CITY OF PALM SPRINGS
3200 E. Tahquitz Canyon Way
Palm Springs, California 92262
Phone: (760) 323-8299

ENVIRONMENTAL INITIAL STUDY

Project Title:	Palm Springs Fulfillment Center
City Project No:	Case 3.4361 MDP & MAJ
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, CA 92262 Phone: (760) 323-8299
Applicant:	PS Canyon Development, LLC 730 Arcady Road Montecito, CA 93108
Representative:	MSA Consulting, Inc. Attn: Mike Rowe 34200 Bob Hope Drive Rancho Mirage, CA 92270
Contact Person: And Phone Number:	Glenn Mlaker, Associate Planner Phone: (760) 323-8245 ex. 8778
Project Location:	Northwest corner of Indian Canyon Drive and Avenue 19 Assessor's Parcel Number 666-320-018.
General Plan Designation:	Industrial with Wind Energy Overlay
Zoning Designation:	Manufacturing Zone (M-2)

PROJECT DESCRIPTION

The Palm Springs Fulfillment Center project ("project") is proposing to develop an industrial building on approximately 38 acres on the northwest corner of Indian Canyon Drive and 19th Avenue, in the City of Palm Springs. The project proposes a two-story industrial building with associated improvements such as paved parking spaces and drive aisles, a detention basin, and three gated access points. The two-story facility has a proposed building area of 739,360 square feet, with a building footprint of 727,360 square feet allotted to warehouse uses, and 12,000 square feet for offices on the second floor. The project proposes 419 parking for cars, 11 ADA spaces, and 306 stalls for trucks and trailers. The project proposes 110 docks along the northern and southern sides of the building. The docks will be elevated 48 inches above grade, to allow for efficient loading and unloading of materials. 33 pedestrian entrances are proposed to be located along the north, west, south, and east sides of the project building. Additionally, the proposed project will connect to existing offsite infrastructure to provide electricity, natural gas, water, and sewer services to the project along Indian Canyon Drive and 19th Avenue. The project's proposed connections to the existing offsite facilities are discussed below.

Project Location

The proposed project is situated on the northwest corner of Indian Canyon Drive and 19th Avenue in the City of Palm Springs, approximately 0.32 miles north of the Interstate 10 freeway in the City's industrial land use district. The project is surrounded by vacant land to the north, wind energy facilities to the west, 19th Avenue and existing commercial to the south, and Indian Canyon Drive and industrial uses to the east, within the City of Desert Hot Springs's jurisdiction. The location of the project can be described as a portion of Section 15, Township 3 South, Range 4 East, San Bernardino Meridian.

Surrounding Land Use and Setting

The project site is located on vacant land and surrounded by developed and undeveloped uses. The table below categorizes the land uses surrounding the project boundaries.

Table 1 Surrounding Land Use Setting

Direction	Setting	Jurisdiction	Land Use	Zoning
North	Vacant land	Palm Springs	Industrial with Wind Energy Overlay	Manufacturing Zone (M-2)
South	Existing Commercial Buildings	Palm Springs	Regional Business Center with Wind Energy Overlay	Manufacturing Zone (M-2)
East	Coachillin Business Park	Desert Hot Springs	Industrial with Industrial Cannabis Overlay	Specific Plan with Industrial Cannabis Overlay Zone
West	Existing Wind Turbines	Palm Springs	Industrial with Wind Energy Overlay	Manufacturing Zone (M-2)

Existing Conditions

The project site is currently vacant and undeveloped. The west boundary of the project is physically marked by the barbed wire fence of the neighboring wind turbine project. The project has remained vacant for over 70 years based on historical aerial imagery.

The site is relatively level, with uniform sandy terrain and scattered vegetation. Sparse small- to medium-sized boulders also exist onsite. Three north-south-trending dirt paths are distinguishable along the west edge, center, and east edge respectively. Soil disturbance and vehicle tracks are indicative of recent illegal dumping. The deposited debris consists of miscellaneous household, construction and demolition debris.

Project Objectives

The project evaluated engineering feasibility, water efficiency, General Plan goals, and compatibility with surrounding land uses during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the project, the following project objectives were established:

- Promote quality development consistent with the goals and policies of the Palm Springs General Plan.
- Develop a well-maintained industrial fulfillment center in the Industrial designation that is consistent in use and appearance as the existing developments in the surrounding area.
- Provide employment opportunities and growth in the City's Industrial land use designation.

Project Entitlements

Approval of a Major Development Permit (MDP) will implement this project. The purpose of a Development Permit is to ensure that the proposed development is consistent with the General Plan, Zoning Code, and other adopted plans, regulations, and policies of the City; the location, height, massing, and placement of the proposed development is consistent with applicable standards; and that the necessary infrastructure is in place to serve the proposed development. (Section 94.04.01 of the Palm Springs Municipal Code).

As described in this Initial Study, the City has determined that the project will require an Environmental Impact Report (EIR) in conformance with CEQA Guidelines Section 15060 and 15064. This Initial Study and accompanying documents constitute the Notice of Preparation for the project.

Project Land Uses and Zoning

The land use designations currently in effect for the project site are Industrial with a Wind Energy Overlay, as established by the City of Palm Springs General Plan Land Use Map. Industrial uses typically include research and development parks, light manufacturing, laboratories, and industrial services. Retail commercial uses and offices are allowed as ancillary uses to the industrial use to encourage projects that are self-sustaining. New and expanded industrial uses within the City will expand the City's job base and are therefore important to the City's overall economic vitality and balance.

Wind Energy Overlays (WEO) permit the development of Wind Energy Conversion Systems (WECS) on lands that are compatible with the windmills. These areas are predominantly located within areas designated as Desert, Industrial, or Open Space-Water on the General Plan Land Use Map in wind-prone areas of the City, including the area on and surrounding the proposed project. Industrial and clean energy uses in these areas may occupy up to 15 percent of the entire acreage allotted to industrial and regional business center land uses within the City's Wind Energy Overlay designation (which occur in the northern-most extent of the City). No specific assignment for WEO uses has been made to the project site, and its use as a distribution facility will not affect the City's goal of having 15% of these lands used for WECS projects, since substantial additional vacant lands are currently vacant and could accommodate future WECS proposals.

The zoning designation for the project site is Manufacturing (M-2) zone. This zone is intended to "provide for the development of warehouse and distribution centers, and industrial uses which include fabrication, manufacturing, assembly or processing which do not in their maintenance, assembly, manufacture or plant operation create by-products which will adversely affect the resort-open space environment of the City."[1]

The proposed project is a compatible use within the Industrial land use and Manufacturing (M-2) zoning designations.

[1] Palm Springs Municipal Code Section 92.17.1.00, "M-2" Manufacturing Zone.

Circulation

Access to the project will be provided along Indian Canyon Drive and 19th Avenue. There are two right-in/right-out access driveways and one full access driveway along Indian Canyon Drive (see Exhibit 4). The proposed full access driveway along 19th Avenue will be utilized by truck traffic only. Internal circulation will be provided by paved drive aisles surrounding the proposed buildings.

