local governments raised concerns regarding the impact of hazardous materials on public health and the environment due to mismanagement. The result of this increased concern and attention to hazardous substances was a series of local laws and federal and state regulations. Examples of this legislation which apply to many businesses that manufacture, transport, store, use and dispose of hazardous material within the City include the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), the Emergency Planning and Community Right-To-Know Act (EPCRA), and the Resource Conservation and Recovery Act (RCRA).

According to EnviroStor, a toxic substance and hazardous sites database, there are no superfund sites or sites which emit, or produce hazardous materials within one-quarter-mile of the Project site. Additionally, according to the State Water Resources Control Board's online GeoTracker database, there are no LUST Cleanup sites within one-quarter-mile of the Project site.

The Project proposes minor alterations to the interior of an existing business building for a cannabis cultivation facility. Cleaners, solvents, fertilizers, and pesticides may be used during the operation of the facility for routine cleaning and cultivation activities.

Discussion of Impacts

a,b) **Less Than Significant Impact.** The Project proposes minor interior alterations to an existing business building at 690 Garnet Avenue for the operation of a cannabis cultivation facility, including the installation of new insulation, ventilation, cultivation lighting, and air filtration systems. Because the proposed improvements are limited to small interior operations, no heavy machinery would be involved onsite. The Project contractor will comply with existing law and regulations regarding the handling, storage and use of hazardous materials during building renovation, including those overseen by the California Occupational Health and Safety Administration (CalOSHA), the Riverside County Department of Environmental Health, and Regional Water Quality Control Board.

On-site operation of the Cannabis cultivation facility will be limited to the cultivation of cannabis products, as well as routine cleaning. The addition of a cultivation facility will necessitate the approval of a cannabis business license from the City of Palm Springs and the State of California, overseen by CalCannabis, the Bureau of Cannabis Control, and the Manufactured Cannabis Safety Branch, each with their requirements for cannabis waste management, cultivation, and manufacturing.

MSWD will require the installation of a 1,500 gallon clear well, which will periodically be emptied by a licensed hauler. The applicant will contract with a third party for acceptance, transportation, and disposal of hazardous waste. Waste will be hauled to a licensed facility for disposal.

Because of the existing regulatory environment regarding cannabis cultivation facilities, the requirements in place regarding hazardous materials expected to be onsite during construction and operation, and the existing wastewater discharge plan subject to wastewater standards from MSWD and the Regional Water Quality Control Board's discharge standards, the Project would have a less than significant impact regarding the routine transport, use, disposal, and release of hazardous materials to the public and environment.

c) **No Impact.** The Project is located 4.1 miles from Vista Del Monte Elementary, the nearest school. There are no schools within one-quarter mile of the Project site. Additionally, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would endanger schools. Therefore, the Project would not cause hazardous-related impacts to schools.

d) **No Impact**. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 according to GeoTracker. No impact will occur.

e) **No Impact.** The Project is located at 690 West Garnet Avenue, 4.8 miles from the Palm Springs International Airport. The Project Is not located within an Airport Compatibility Zone according to the Palm Springs General Plan EIR's Airport Land Use Compatibility Map for Palm Springs International Airport, Figure 5.7-5. Because the Project is not within 2 miles of an airport or lie within an applicable airport land use plan, the Project will not result in a safety hazard or excessive noise for people residing or working in the Project area. No Impact will occur.

f) **No Impact**. Under current site conditions, emergency vehicle access is provided through 3 entrances off of West Garnet Avenue. The proposed reuse of the existing development will not require external improvements which would Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Because the Project does not propose any external construction which would change the current emergency response access points on the Project site, and the existing site provides adequate access to emergency response vehicles, the Project will have no impact.

g) **No Impact**. According to CalFire's Fire Hazard Severity Zone Map, the Project site is not located within or near a Fire Hazard Severity Zone. The Project site is current fully developed with a majority of the land area covered in impervious materials, located in a sparsely developed industrial area just south of the Interstate-10, and is not at a significant risk of fire. The Project does not propose any exterior developments which would increase the Project site's susceptibility to fires. Therefore, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No Impact is expected.

Mitigation Measures: None required.

Monitoring: None required.

Sources: CalRecycle website: https://www.calrecycle.ca.gov/swfacilities/compostables/cannabis; Palm Springs General Plan, 2007; California Department of Toxic Substances Control EnviroStor Database, accessed March 26, 2021; State Water Resources Board GeoTracker, accessed July 15th, 2022; "Riverside County Airport Land Use Compatibility Plan Policy Document," March 2005.

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

Sources: Mission Springs Water District 2015 Urban Water Management Plan, June 20, 2016; Comprehensive Wastewater Facilities Strategic Plan for Mission Springs Water District, prepared by TETRA TECH, Inc. September 17, 2008. City of Palm Springs General Plan EIR; project plans.

Setting

Domestic Water

The Project site is served by the Mission Springs Water District, which provides domestic water to the northernmost portion of the City of Palm Springs, as well as Desert Hot Springs and Whitewater. The Mission Springs Water District has adopted several management plans in line with water conservation efforts. All developments within the jurisdiction of MSWD are subject to the provisions outlined in the 2015 MSWD Urban Water Management Plan, the 2020 Coachella Valley Regional Urban Water Management plan, the 2018 Coachella Valley Integrated Regional Water Management and Stormwater Resource Plan, and the 2015 Coachella Valley Salt and Nutrient Management Plan.

The District's water supply source is 100 percent groundwater extracted from District-owned wells. The service area is underlain by the Coachella Valley Groundwater Basin. MSWD produces water primarily from the Mission Creek Subbasin via ten active wells, from the San Gorgonio Pass Subbasin via four active wells, and from the Garnet Hill Subbasin via one active well. Total storage capacities of these basins are approximately 2.6, 2.2, and 1.0 million-acre feet, respectively.

Wastewater Treatment

Sewer service Is currently unavailable for the Project site, and septic tanks are utilized onsite for wastewater storage. The Project will use the existing septic system for sanitary sewer discharge. The Project's discharge procedures for agricultural waste include the hiring of a third party waste hauler to provide two sealable fifty-five gallon drums for temporary collection and storage of hazardous materials and the acceptance, transport, and disposal of waste.

Flood Control and Surface Water Management

The Project site is currently entirely built out and has existing stormwater and drainage infrastructure. The Project does not propose any exterior construction which would result in ground disturbance or altering of existing drainage patterns. The current flood control mechanisms present onsite are compliant with existing City requirements relating to surface water pollution.

Discussion of Impacts

a, e) **Less Than Significant Impact.** The Project site proposes to develop a cannabis cultivation facility within an existing building. The project site is required to develop and maintain a wastewater discharge plan for cannabis related waste. Under this plan, the project would contract with a third party for the disposal of agricultural waste, consistent with RWQCB requirements. The temporary storage of cannabis related wastewater would be contained in large fifty-five gallon drums which would be transported off-site for appropriate disposal. Because the Project is in compliance with water quality standards and waste discharge requirement, the Project will have no impact.

b) **Less Than Significant Impact.** The Project proposes to build a cannabis cultivation facility within an existing building. The Project is expected to require 8.4 acre feet per year of water from the Mission Springs Water District. The District's total water demand in 2040 is projected at 18,986 acre feet in the MSWD service area. Per the 2015 UWMP, MSWD has sufficient supplies to meet water demand in the area in an average, single-dry, and multiple-dry years. The Project water demand will represent less than 0.004% of the 2040 total water demand. The Project will be required to comply with MSWD's water efficiency requirements.

Therefore, the Project will have less than significant impacts on groundwater supply and recharge. Because the Projects project operational water demand is a small portion of MSWD's annual water supply, and the MSWD has significant measures in place to ensure that

water supply is not interrupted, the Project's impact on groundwater supply and sustainability plans are expected to be less than significant.

c)

i-iv) No Impact. As described above, the Project site does not propose any exterior renovations which would result in ground disturbance that could impede or redirect flood flows. There will be no change to impervious surfaces located within the Project site. The Project will not substantially alter the existing drainage pattern on site which would impede or redirect flood flows, or affect siltation or surface water quality and therefore, no impact will occur.

d) **No Impact.** According to the Federal Emergency Management Agency's (FEMA) flood hazard map, the Project site is not within a recognized National Flood Hazard Layer (NFHL) zone. Additionally, the geography of the Coachella Valley makes tsunami or seiche events impossible because it is not located within close proximity to a large body of water. Therefore, the Project will have no impact on flood hazards, tsunamis, or seiche zones which would risk releasing polluting due to Project inundation.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007 (Figure 2-2)

Setting

The Project site currently consists of a one-story building surrounded by a publicly accessible parking lot with desert landscaping to the west, and a fenced parking lot for back door access to the building on the east. The site is designated as Regional Business Center (RBC) on the Palm Springs General Plan land use map, which allows industrial and commercial uses up to 0.5 floor-area-ratio (FAR) and office uses at up to 0.35 FAR. Additionally, the property is zoned as M-1-P for Planned Research and Development Park. A Conditional Use Permit is required for the Project's cultivation uses.