Utilities

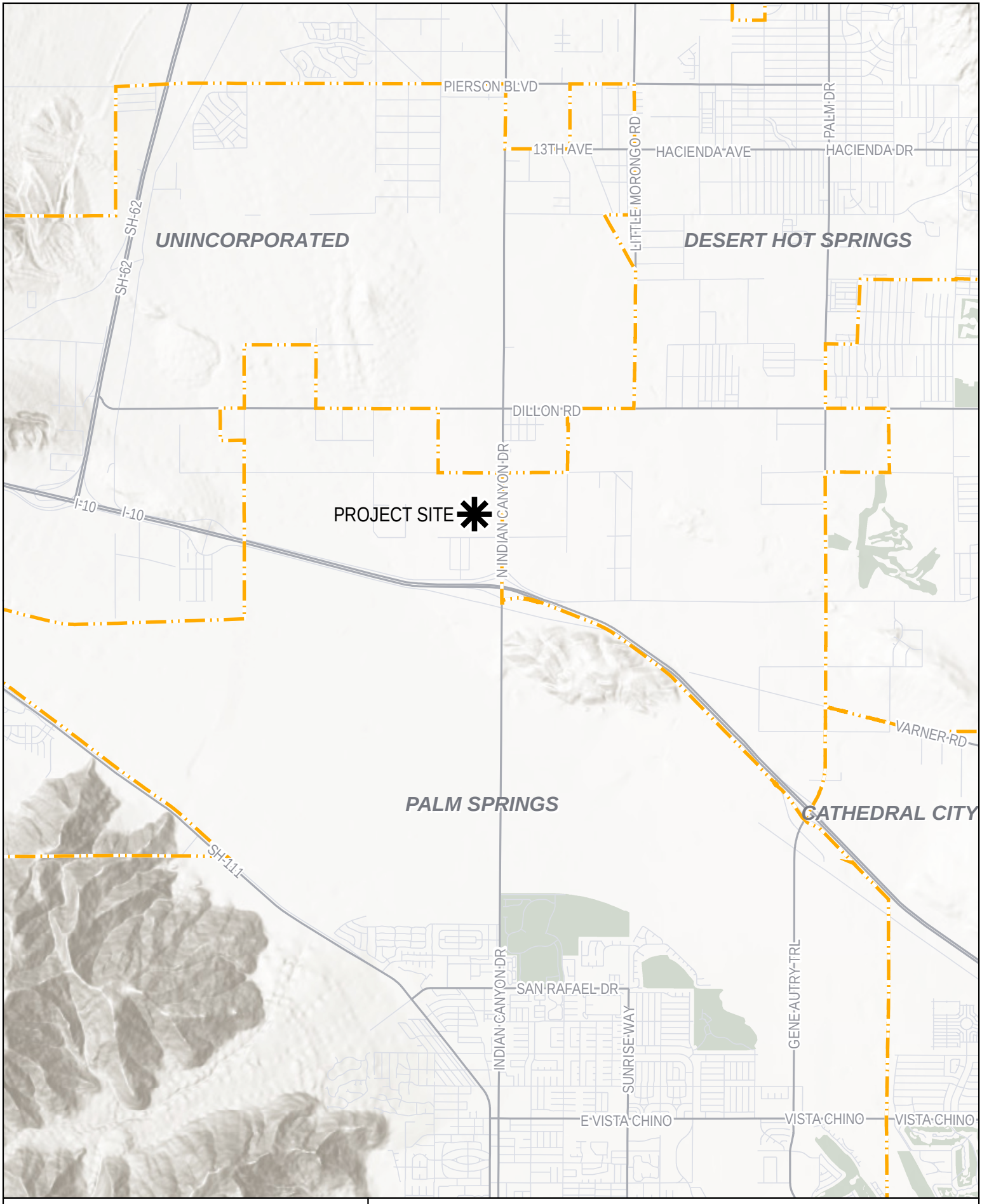
Domestic water and sanitary sewer service is provided to the project site by the Mission Springs Water District (MSWD). Existing infrastructure includes a network of water and sewer lines along 19th Avenue and Indian Canyon Drive.

Domestic Water – Mission Springs Water District will provide domestic water to the project site. The project proposes to augment the existing network of water lines within Indian Canyon Drive (east) and 19th Avenue (south). The existing water lines in Indian Canyon Drive includes 12-inch lines. The project proposes to connect to this water main with 12-inch lines, which will connect to the project's 12-inch fire line. The existing water line in 19th Avenue is 12 inches near the project's southwest corner, and increases to 16 inches towards the Indian Canyon Drive and 19th Avenue intersection. The project proposes to connect to this water main via 12-inch lines at the southwest and southeast corners of the project. The offsite improvement has been analyzed below and will be analyzed in the EIR.

Sanitary Sewer – The project proposes to extend existing sewer lines to accommodate new construction. The project will connect to an existing 6-inch sewer line located one half-mile west of the project in 19th Avenue, to be extended to the project site. This offsite improvement has been analyzed below and will be analyzed in the EIR. MSWD is currently developing a new Regional Water Reclamation Facility west of Little Morongo Road between 19th Avenue and 20th Avenue. The new facility will increase the District's total wastewater treatment capacity and alleviate a portion of existing wastewater flows currently going to the Horton Wastewater Treatment Plant. Construction of the new facility started in April 2022, and will be operational in fall 2023. The proposed project will connect to the new facility. If the new wastewater treatment plant is not complete by project operation, the project will connect to the temporary package plant located east of 19th Avenue and Calle de Los Ramos, until the new facility is ready.

Electricity – The project site is not currently served by electric facilities. The project will be required to connect to existing infrastructure provided by Southern California Edison (SCE) to accommodate new construction. The project will connect to existing electricity lines at the southeast corner of Indian Canyon Drive and 19th Avenue and connect to the site underground. This offsite improvement has been analyzed below and will be analyzed in the EIR.

Natural Gas – The project is not currently served by natural gas facilities. Southern California Gas Company (SoCalGas) provides natural gas to the City of Palm Springs and surrounding areas. The project will be required to connect to existing natural gas infrastructure located approximately a half-mile west in 19th Avenue. This offsite improvement has been analyzed below and will be analyzed in the EIR.



MSA CONSULTING, INC.
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0 NORTH 5,000 FT

VICINITY MAP
PALM SPRINGS FULFILLMENT CENTER
EXHIBIT 1

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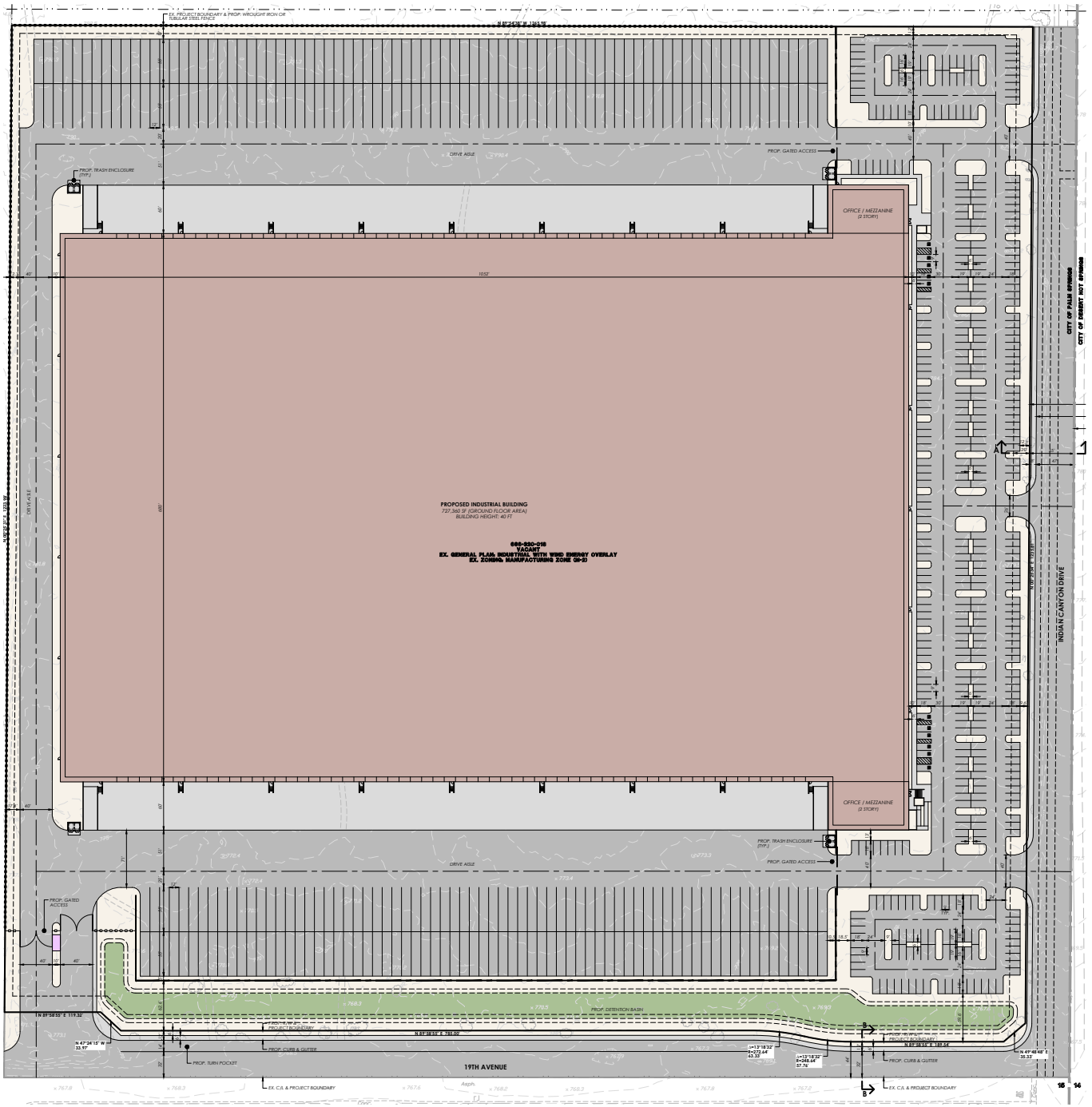
0 NORTH 400 FT