Discussion of Impacts

a) **No Impact**. The Project site is bounded by Interstate-10 to the north, vacant lands and a delivery distribution facility to the south, and vacant lands to the east and west. There are no residential communities within close proximity to the Project site. Additionally, the reuse of an existing building would not result in construction that could physically divide an established community. Therefore, the Project will have no impact on the division of an established community.

b) **No Impact**. The Project site is designated as a Regional Business Center (RBC) according to the Palm Springs General Plan land use map and is zoned as M-1-P for Planned Research and Development Park. The Project is located 1.24 miles south of the nearest residential community. The proposed interior renovation of an existing building for the operation of a cannabis cultivation facility is consistent with the General Plan's Regional Business Center designation, and with the dispensary use already existing in the balance of the building. The Conditional Use Permit is subject to City approval and requirements regarding the operation of the cultivation facility. Therefore, the Project would have no impact regarding conflicts with any land use plan, policy, or adopted regulation.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: Palm Springs General Plan, 2007 (Figure 5-3); Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region.

Setting

High concentrations of mineral deposits are extremely valuable due to being finite and non-renewable resources. Examples of mineral resources include, but are not limited to, iron, copper, clay, limestone, sand, and gravel. The City of Palm Springs' primary mineral resources include sand and gravel, collectively known as aggregate, which is especially useful for site grading.

The California Geological Survey Mineral Resources Project identified and reports on non-fuel mineral resources within California. Additionally, the State Geological Survey assigns area Mineral Resources Zone (MRZ) designations depending on the likelihood and concentration of mineral deposits.

Discussion of Impacts

a, b) **No Impact** The Project site is located within Mineral Resource Zone 3 (MRZ-3) according to the Palm Springs General Plan EIR Mineral Resource Areas Map, Figure 5.10-1, which indicates that the area's level of mineral deposits cannot be evaluated due to insufficient data and that there are no known mineral resources in the Project area.

The Project site is currently comprised of a fully developed building and accompanying parking lot. There are no lands designated for mining activities within close proximity to the Project site. Because the Project only consists of minor interior renovations to an existing fully developed site located in an area with no known mineral resources, the Project will have no impact on mineral resources.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan EIR; Palm Springs General Plan; Palm Springs Municipal Code.

Setting

Sound is measured in decibels, a logarithmic scale describing loudness. Community Noise Level Equivalent (CNEL) is used in order to describe the impact that sound will have on the surrounding community.

The City of Palm Springs' main sources of noise include road traffic, aircraft, railroads, construction, and industry. The main sources of traffic noise are motor and exhaust systems of automobiles, trucks, buses, and motorcycles. Significant generators within the city are the Palm Springs International Airport, the Union Pacific Railroad, Interstate10, and Highway 111.

The Federal Highway Administration has noise standards applicable to Interstate 10, State Route 11, and State Route 62 which pass through the City of Palm Springs. FHWA's standards are based on a "trade-off" for what is desired and the practicality of implementation, and can be found on Table 5.11-2 of the Palm Springs General Plan EIR. Additionally, the City of Palm Springs Municipal Code Section 11.74 details stationary non-transportation noise standards. Construction related noise is regulated by Municipal Code section 9.24.030.

Discussion of Impacts

a) **Less Than Significant Impact.** The Project's current conditions include a fully developed building, accompanying publicly accessible parking lot for patrons to the west, and a private fenced parking lot on the property's east side. The Project does not propose the addition of any exterior facilities, and improvements are limited to minor interior renovations for a cannabis cultivation facility. The adjacent lots to the west and east of the Project site are vacant undeveloped desert lands, and directly north of the Project site is Interstate 10. There are no residential dwelling units, or other sensitive receptors within one-quarter mile of the Project site.