AERIAL PHOTOGRAPH
PALM SPRINGS FULFILLMENT CENTER
EXHIBIT 2



IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TECHNICAL SITE PLAN

EXHIBIT DATE: JANUARY 12, 2023

REVISIONS

NO.	DATE	DESCRIPTION

DATA TABLE

APPLICANT / LAND OWNER:	SNIDER INTERESTS, LLC		
ADDRESS:	730 ARCADY ROAD MONTECITO, CALIFORNIA 93108		
CONTACT:	DAVID SNIDER		
EXHIBIT PREPARER:	MSA CONSULTING, INC.		
ADDRESS:	34200 BOB HOPE DRIVE RANCHO MIRAGE, CALIFORNIA 92270		
CONTACT:	PAUL DEPALATIS, AICP	**TELEPHONE:**	(760) 320-9811
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE A RIVERSIDE, CALIFORNIA 92503		
DATE OF TOPOGRAPHY:	APRIL 13, 2022	**TELEPHONE:**	(951) 687-4252
ASSESSOR'S PARCEL NUMBER:	666-320-018		

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN.

LAND USE DESCRIPTION:	SF	AREA	PERCENTAGE
EXISTING GROSS ACREAGE	1,722,174 SF	39.54 AC.	-
PROPOSED RIGHT OF WAY DEDICATION (INDIAN CANYON ROAD & 19TH AVENUE)	144,550 SF	3.32 AC.	-
PROPOSED NET ACREAGE	1,577,624 SF	36.22 AC.	100%
PROPOSED BUILDING AREA	727,360 SF	16.70 AC.	46%
ACCESS ROADS, HARDSCAPE & PARKING	669,389 SF	15.37 AC.	42%
LANDSCAPE, OPEN SPACE & RETENTION AREAS	180,875 SF	4.15 AC.	12%

BUILDING DESCRIPTION:

INDUSTRIAL BUILDING

ONSITE PARKING DATA:	SF	PARKING RATIO	PARKING %	COUNT
PROPOSED INDUSTRIAL BUILDING	**727,360 SF** (1ST 100,000 SF) (2ND 100,000 SF) (REMAINDER)	- 1 STALL PER 800 SF 1 STALL PER 1,250 SF 1 STALL PER 5,000 SF	- - - -	- 125 STALLS 80 STALLS 106 STALLS
TOTAL PARKING REQUIRED	**727,360 SF**	-	-	**311 STALLS**
STANDARD STALLS PROVIDED	-	-	-	419 STALLS
HANDICAP STALLS PROVIDED	-	-	-	11 STALLS
TRUCK PARKING PROVIDED	-	-	-	306 STALLS
TOTAL PARKING PROVIDED	-	-	**100%**	**736 STALLS**

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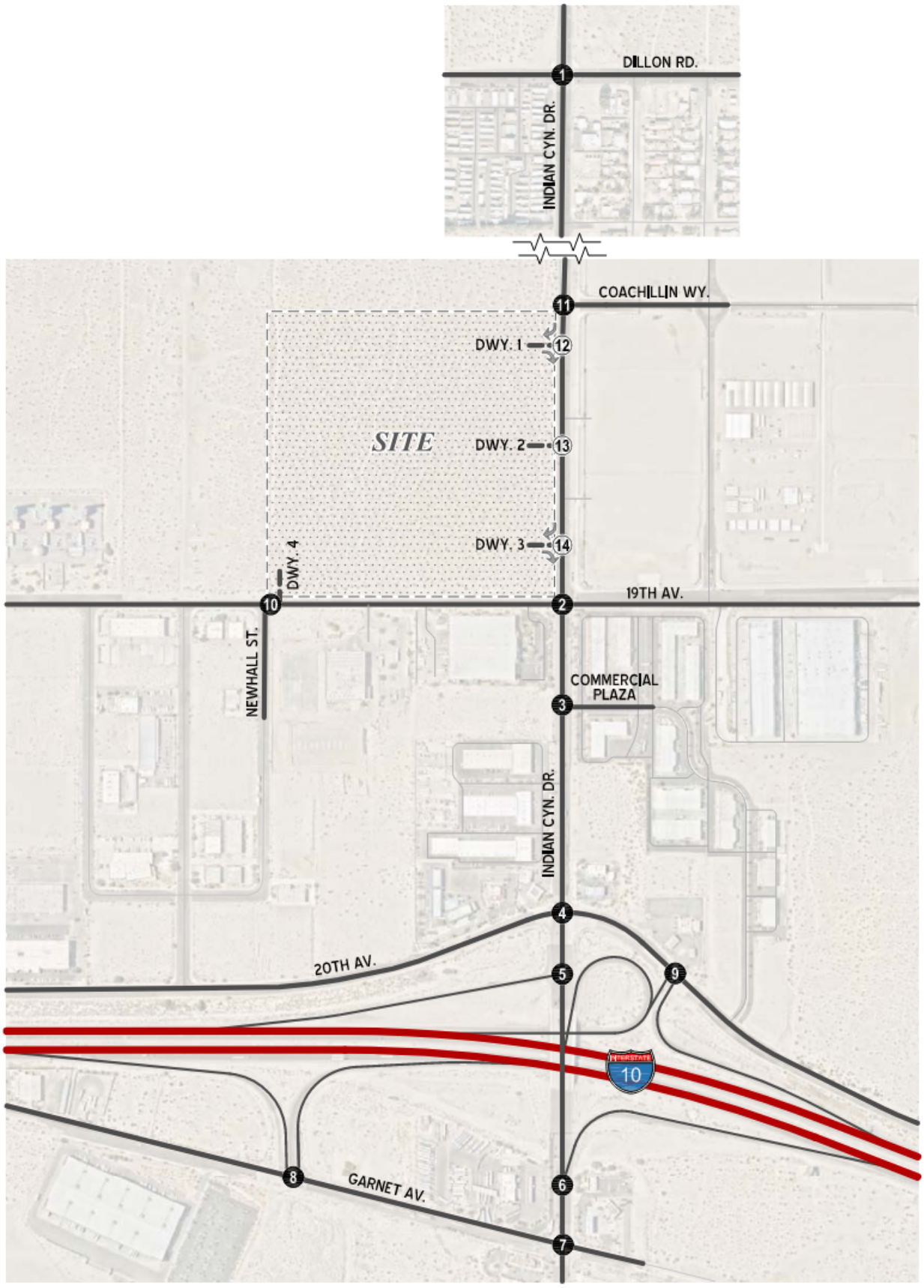
NORTH
NOT TO SCALE

SITE PLAN
PALM SPRINGS FULFILLMENT CENTER
EXHIBIT 3



LEGEND:

- 11 ▪ EXISTING ANALYSIS LOCATION
- 3 ▪ FUTURE ANALYSIS LOCATION
- ▪ RIGHT-IN/RIGHT-OUT ONLY
- ▪ FUTURE ROADWAY

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NORTH

CIRCULATION PLAN
PALM SPRINGS FULFILLMENT CENTER
EXHIBIT 4

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

Signature: City of Palm Springs	8/1/23 Date:

Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

1. AESTHETICS -- Would the project**:**	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☒	☐

a) **Potentially Significant Impact.** The project property is located on the northwest corner of Indian Canyon Drive and 19th Avenue in the City of Palm Springs' Industrial land use designation. The project is currently vacant and undeveloped. Scenic vistas in the City of Palm Springs include views of the surrounding mountain ranges. Views of these mountain ranges can be observed along Indian Canyon Drive, 19th Avenue, and the Interstate 10 freeway.

Views from the project site include the San Jacinto Mountains to the southwest, San Gorgonio Mountains to the northwest, Little San Bernardino Mountains to the north and northeast, and the Santa Rosa Mountains to the southeast. Views of the San Jacinto and San Gorgonio Mountains are relatively unobstructed apart from the existing structures and wind turbines that partially obstruct view of the mountain base. Existing developments, infrastructure, and landscaping obstructs the distant views of the Little San Bernardino Mountains and the Santa Rosa Mountains.

The project proposes the development of a 739,360-square-foot industrial warehouse, with 727,360-square-foot building area, and 12,000-square feet of offices on the second floor. Associated improvements include paved parking spaces and drive aisles, a detention basin, and three gated access points on approximately 38 acres. The overall architectural character will include modern design with straight lines, rectangular inset windows, and stone accents near the building entrances.

Development of the project could result in the obstruction of scenic vistas to motorists traveling along Indian Canyon Drive, 19th Avenue or Interstate 10. The Environmental Impact Report (EIR) will analyze the project's impact on scenic vistas.

b) **No Impact.** The proposed project occurs north of 19th Avenue and west of Indian Canyon Drive. The project site is currently vacant and undeveloped. The property does not contain any landmarks or scenic resources, such as trees, rock outcroppings, or historic buildings.

A review of the California State Scenic Highway Program determined that the project site is not located within a designated State Scenic Highway. State Route 62 is approximately 3 miles west of the project site and is a State designated Scenic Highway. The project site is not visible from SR 62. According to the Riverside County Western Coachella Valley Area Plan, the Interstate 10 freeway is a County Eligible Scenic Highway but is not officially designated. The Interstate 10 freeway is located approximately 0.32 miles south of the project. Therefore, the project will not impact scenic resources in the Interstate 10 right of way.

The project is not located adjacent to a State designated Scenic Highway or a Riverside County Scenic Highway. There will be no impact to scenic resources on a scenic highway. Therefore, no further analysis of this impact is required in the EIR.

c) **Less than Significant Impact.** The project property is located in an urbanized area, surrounded by vacant land to the north and west, a developing business park to the east, and commercial and industrial businesses to the south. Indian Canyon Drive delineates the project's eastern boundary, and 19th Avenue delineates the southern boundary. The project property and areas north and west of the project are located within the City's Industrial land use designation, areas south of the project are located within the City's Regional Business Center land use designation.

The project proposes the development of an approximately 739,360-square-foot industrial warehouse. Additional improvements include paved drive aisles and parking spaces, detention basin, and gated access points. As previously stated, the project is situated within the City of Palm Springs's Industrial land use designation with a Wind Energy Overlay, and Manufacturing (M-2) zoning designation.

According to the Palm Springs Municipal Code (PSMC), M-2 zoning designations support wholesale, warehouse, distribution, fulfillment, and import/export centers. According to Section 92.17.1.03, Property development standards, of the Palm Spring Municipal Code, buildings and structures shall have a height not greater than 30 feet, however, exceptions to building heights are included in Section 92.17.1.03(C)(2)(b), which permits buildings up to 60 feet in height, "provided that: (1) the building is located on a parcel of not less than one acre in size; and (2) the building or any portion thereof is set back one foot from any property line for every one foot of vertical height."[2]

The project is located on a parcel size greater than one acre and therefore complies with the first standard. The project proposes a building height of 49 feet 6 inches. Therefore, to comply with Section 92.17.1.03(C)(2)(b), the proposed building setback should be more than 50 feet from any property line. The project complies with this setback standard as indicated in the table below.

Table 1-I Building Setback from Property Line

Direction	Minimum Building Setback Per MC	Proposed Setback
North	50 ft	198 ft
East	50 ft	138 ft
South	50 ft	248.6 ft
West	50 ft	62.3 ft

[2] Palm Springs Municipal Code Section 92.17.1.03 (C)(2)(b), Property development standards.

Additionally, Section 92.17.1.03(C)(2)(d) states that "any buildings over 40 feet in height shall only be permitted within the area bounded by 18th Avenue on the north, Indian Canyon Drive on the east, 19th Avenue on the south, and the western boundary of the zone district on the west."[2] The project property is located within the defined boundary and therefore complies with the building height exception established in the Palm Springs Municipal Code.

The project is consistent with the property development standards, including Section 92.17.1.03 (D) regarding walls, fences, and landscaping, (F) regarding lot area coverage, and (G) regarding access. The project site plan will be reviewed by the City of Palm Springs to determine whether the site plan and design are consistent with the M-2 zoning designation and surrounding uses.

The project's compliance with the City's Zoning Code related to development standards within M-2 zones and scenic quality will be analyzed further in the EIR.

d) **Less than Significant Impact.** The proposed project occurs on vacant and undeveloped land and does not currently contribute to light or glare in the area. Existing sources of light in the area is include the industrial and commercial businesses east and south of the project. Vehicular traffic traveling along 19th Avenue and Indian Canyon Drive contribute to daytime and nighttime light and glare.

The project is located within the City's Industrial land use designation and Manufacturing (M-2) zoning designation. Development and operation of the proposed project will introduce additional light to the area. Lighting proposed for the project will comply with outdoor lighting standards established in Section 93.21.00 of the Palm Springs Municipal Code. Lighting proposed for the project will include overhead/downward oriented post mounted or wall mounted fixtures to illuminate parking areas, building frontages and entrances, and pedestrian pathways. Lighting fixtures shall be designed to avoid glare, light trespass onto surrounding properties, and light pollution into the sky. The project will not install unacceptable light fixtures, including unshielded floodlights, wall packs, wall mounted fixtures, streetlights, and security lights, per Figure 5 of PSMC Section 93.21.00. The building façade proposed for the industrial building will not involve materials or colors that generate glare. Concrete walls painted neutral colors (i.e., dark green, beige, brown, and white) and stone accents proposed for the building will not contribute to glare. Windows will be inset to reduce glare generated from the window's surface. The external shading provided by the inset architectural feature provides shading to the windows, reducing sunlight reflecting from the building surface. The proposed project impacts to light or glare will be analyzed in greater detail in the EIR.

2. AGRICULTURE 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. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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, timberland, or timberland zoned Timberland Production?	☐	☐	☐	☒
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: California Farmland Mapping and Monitoring Program, California Department of Conservation; Palm Springs General Plan, 2007.

a)-b) **No Impact.** The project property is classified by 2016 California Farmland Mapping and Monitoring Program (FMMP) as "Other Land". Other Land is defined as land not included in any other mapping category (i.e., Prime Farmland, Farmland of Statewide or Local Importance, Unique Farmland, or Urban and Built-Up Land).

Surrounding areas to the west, north, and east are also designated as Other Land, while areas south of the project include a mix of both Other Land and Urban and Built-Up Land. No areas within the City of Palm Springs are designated or zoned for agricultural use. Therefore, implementation of the project would not involve changes that would result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to nonagricultural uses.

The General Plan land use designation for the project site is Industrial with Wind Energy Overlay. The zoning designation for the proposed project is Manufacturing (M-2). The proposed project is compliant with the land use and zoning designations established by the City of Palm Springs.

According to the Williamson Act 2014 Status Report, no portion of the project site is within or near a recognized Williamson Act Contract area.

Neither the project site nor any surrounding lands are designated or used for agricultural purposes. Agriculture is not a land use defined in either the General Plan or Zoning Ordinance. No impact to agricultural resources will result from implementation of the project. Therefore, no discussion is necessary in the EIR.

c)-e) **No Impact.** The project site is currently vacant and undeveloped. As stated in the previous discussion (b), Industrial with a Wind Energy Overlay classifies the property's land use designations. Forest land,

timberland, or timberland zoned Timberland Production does not occur on the project site or surrounding areas. The project would not result in the loss of forest land or conversion of forest land to non-forest use.

The project proposes the development of an approximately 739,360-square-foot industrial building within the City of Palm Springs's Industrial land use designation. The project will not convert forest land to a non-forestry use.

Project implementation will not involve changes that could result in the conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use since the project property is not designated as farmland or used as agricultural land. No impacts are anticipated, and no further discussion in the EIR is required.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management 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 Incorporation	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?	☐	☐	☒	☐

Source: Final 2022 Air Quality Management Plan (AQMP), by SCAQMD, 2022; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010.

a) **Potentially Significant Impact.** The project site and its Coachella Valley regional context are situated within the Riverside County portion of the Salton Sea Air Basin (SSAB), under jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality in relation to the applicable air quality standards for criteria air pollutants is measured at established air quality monitoring stations throughout the SCAQMD jurisdiction. The three permanent monitoring stations in the Coachella Valley are located in Palm Springs (AQS ID 060655001), Indio (AQS ID 060652002), and Mecca (Saul Martinez - AQS ID 060652005).