City Noise Standards

The City of Palm Springs General Plan Noise Element land use compatibility chart (Figure 8-2) shows acceptable noise levels for different land uses. The Project site would fall under Industrial and Manufacturing land use, which has an acceptable noise level of 75 CNEL not including temporary construction related noise.

The Project does not propose any exterior construction or renovation, however, the City's construction noise standards will be applied for the Project's renovation period. According to the Palm Springs Municipal Code Section 8.04.220, which imposes limitations on hours of construction, no construction will be permitted outside the hours of 7AM to 7PM on weekdays and 8AM to 5PM on Saturdays. The Project's renovation activities are expected to be contained within the existing developed building, and are not expected to generate continuously high noise levels during daytime hours.

The operation of the cannabis cultivation facility will include the addition of vehicular traffic, heating, ventilation, and air condition (HVAC) units. The addition of noise from mechanical equipment, parking activities, and truck deliveries to and from the eastern loading area is not expected to exceed the City's existing Industrial development noise levels found within the General Plan (Figure 8-2).

The proposed Project is compatible with existing surrounding land uses and will not violate any ordinances, municipal code, or land use standards regarding noise levels for the City of Palm Springs.

b) **No Impact** The Project proposes minor interior renovations to the inside of an already existing building at 690 Garnet Avenue for a cannabis cultivation facility, which will not require construction activities that would result in ground disturbance, and is not expected to generate perceivable vibrations. No impact will occur.

c) **No Impact** The Project site is not within a recognized noise contour for the Palm Springs International Airport and is not located within 2 miles of the airport. Therefore, airport noise would have no impact on the Project.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan EIR; US 2020 Census Data https://www.census.gov/programs-surveys/decennial-census/decade/2020/2020-census-results.html

Setting

According to the State of California Department of Finance estimates which incorporate data from the 2020 census, the City has an estimated population of 44,206 residents in 2020 which has since grown to 44,397 residents in 2022. Within Riverside County, the City of Palm Springs is tied with Indian Wells for the lowest household density, with an average of 1.8 persons per household. 61.9% of residents identify as white, 25.2% identify as Hispanic or Latino, 4.9% identify as Black or African American, and American Indian, Alaska Native, Asian, Native Hawaiian, and persons of two or more races make up the remaining 8%. 32.4% of the City's population is made up of persons 65 years or older. In 2020, the median household income was $57,916, and the median value of owner-occupied housing units was $398,000.

The Project site is designated Regional Business Center (RBC) on the Palm Springs General Plan land use map and is zoned as M-1-P for Planned Research and Development Park. A Conditional Use Permit is required for the Projects manufacturing and cultivation uses.

Discussion of Impacts

a) **No Impact.** The proposed cannabis cultivation facility will employ a small number of employees, whose employment may marginally increase the population. However, the marginal increases in population resulting from the employment of a small number of people is not expected to substantially increase the population within the area. No impact will occur.

b) **No Impact** The Project proposes to construct a cannabis cultivation facility within an existing building. No residents occupy the building, so no one will be displaced. No Impact will occur.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007

Setting

Fire protection

The City of Palm Springs' fire, paramedic, and emergency services are provided by the Palm Springs Fire Department (PSPD). The City of Palm Springs' Sphere of Influence is served by PSFD and through mutual agreements with other departments. The Palm Springs Fire Department is responsible for enforcing the Fire Code throughout the City, covering a total service area of 96 square miles via 5 stations. The City of Palm Springs has a Class 3 ISO rating. The Insurance Service Office (ISO) grades fire protection services from 1 to 10 nationwide, with a Class 1 rating indicating the best fire protection services.

The closest PSFD station is Station 3, 4.3 miles south of the Project site on 590 E Racquet Club Rd.

Police protection

The Palm Springs Police Department is made up of two divisions, Operations and Services, which employ a total of 88 sworn and 59 nonsworn personnel. Patrol, jail, and airport activities are the responsibility of the Operations Division, while investigation, records, animal control, and communications fall under the jurisdiction of the Services Division. The Palm Springs Police Department provides responsive service, criminal investigation, traffic enforcement, and preventative patrol services to the City. The PSPD has response times of 5 minutes and 30 minutes for emergency and nonemergency calls, respectively.

The Palm Springs Police Department is located on 200 S Civic Dr, Palm Springs, 3.8 miles southeast of the Project site.