To comply with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted an Air Quality Management Plan (AQMP), which is updated regularly with strategies to effectively reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. The most current version of the AQMP (2022 AQMP) was adopted in December 2022 to continue serving as a regional blueprint for achieving the federal air quality standards. The 2022 AQMP includes the most current strategies to meet the air quality standards and ensure that public health is protected to the maximum extent feasible. It also includes a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Moreover, the 2022 AQMP provides guidance for the State Implementation Plans (SIP) for attainment of the applicable ambient air quality standards.

Furthermore, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). The U.S. EPA-approved Coachella Valley PM10 State Implementation Plan is in place with an attainment strategy for meeting the PM10 standard. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the City's Fugitive Dust Control ordinance and plan implementation requirements, which are consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

The proposed development is consistent with the General Plan, Zoning Code, and other adopted regulations relevant to the City's growth. The proposed Project will be subject to the rules and guidelines under the 2022 AQMP and the applicable State Implementation Plan for PM10 and Ozone. The project-specific Air Quality Study quantitative findings will help determine whether the Project's emission levels will exceed any of the applicable thresholds and whether those levels have the potential to obstruct the attainment efforts of the 2022 AQMP. The Draft Environmental Impact Report (DEIR) will further elaborate on the Project's compliance with the applicable air quality plan and level of significance.

b) **Potentially Significant Impact.** The Coachella Valley portion of the Salton Sea Air Basin (SSAB) is in nonattainment for the 1997 8-hour ozone standard and PM10 standard. The attainment status of each standard is summarized below.

Particulate Matter (PM10):

The Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, the man-made sources of PM10 are attributed to direct emissions, industrial facilities, and fugitive dust resulting from unpaved roads and construction operations. High-wind natural events are also known contributors of PM10. The project is located within the designated Coachella Valley Blowsand Zone, which is a defined corridor of land extending two miles to either side of the centerline of the I-10 Freeway across a major portion of the Coachella Valley region. This area is known to be exposed to relatively higher seasonal winds and therefore is subject to additional Fugitive Dust Control Plan requirements that will be discussed in the EIR. The Air Quality Study for this project will quantify the potential construction and operational PM10 emission levels resulting from the project to determine compliance and feasible mitigation, as necessary.

Ozone and Ozone Precursors:

Furthermore, the Coachella Valley portion of the Salton Sea Air Basin (SSAB) is deemed to be in nonattainment for the 1997 8-hour ozone standard. Coachella Valley is unique in its geography due to its location downwind from the South Coast Air Basin (SCAB). As such, when high levels of nitrogen oxides (NOx), volatile organic compounds (VOCs) and ozone are produced in the South Coast Air Basin, they are transported to the Coachella Valley. The 2022 AQMP has found and established that the Coachella Valley does not have large sources of smog-forming emissions and therefore, local sources of air pollution have a limited impact on ozone levels compared to the transport of ozone precursors generated upwind in the SCAB. Based on the 2022 AQMP, the attainment date for the said ozone standard is August 2033. The Air Quality Study for this project will quantify the potential construction and operational ozone precursor emission levels resulting from the project to determine compliance and feasible mitigation, as necessary.

The emission levels of criteria air pollutants, including PM10 and Ozone precursors, resulting from construction and operation of a 739,360 square-foot facility and associated improvements will be determined by the Air Quality Study results and will be further analyzed in the Draft EIR.

c) **Less than Significant Impact.** A sensitive receptor is a person in the population who is particularly susceptible (i.e., more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities.

The project site consists of undeveloped land situated at the northwest corner of Indian Canyon Drive and 19th Avenue in the City of Palm Springs, approximately 0.32 miles north of the Interstate 10 freeway in the City's industrial land use district. In this context, the project site is not located in the local vicinity of

existing residential uses or other potential sensitive receptors. The nearest residential unit to the site is located approximately 0.37 miles to the north and upwind in terms of the prevailing wind direction. The second nearest residential property is located approximately 2.38 miles to the southeast in what is considered a downwind direction. The DEIR will analyze in further detail the location of the nearest sensitive receptors and will provide a Localized Significance Threshold (LST) analysis, per the SCAQMD methodology.

d) **Less than Significant Impact.** As previously introduced, the project's location is separated from residential uses and other land uses that may be considered sensitive receptors in substantial numbers. The proposed enclosed facility does not include the uses or activities typically recognized for generating odor impacts; therefore, less than significant impacts are expected for this aspect. The Air Quality Study will analyze the potential for impacts associated with odors.

4. **BIOLOGICAL RESOURCES** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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 Wildlife 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, and regulations or by the California Department of Fish and Wildlife 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?	☐	☐	☒	☐

a) **Less than Significant Impact with Mitigation**. The approximately 38-acre project site is vacant and undeveloped. The project is surrounded by paved streets and existing developments to the east and south, a fenced area with wind turbines to the west, and vacant land to the north. The four-lane roadway, Indian Canyon Drive, forms the eastern project boundary. The environment of the project site is typical of the desert scrub habitat of the valley floor as described in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will eliminate 38 acres of this habitat. Off-road vehicle tracks and human refuse occur throughout the project site. Although the project property is located adjacent to existing roadways and developments, the site may provide suitable foraging habitat for migratory birds and small mammals.

Off-site improvements involve the project's connection to existing sewer, water, and electricity lines in the streets east and south of the project. The existing rights-of-way do not provide suitable habitat for biological resources; therefore, the project's connection to off-site infrastructure will not result in impacts to biological resources.

A biological resource study will be conducted by a qualified biologist to determine the site's existing biological resources and determine the presence of any sensitive species. The EIR will further analyze potential impacts to sensitive plant or animal species.

b) **No Impact**. As previously discussed, the site is vacant and undeveloped, and surrounded by developed and undeveloped properties. Off-site improvements involve the project's connection to existing sewer, water,

and electricity lines in the streets east and south of the project. There are no jurisdictional waters regulated pursuant to the Federal Clean Water Act (CWA) by the U.S. Army Corps of Engineers (USACE) or the Regional Water Quality Control Board (RWQCB), and no lakes, rivers, or streambeds regulated pursuant to the California Fish and Game Code by the CDFW are present within the limits of the proposed project or the proposed off-site infrastructure. Since significant wash vegetation, riparian vegetation, or other sensitive natural communities (identified in local or regional plans, policies, and regulations, or by the CDFW or US Fish and Wildlife Service) does not occur at the project site or within the existing rights-of-way where off-site improvements will occur, the project will have no impacts on these resources. No further analysis is required in the EIR.

c) **No Impact.** The vacant and undeveloped project site does not contain federally protected wetlands, marshes or other natural drainage features. No blue-line stream corridors (streams or dry washes) are shown on U.S. Geological Survey maps for the project site and there are no botanical indicators of such corridors. As a result, implementation of the proposed project would not result in the direct removal, filling or other hydrological interruption to any of these resources. Off-site improvements involve the project's connection to existing sewer, water, and electricity lines in the streets east and south of the project. The existing rights-of-way are developed and the project's connection to off-site infrastructure will not result in impacts to protected wetlands.

No further analysis is required in the EIR since the project site or off-site improvements do not contain federally protected wetlands, marshes, or other natural drainage features.

d) **Less than Significant Impact with Mitigation.** The project's vacant and undeveloped condition may provide suitable habitat for wildlife species, however, the project's adjacency to the busy Indian Canyon Drive roadway and existing industrial and commercial businesses do not present ideal conditions for wildlife corridors or native wildlife nursery sites.

Off-site improvements involve the project's connection to existing sewer, water, and electricity lines in the streets east and south of the project. The existing rights-of-way do not provide conditions for wildlife corridors or wildlife nursery sites. Therefore, the project's connection to off-site infrastructure will not result in impacts to wildlife corridors or nursery sites.

A project-specific biological resources study will be prepared for the project site that will address potential project impacts regarding the movement of any native or resident wildlife species, migratory wildlife corridors, or wildlife nursery sites and provide mitigation measures, if necessary. The findings of the project-specific biological resources study will be further discussed in the EIR.

e & f) **Less than Significant Impact.** The project lies within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which outlines policies for conservation habitats and natural communities and is implemented by the City of Palm Springs. The project is consistent with the Goals and Policies set forth in the City of Palm Springs General Plan Land Use Element and will comply with the CVMSHCP. Additionally, the project site is not located within a Conservation Area under the CVMSHCP. As a result, implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

In addition to the biological field survey to be conducted at the project site, the biological report and EIR will analyze the project's consistency with adopted habitat policies and plans, including the CVMSHCP.