Schools
Both the Palm Springs Unified School District (PSUSD), and the Banning Unified School District (BUSD) operate within the City of Palm Springs. BUSD provides education to the northwestern most portion of the City. PSUSD provides public education services to the majority of Palm Springs.

The Project site is located within the jurisdiction of PSUSD. Vista Del Monte Elementary School, the closest public school to the Project site, is located 4.1 miles southeast of the Project site.

Parks
The City of Palm Springs is home to approximately 160 acres of developed parkland, excluding golf courses, which are maintained by the Palm Springs Department of Parks and Recreation. Desert Highland Park, the park nearest the Project site, is approximately 3.4 miles to the south.

Discussion of Impacts

a) i) Less Than Significant Impact. The Project propose to reuse existing vacant rooms within a fully developed building at 690 Garnet Avenue, with minor interior renovations to the building which would make the space suitable for cannabis cultivation facilities. The additional employment and traffic generation from the Project site, although marginal, will increase demand for fire services. The addition of employment to the Project area is covered under buildout of the General Plan, the effects of which have been evaluated and accounted for within the General Plan EIR. The existing development provides emergency vehicle access through 3 entrances off West Garnet Avenue. The proposed reuse will not require external improvements which would impair implementation of or physically interfere with emergency services provided by the Palm Springs Fire Department. Because the Project site does not propose any external construction which would change the current emergency response access points on the Project site, the existing site provides adequate access to emergency response vehicles, and the marginal increase in demand resulting from the addition of employment is accounted for in the Palm Springs General Plan, the Project will have a less than significant impact on fire services,

ii) Less Than Significant Impact. The Project site proposes minor interior renovations to an existing building for the construction of a cannabis cultivation facility. The existing building and surrounding site have been evaluated by the Palm Springs Police Department or emergency access.

Because the Project proposes to operate a cannabis cultivation facility, the Project will be required to comply with all Police Department regulations and procedures, as well as security measure outlined in Municipal Code Chapter 5.55.210, including 24-hour security cameras, lighting, and alarm systems. Additionally, the Project is subject to the cannabis cultivation tax which creates revenue for the City's general fund expenses. Given compliance with existing Police Department regulations and Municipal Code security measures, the Project site will have a less than significant impact on police services, and will not require the addition or expansion of Police Department facilities within the City.

iii) No Impact The Project proposes the reuse of an existing fully developed building for a cannabis cultivation facility. The operation of the cannabis cultivation facility will require the employment of a small number of people, likely to be local residents within the area. The marginal addition of employment is not expected to substantially increase the population of persons requiring school services. When the building was constructed, it would have been required to pay mandated school fees for the entire space. These fees are designed to offset

the need for school facilities as development occurs. Therefore, the Project will have no impact on school facilities.

iii-iv) No Impact The Project is unlikely to increase the population substantially directly or indirectly. The additional employees are expected to be local residents. Therefore, the Project will have no impact to the demand for parks and other recreational facilities.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007

Setting

The City of Palm Springs is home to a wide variety of recreational resources that are accessible to residents. The City owns approximately 160 acres spanning 12 developed parks, excluding golf courses, which are maintained by the Palm Springs Department of Parks and Recreation. The City manages 305 acres of public golf courses, 2,630 open space lands, and has nearly 60 miles of urban and desert wilderness public trails available for hiking, biking, and alternative transportation. Additionally, the City offers indoor recreational facilities such as the Desert Highland Unity Center, Demuth Community Center, and the Leisure Center and Pavilion.

Desert Highland Park, the park nearest the Project site, is approximately 3.4 miles to the south.

Discussion of Impacts

a,b) No Impact. As mentioned in previous sections, the Project's proposed improvements are limited to small interior renovations for a cannabis cultivation facility within an existing fully developed building which is not expected to generate or attract additional population. Therefore, the Project will have no impact on the demand for recreational resources and will not require the construction of additional recreational facilities.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007; Palm Springs General Plan EIR; K2 Traffic Engineering Traffic Report; Project Materials

Setting

The Project site is located on 690 Garnet Avenue in north Palm Springs. The site is fully developed and all access, including for emergency vehicles, is from Garnet Avenue south of the project site. The Project is located immediately west of the Indian Canyon interchange with I-10, which provides regional transportation throughout the Valley. Indian Canyon Drive provides access into both Palm Springs and Desert Hot Springs from the Project vicinity.

Discussion of Impacts

a) **Less Than Significant Impact.** Garnet Avenue is a low-volume roadway in the vicinity of the Project site, due to the limited development in this area of the City. The cultivation facility will generate, as shown below, a low number of trips, as the use does not provide public access. The City of Palm Springs' Traffic Impact Analysis Guidelines establish that projects which generate less than 100 daily trips do not significantly impact local roadways. The addition of 52 daily trips to Garnet Avenue and the regional transportation network is expected to have a less than significant impact on levels of service in the area, and is not expected to violate General Plan standards.

Table 5
Project Trip Generation

			AM Peak Hour			PM Peak Hour		
Land Use	Unit	Daily	Total	In	Out	Total	In	Out
Marijuana Cultivation and Processing Facility (190)	1,000 SF	6.90	.69	93%	7%	0.64	28%	72%

Land Use	Quantity (KSF)	Daily	Total	In	Out	Total	In	Out
Project	7.573	52	5	5	0	5	1	4

b) **Less Than Significant Impact.** The traffic memorandum prepared for the Project considered Vehicle Miles Traveled (VMT) to be generated by the Project in the framework of the City's VMT policy. Using the screening methods allowed by the policy, the analysis found that the Project will have a less than significant impact because it qualifies for screening under the local serving category, generating less than 110 trips per day. Therefore, the Project will have a less than significant impact relating to VMTs.

c,d) **No Impact.** The Project proposes interior improvements for a cannabis cultivation facility within an existing fully developed building. The proposed improvements would be limited to minor interior construction and installation of equipment. The Project does not propose any exterior development which would result in obstruction to emergency access on-site. Therefore, the Project would have not result in any increase in hazards due to a geometric design features, nor would it result in inadequate emergency access.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007; Palm Springs General Plan EIR

Setting

As described in Section V. the Coachella Valley has long been home to several regional groups of the Cahuilla., the most prominent within the valley being the Desert Cahuilla. In the present day, Pass and Desert Cahuilla descendants are affiliated with one or more Indian tribes in the Coachella Valley, including Cabazon, Augustine, Torres Martinez, Twenty-nine Palms, Agua Caliente, and Morongo. The City has long been inhabited by the Agua Caliente Band of Cahuilla Indians.

According to the City of Palm Springs General Plan EIR's Figures 5.5-1 and 5.5-2, the Project is not located within an area where significant cultural or archeological resources have been identified.

Discussion of Impacts

i, ii) **No Impact** As described in Section V, the Project proposes the reuse of an existing fully developed building. Construction related activities will be limited to interior renovations for the creation of a cannabis cultivation facility and will not require construction that would result in ground disturbance of any kind. Therefore, the Project will have no impact on Tribal Cultural Resources.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007; Palm Springs General Plan EIR

Setting

Domestic Water

The Mission Springs Water District (MSWD) provides domestic water services to the Project site. MSWD supplies their water entirely from the Coachella Valley Groundwater Basin. The existing Project site is connected to MSWD's water distribution system.

Flood Management

The City manages local drainage within the area of the Project site. Under Municipal Code Section 8.70.100, the City requires all new developments to construct adequate stormwater retention systems and manage surface runoff. The Project site is not located in an area designated as a National Flood Hazard Zone by the Federal Emergency Management Agency's (FEMA) Flood Hazard Map.

Solid Waste
Solid waste in the City is managed by Palm Springs Disposal (PSDS), which contracts with the City, PSDS collects and processes a wide range of products in its recycling program, including green waste. Non-hazardous solid wastes are transported to the Edom Hill Transfer Station (EHTS) in Cathedral City. EHTS is owned and operated by Burrtec Waste Management, and is permitted to receive 3,500 tons of waste per day. Waste is sorted before entering the Riverside County Waste Management waste stream and sent to Lamb Canyon Landfill in Beaumont. Lamb Canyon is permitted to receive 5,000 tons of waste per day, with a remaining capacity of 19,242,950 cubic yards and a projected closing date of 2029.