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as 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?	☐	☐	☒	☐

a) **Less than Significant Impact with Mitigation.** The project site has remained in a vacant condition and no evidence of development has occurred on the project site. The site is located in the City's industrial land use district. A project-specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of historical resources and the potential for any significant impacts thereto.

The results will be used as part of the analysis for the EIR to determine impacts to historic resources.

b) **Less than Significant Impact with Mitigation.** The Late Prehistoric period groups that occupied the Coachella Valley were the direct ancestors of the ethnographic Cahuilla. The Desert Cahuilla inhabited the lower area of the Coachella Valley and areas near the Salton Sea. Development of the proposed project would involve excavation, grading, and other earthwork activities across the entire site. A significant effect could occur if archaeological resources are disturbed during that process. The project site is vacant and undeveloped. A project-specific cultural resources report with a record search of archaeological resources will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of archaeological resources and the potential for any significant impacts thereto.

The results of the cultural resources report will be used as part of the analysis for the EIR to determine impacts to archaeological resources.

c) **Less than Significant Impact**. As discussed throughout this document, the site is vacant and undeveloped. The surface of the project area exhibits general disturbance from off-highway-vehicle traffic and past construction activities. California Health and Safety Code, Section 7050.5, requires that in the event that human remains are discovered within a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The proposed project would comply with existing law, and potential impacts to human remains would be less than significant. This issue will be addressed further in the EIR.

6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☒	☐	☐	☐

a) & b) **Potentially Significant Impact.** The project site is currently vacant and undeveloped and therefore does not consume energy. The project proposes the development and operation of an approximately 739,360-square-foot industrial warehouse with 12,000 square feet of office space. Associated improvements include paved parking and drive aisles, gated entry points, and a detention basin. Off-site improvements involve the project's connection to existing sewer, water, and electricity lines in the existing rights-of-way east and south of the project. Electricity and natural gas will be provided to the project site by Southern California Edison (SCE), and Southern California Gas Company (SoCal Gas), respectively.

The construction of the project will increase the amount of energy consumed at the project site. Therefore, construction and operational impacts of the project to energy resources, including electric, gas, and petroleum, will be analyzed in the EIR.

State and local plans have been established to set goals and guidelines to enforce the implementation of energy efficient building materials and features. The project will be analyzed in the EIR for compliance and consistency with state or local plans for renewable energy or energy efficiency to determine project impacts.

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

Source: Palm Springs General Plan; Palm Springs Municipal Code; Riverside County General Plan (2015)

a) i. **No Impact.** The City of Palm Springs, similar to most of Southern California, is susceptible to earthquakes due to the active faults that traverse the Coachella Valley. The potential for ground rupture due to fault movement is commonly related to the seismic activity of known fault zones on a property. Active faults are present along the northernmost reaches of the City, where the traces of the Garnet Hill and Banning faults have been mapped. These faults have the potential to generate surface rupture or ground deformation. According to Figure 6-1 in the PSGP, the Banning Pass Fault traverses the northern boundary of the City, and the San Gorgonio Pass Fault delineates a portion of the City's northern boundary. The Banning Pass and San Gorgonio Pass faults are designated Alquist-Priolo Earthquake Fault Zones. Under the Alquist-Priolo Earthquake Fault Zoning Act, the location of structures for human occupancy across the surface trace of an active fault is restricted. According to Figure 6-1 in the PSGP a fault does not traverse the project site. The closest fault to the project property is the Banning Pass Fault, which lies approximately 0.25 miles north of the project, while the San Gorgonio Pass Fault is located approximately 4 miles west of the project. The Garnet Hill Fault is located approximately 1 mile south of the project; however, this fault is not considered an Alquist-Priolo Earthquake Fault.

No known active or inactive faults traverse through the project site. The closest fault to the project or its off-site improvements is the Banning Pass Fault, located approximately 0.25 miles north of the project boundary. Due to the project's distant from the faults, rupture at the project site is not anticipated to occur. No impacts are anticipated, and no further study discussion in the EIR is required.

ii. **Less than Significant with Mitigation.** Seismically induced ground shaking is anticipated throughout the entire Coachella Valley due to the multiple faults that traverse the region. The Banning and Garnet Hill faults, which are capable of causing damage to the City have the potential to produce strong seismic shaking in the City (PSGP page 6-2). The strength of the ground shaking is tied to the distance from the fault, where the intensity decreases the further it is from the causative fault.

The Banning and Garnet Hill faults occur 0.25 miles north and 1 mile south from the project site. and proposed offsite improvements. Therefore, it is likely that the project will experience ground shaking during the life of the project. Impacts of seismically-induced ground shaking at the project site and offsite improvements will be analyzed further in the EIR.

iii. **No Impact.** The Safety Element of the Palm Springs General Plan indicates that liquefaction occurs when loose, soft, unconsolidated, or sandy soils that are saturated with water are subjected to ground vibrations during a seismic event. Significant ground shaking causes soil to lose strength and "liquefy," triggering structural distress or failure due to settling of the ground or loss of strength in the soils underneath structures. Per the PSGP, the northern and eastern areas of the City have a low possibility of being affected by liquefaction due to the deep groundwater depths (greater than 50 feet). Seismic Hazards Map (Figure 6-1) of the PSGP indicates that the project site is located in an area with fine-grained granular sediments susceptible to liquefaction with groundwater depths greater than 50 feet.

Due to the lack of shallow groundwater at and around the project site, impacts of seismically-induced liquefaction at the project property and offsite improvements are not expected to occur. No impacts are anticipated, and no further study discussion in the EIR is required.

iv. **No Impact.** Secondary effects of seismic ground shaking, such as slope failures, rockfalls and landslides may occur in the City, especially adjacent to and in elevated areas. Seismically induced landslides and rockfalls can be expected primarily in the western and southern portion of the City, including areas near the San Jacinto and Santa Rosa Mountains where the bedrock is intensely fractured or jointed. The project site is not located in an area with high and moderate susceptibility of being impacted by rockfalls and seismically induced landslides (Figure 6-2, Landslide Susceptibility).

Seismically-induced rockfalls and landslides are not anticipated to impact the proposed project as the project site and proposed offsite improvements are located on relatively flat land. Additionally, the project and offsite infrastructure are not located adjacent to a mountain or hillside area. Therefore, seismically-induced rockfalls and landslides will have no impact on the project, and will not be analyzed in the EIR.

b) **Less than Significant Impact with Mitigation.** Erosion is influenced by several factors including climate, topography, soil types, rock types, and vegetation. Natural erosion processes are often accelerated through human activities such as agricultural or land development through grading and the clearing of vegetation. Erosion is a concern in the Coachella Valley, including the City of Palm Springs, due to the negative affects it has on infrastructure and human health. Windborne, waterborne, and human activities can lead to soil erosion.

The project proposes the development of an approximately 739,360-square-foot industrial warehouse on approximately 38 acres of vacant and undeveloped land, as well as offsite connections to existing water, sewer, and electricity infrastructure along the east- and south-lying rights-of-way. Development of the

proposed project area will be impacted by windborne, waterborne and human generated erosion during project development. These impacts will be analyzed further in the EIR.

c) **Less than Significant Impact with Mitigation.** The project site, as stated throughout this Initial Study, is undeveloped and vacant. According to Figure 6-3 of the Palm Springs General Plan, surficial sediments at the project site consist primarily of stream channel gravel and sand. Additionally, the United States Department of Agriculture (USDA) soils survey of the project area claims that a majority of the project site is made up of Carsitas fine sand (0 to 5 percent slopes). Carsitas gravelly sand and Carsitas cobbly sand make up a small portion of the site. Each of the soil groups have a hydrologic soil group rating of A. Soils with this rating have high infiltration rate and low runoff potential when thoroughly wet.

The project will involve the development of a new structure and the movement of soil, through the grading and clearing the site. Currently, the soils underlying the site do not provide stable foundational conditions for the proposed development. Therefore, a geotechnical study will be completed for the project site to analyze the onsite soils and provide project-specific recommendations for development.

The project's connection to existing offsite water, sewer, and electricity infrastructure will occur along the existing rights-of-way east and south of the project. Testing for and the removal of unstable soils likely occurred during the development of Indian Canyon Drive and 19th Avenue, to reduce the potential hazards associated with unstable soils along the roadways. Therefore, unstable soils do not exist along the roadways, and will not impact the project's connection to the existing offsite infrastructure.