Electricity
Southern California Edison (SCE) provides electricity services to the City of Palm Springs, including the existing Project area. SCE sources their energy from coal, natural gas, wind, hydroelectric, a geothermal power. Energy is transmitted through high-voltage lines carrying up to 500 kilovolts along an east-west utility corridor spanning the Coachella Valley. 4.4 million resident accounts and 520,000 commercial accounts are serviced by Southern California Edison. Currently, the existing Project site is serviced by SCE.

Natural Gas
The Southern California Gas Company (SOCALGas) provides Natural Gas services to the City of Palm Springs and is transported from Texas to the Coachella Valley through 30-inch and 24-inch line through transmission lines with pressures of up to 2,000 pounds per square inch (psi).

Telecommunications
Frontier Communications provides telephone service to the City of Palm Springs.

Discussion of Impacts

a-c) Less Than Significant Impact.

Water
The Project site's domestic water services are provided by the Mission Springs Water District, and current on-site water demands are met by the existing water infrastructure. The addition of a cannabis cultivation facility will not significantly increase the site's existing water demand, as described under Hydrology and Water Resources, above. Mission Springs provided a "will serve" letter for the Project on March 30, 2022. Therefore, the Project would not require the expansion of existing domestic water infrastructure.

Wastewater Treatment
The Project will continue to use the onsite septic system. As discussed in Section X, the Project will not discharge cannabis waste into the onsite septic tank but rather will have it removed by a licensed contractor. Therefore, the Project will not require any modification to the onsite septic tank. Impacts to wastewater treatment facilities will be less than significant.

Stormwater Drainage
As described above, the Project site does not propose any exterior renovations which would result in ground disturbance that could impede or redirect flood flows. There will be no change to impervious surfaces located within the Project site. The Project will not substantially alter the existing drainage pattern on site. Therefore, no new or expansion of existing stormwater drainage infrastructure is required.

Electricity, Natural Gas & Telecommunications

The project site is currently served by Southern California Edison, the Southern California Gas Company, and Frontier. Currently, these utility service providers meet the demands of the Project site. The proposed cannabis cultivation facility would not significantly increase the demand for electricity, natural gas, or telecommunications services, and would therefore not require the construction or expansion of service infrastructure.

The Project does not propose any construction or operational activities which would significantly increase the demand for utilities. The Project would have a less than significant impact on utility infrastructure.

d,e) Less Than Significant Impact. The Project proposes to improve existing space to accommodate a cannabis cultivation facility. The site is currently served by PSDS, which will continue to provide service to the proposed Project site. The transfer station and landfill both have capacity to serve the Project, and impacts will be less than significant.

Mitigation Measures: None required.

Monitoring: None required.

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

Palm Springs General Plan, 2007; Palm Springs General Plan EIR; CalFIRE FRAMP Map

Setting

The California Department of Forestry and Fire Protection's (Calfire) Fire and Resources Assessment Program (FRAP) provides a map of areas with significant fire hazards within the state. Based on criteria such as available fuels, fire history, terrain influences, housing density, and weather patterns, FRAP categorized areas into different Fire Hazard Severity Zones (FHSZ). According to Calfire's FRAP map, the Project area is designated as a local responsibility area and is not located in or near a designated Fire Hazard Severity Zone. (FHSZ).

Discussion of Impacts

a-d) No Impact. The Project site is not located on or adjacent to any Very High Fire Hazard Severity Zones. As previously mentioned, the Project is designated as a local responsibility zone, and is not classified by CalFire as having a moderate, high, or very high risk for fires on their FRAP map. Therefore, the Project will have no impacts associated with wildfires.

Mitigation Measures: None required.

Monitoring: None required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) **No Impact.** The Project proposes only interior modifications to an existing building and associated parking lot. No physical change to the building will occur, and therefore no impact to either biological or cultural resources will occur. There will be no degradation of habitat, and no impact to species. There will be no impact to cultural resources as no change to the recently constructed improvements will occur.

b) **Less than Significant Impact.** The Project will occupy an existing space within an existing building which was built for industrial use. As described in this document, the operation of 6,080 of cannabis cultivation will have low impacts on traffic, noise, energy and other impact areas, and these impacts are well within the limits of what would be expected of industrial development. The Project will not significantly cumulatively impact any environmental issue area.

c) **Less than Significant Impact.** The Project will result in marginal increases in traffic, air quality and GHG emissions. None of these impacts will significantly impact human beings.

Appendix A
CalEEMOD Air Quality and GHG Modeling
(Available for review at City Hall)