Based on the findings of the project-specific geotechnical report, the EIR will evaluate the potential for lateral spreading, subsidence, liquefaction, or soil collapse at the project site and provide mitigation measures based on the geotechnical recommendations.

d) **Less than Significant Impact with Mitigation.** Expansive soils, as defined by the Riverside County General Plan, have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils, making them potentially hazardous. These soils can also be widely dispersed, occurring in both hillside areas and low-lying alluvial basins. The surficial sediments at the project site consist of stream channel gravel and sand, with alluvium underlying the surface. The loose and granular nature of the onsite soils could result in expansion at the site. Therefore, a geotechnical study will be completed at the project site to analyze the expansion potential of onsite soils. Findings and recommendations provided by the geotechnical study will be evaluated and discussed in greater detail in the project EIR.

The project's connection to existing offsite water, sewer, and electricity infrastructure will occur along the existing rights-of-way east and south of the project. Testing for and the removal of expansive soils likely occurred during the development of Indian Canyon Drive and 19th Avenue, to reduce the potential hazards associated with expansive soils along the roadways. Therefore, expansive soils do not exist along the roadways, and expansive soils are not expected to impact the project's connection to the existing offsite infrastructure.

e) **No Impact.** Mission Springs Water District provides sewer services to the residents and businesses around the project property. The project site is not currently connected to sewer infrastructure; thus, the project proposes to augment the existing network of sewer lines to accommodate new construction. The project will connect to an existing 6-inch sewer line a half-mile east of the project in 19th Avenue. Therefore, no impacts are anticipated, and no further analysis is necessary.

f) **Less than Significant Impact with Mitigation.** Per the Riverside County Land Information System, the project site is recognized as having "low" potential for Paleontological Sensitivity following a literature search, records check and a field survey. Areas recognized for having "low" potential have a reduced

likelihood of containing significant non-renewable paleontological resources, including vertebrate or significant invertebrate fossils. The project site consists of alluvial sands, which are recent deposits and not conducive to the preservation of paleontological resources. Additionally, the project has no known unique paleontological features. However, deeper Pleistocene-age sediments and formations have a high potential for the presence of fossils. Therefore, the project EIR will analyze the project's potential impact to paleontological resources during construction of the site, and implement mitigation measures, if necessary.

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

Source: Final 2022 Air Quality Management Plan (AQMP), by SCAQMD, 2022; Final 2003 Coachella Valley PM10 State Implementation Plan (CVSIP), by SCAQMD, August 2003; Analysis of the Coachella Valley PM10 Redesignation Request and Maintenance Plan, by the California Air Resources Board, February 2010; California Greenhouse Gas Emissions for 2000 to 2017, Trends of Emissions and Other Indicators, 2019 Edition, California Air Resources Board; Release No. 18-37 & 19-35, California Air Resources Board Press Release, July 2018 and August 2019.

a) **Potentially Significant Impact:** To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions.

The proposed fulfillment center project is anticipated to contribute to Greenhouse Gas Emissions from sources that include area, energy, mobile, waste, and water usage.

The EIR will evaluate the proposed development to describe and calculate the sources and amounts of greenhouse gas emissions resulting from project implementation. The findings will be based on a Greenhouse Gas Assessment undertaken for the project.

b) **Potentially Significant Impact:** The DEIR will evaluate the project's ability to comply with the established plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases. As part of that assessment, the DEIR will review how the project complies with the Climate Change goals, policies and programs established in the Air Quality Element of the City's General Plan. Where necessary, project operations may be able to incorporate mitigation measures from the California Air Pollution Control Officers Association (CAPCOA). The extent to which GHG emissions are reduced will be documented and disclosed in the CalEEMod results, which is the platform for quantifying GHG emissions.

The EIR will assess the proposed development to determine the project's ability to comply with the state and local plans and policies adopted for the purpose of reducing GHG emissions by taking into account the applicable efficiency-based GHG reduction measures and conclusions of a Greenhouse Gas Assessment.

9. **HAZARDS AND HAZARDOUS MATERIALS** - - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☐	☒

a-b) **Less than Significant Impact with Mitigation**. The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxicity properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing federal, state and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications dictate the proper use, handling, and disposal methods for the specific substances. In most cases, it is a violation of Federal or State law to improperly store, apply, transport, or dispose of hazardous materials and waste.

The project proposes to develop an approximately 739,360-square-foot industrial warehouse building on approximately 38 acres in the City of Palm Springs's industrial land use designation. Construction of the proposed project will include the temporary management and use of oils, fuels and other potentially flammable substances that power and lubricated construction equipment. The nature and quantities of these products would be limited to what is necessary to carry out construction of the project. Some of these materials would be transported to the site periodically by vehicle and would be stored in designated controlled areas on a short-term basis. Controlled storage areas for hazardous materials during construction is required by the Construction General Permit (CGP) administered by the Regional Water Quality Control Board, which requires the implementation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will also determine best management practices (BMPs) to be implemented during construction to

ensure the safe handling and storage of hazardous materials to prevent impacts of pollutants and hazardous materials to workers and the environment.

Operation of the proposed project will involve the sorting of packages (either manually or mechanically automated) for vehicle deliveries. Manufacturing and other chemical processing would not occur within the proposed project. However, operation of the proposed project would involve the use of materials common to commercial or industrial developments that are labeled hazardous (e.g., solvents and commercial cleaners, petroleum products, and other maintenance materials). There is the potential for routine use, storage, or transport of other hazardous materials, therefore, further analysis of project operational activities and the use, handling, and storage of hazardous materials will be provided in the project EIR. The EIR will analyze the project's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or the accidental the release of hazardous materials into the environment, and provide mitigation measures, if necessary.

c) **No Impact.** The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Two Bunch Palms Elementary School, located approximately 2.95 miles northeast of the project site.

Due to the project's distance from any existing or proposed school (approximately 2.95 miles), the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes within a one-quarter mile radius of a school. No impacts to existing or proposed schools are anticipated, and further analysis is not required.

d) **No Impact.** As previously discussed, the approximately 38-acre project site is currently vacant and undeveloped. The project is located within the City's Industrial land use and is surrounded by industrial buildings and commercial businesses to the south and east. The project proposes an approximately 739,360-square-foot industrial warehouse.

Pursuant to the Cortese List Government Code 65962.5 and its subsections, record searches on the project property were performed within multiple database platforms. The resources consulted included GeoTracker, EnviroStor and the EPA Enforcement and Compliance History Online (ECHO). The search of all three databases revealed that the project site is not a hazardous materials release site, and therefore, development of the site would not create a significant hazard to the public or the environment.

However, for information disclosure purposes, the GeoTracker and ECHO databases listed sites within a mile radius of the project. The GeoTracker database mapped five registered Leaking Underground Storage Tank (LUST) Cleanup Sites within a mile radius of the project site. All the registered sites were located more than 0.24 miles from the project and included statuses of "Completed Case Closed." The EPA's ECHO database highlighted three facilities within a mile-radius of the proposed project. However, these facilities were located more than 0.20 miles from the project site and did not have any violations within the three-year recording period. Therefore, due to the sites' distance from the project and their current statuses of "completed case closed" and "no violation," they are not likely to impact the project site. The search results in the EnviroStor database did not identify any records of any site within a mile of the project property.

Pursuant to Government Code 65962.5 and its subsections, record searches on the project property determined that the vacant project is not located on a site which is included on a list of hazardous materials sites, and, as a result, would not create a significant hazard to the public or the environment. No impacts are anticipated, and no further analysis is required.

e) **No Impact.** The project is not located within an airport land use plan or private airstrip. The Palm Springs International Airport is located approximately 5 miles to the southeast and the Bermuda Dunes Airport is

located approximately 18.60 miles southeast of the project. As a result, the project is located outside each of the airports' influence and planning area. Flights approaching and departing the Palm Springs International Airport and Bermuda Dunes Airport may fly over the City and the project site with intermittent frequency; however, impacts are not anticipated.

Due to the project's distance from the regional airports, no impacts are anticipated and further discussion in the EIR is not required.

e) **Less than Significant Impact with Mitigation.** The Safety Element of the City's General Plan provides information on emergency response within the City. The City has also adopted a Multi-Hazard Functional Plan, which is continually updated, and addresses the planned response to extraordinary emergency situations associated with natural or human caused disasters, technical incidents and nuclear defense operations. Based on these resources, the two main evacuation routes in the City and region include Interstate 10 (I-10) and Highway 111, while the City's primary and minor arterial streets serve as secondary routes. The project is located approximately 0.32 miles north of the I-10 interchange at Indian Canyon Drive. Highway 111 is located approximately 3.30 miles southwest of the project.

The City of Palm Springs has developed and maintains an extensive roadway network. The project site is located north of 19th Avenue and west of Indian Canyon Drive. The segment of 19th Avenue along the project's frontage is considered a Secondary Thoroughfare (4-lane undivided), which serves through and local traffic, connecting various areas of the City and providing access to major thoroughfares. The segment of Indian Canyon Drive along the project frontage is designated as a Major Thoroughfare (4-lane divided), which serves mostly through-traffic with some local access allowed; and connects the City to regional highways and ties together different areas of the City.

Access to the project will be provided along Indian Canyon Drive and 19th Avenue. There are two right-in/right-out access driveways and one full access driveway along Indian Canyon Drive. The proposed full access driveway along 19th Avenue will be utilized by truck traffic only. Gated access to the project will limit access to authorized personnel, trucks, and emergency vehicles. Vehicles accessing the street from the project will not interfere with evacuation routes or plans, insofar as the project will not alter any existing street used for these purposes. The project will be reviewed by City and Fire officials to ensure adequate fire service and safety as a result of project implementation.

The Palm Springs Fire Department, established in 1931, provides for fire, paramedic, and emergency services within the city limits and through mutual agreements in the City's sphere of influence. The Palm Springs Fire Department protects 96 square miles of the Palm Springs area, constantly monitors fire hazards in the City, and has ongoing programs for investigation and alleviation of hazardous conditions. Firefighting resources in the Palm Springs area include five fire stations throughout the City so that the response time to any resident is under five minutes, the standard used by the department for maximum first-response time. The Palm Springs Fire Department has an Insurance Services office (ISO) Class 3 rating.

The City may require a Construction Traffic Control Plan to ensure that emergency access is preserved during all construction activities. Project impacts to emergency access and routes will be analyzed in the EIR prepared for the project, and provide mitigation measures, if necessary.

g) **No Impact**. The project property, located at the northwest corner of Indian Canyon Drive and 19th Avenue is currently vacant and undeveloped. The project is proposing an approximately 739,360-square-foot warehouse within the City's Industrial land use designation. The project is surrounded by existing industrial and commercial facilities to the south and east, vacant land to the north, and wind turbines to the west. According to Cal Fire's Fire Hazard Severity Zone Maps, the project site is not located within or near a moderate, high, or very high fire severity zone. The closest established fire severity zone to the project is

located approximately 3.20 miles northwest of the project along State Route 62. The project site is not located in an area designated as moderate, high, or very high fire severity zone.

Impacts of wildfires are not anticipated at the project site. The project will not be impacted by wildfires and no further analysis in the EIR is necessary.

10. **HYDROLOGY AND WATER QUALITY** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded 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 offsite;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
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;	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: Flood Insurance Rate Map No. 06065C0895G, Federal Emergency Management Agency, Effective August 28, 2008; Water Quality Control Plan for the Colorado River Basin Region, January 2019; 2020 Coachella Valley Regional Urban Water Management Plan, June 2021, Mission Creek Subbasin Alternative Plan Update, December 2021.

a) **Less than Significant Impact.** The design, construction, and operation of the proposed development is required to comply with the applicable CWA, NPDES, state, and local regulations designed to prevent violations or impacts to surface water quality standards and waste discharge requirements pertinent to surface or ground water quality. The project, as proposed, does not seek any permitting actions that would vary from the established regulations and required compliance plans.

During the period of construction, the project proponent must comply with the State's most current NPDES Construction General Permit (CGP), which involves the preparation of a Notice of Intent (NOI) and a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality, including erosion and siltation, during the period of construction. The required SWPPP must be prepared concurrently with final engineering design and must meet all NPDES plan review elements with plan review by the City of Palm Springs. The City's review and approval process ensures that all responsible parties and compliance plan elements are properly demonstrated. Proper SWPPP implementation during construction will be regulated and enforced as part of the local agency site inspection protocols.

The project proponent is required to submit and obtain approval for a Project-Specific Water Quality Management Plan (WQMP) in accordance with the current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff, the Whitewater River Watershed MS4 Permit, and the City's engineering requirements. The WQMP is a compliance plan required to account for the stormwater

facilities and management conditions to be followed by the site operator during the life of the project (post-construction). Plan approval involves recording an agreement of the WQMP against the property to ensure that the City is allowed access and enforcement on this matter. A Preliminary WQMP has been prepared for this project in order to support the entitlement application requirements. The document takes into account the proposed preliminary grading and hydrology documents to demonstrate compliance via on-site stormwater retention. As currently proposed, the project runoff will be carried to the dedicated on-site retention facilities sized to adequately handle the controlling 100-year, 24-hour storm event and the WQMP stormwater quality design volume requirement. In terms of groundwater quality, the project does not involve the conveyance of non-stormwater or otherwise potential sources of pollutants associated with the project operations. All surface runoff directed to the proposed retention areas will be from rooftops, asphalt, hardscape, and landscaped areas, as required. The interior operations would not be connected to the storm drain system.

The EIR will assess in further detail how the proposed development will achieve compliance with Federal, State, and local regulations designed to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters, during construction and operation. The supported findings resulting from further assessment, along with any mitigation deemed necessary, will be provided in the EIR.

b) **Less than Significant Impact.** The Coachella Valley Groundwater Basin is the primary groundwater source for the project region, with Mission Springs Water District (MSWD) being the domestic water purveyor serving the project site. The Coachella Valley Groundwater Basin has an estimated storage capacity of 40 million acre-feet (AF) of water within the upper 1,000 feet and is divided into four subbbasins: Indio, Mission Creek, Desert Hot Springs, and San Gorgonio. The project site is specifically underlain by the Indio Subbasin, which is also known as the Whitewater River Subbasin.

The proposed development is consistent with the General Plan and Zoning designations. Although the proposed development is not expected to interfere with existing or planned recharge facilities in terms of location, the EIR will further assess in greater detail the expected water demand in relation to the regional groundwater resources, including the pertinent conservation and recharge strategies in the governing Urban Water Management Plan. As required by CEQA and the California Water Code, the City has requested that MSWD prepare a water supply assessment (WSA) to provide information on the adequacy of available water supplies, including local groundwater resources, to meet the Project demand.

Based on the available information, the proposed development will include on-site facilities designed to conduct stormwater runoff into designated retention facilities for on-site percolation, rather than producing urban runoff discharge. The project is also subject to various water conservation measures, including the use of low-flow fixtures, drought-tolerant outdoor landscaping, and water-efficient irrigation systems. As a standard condition for service connections, the project operators will be expected to furnish the appropriate rate payment to MSWD based on the meter size, ongoing flow charges, agency fees, and contribution to groundwater recharge fees. Therefore, with the validation from the WSA and incorporation of water efficient measures, the project is not expected to substantially decrease groundwater supplies or interfere substantially with the regional sustainable groundwater management of the Indio Subbasin. Less than significant impacts are expected.

c i-iii) **Less than Significant Impact.** The undeveloped project site's relatively level terrain has a prevailing gentle slope from north to south, consistent with the vicinity conditions. The project location in Palm Springs is covered by the U.S. Geological Survey 7.5-Minute Topographic Map for Desert Hot Springs, California, published in 2021. According to this source, the site does not have any drainage flow lines, such as those that may be associated with washes, streams, or rivers. Based on the USGS Web Soil Survey, the Site soils coverage is a composition of Carsitas fine sand, Carsitas cobbly sand, and Carsitas gravelly sand, corresponding to Hydrologic Soil Group A, which is characterized by USGS for having high infiltration rates and low runoff potential.

The entire project site is located within Zone X, corresponding to areas subject to a 0.2 percent annual chance flood hazard. The on-site sandy soils are categorized under the hydrologic soil group A, designated by USGS to be well-drained soils with low runoff potential. Combined with low annual precipitation, the site soils are not deemed to be prone to existing erosion or siltation. As a standard practice, erosion and siltation will be prevented during construction and operation through the required compliance plans. During construction, the required Stormwater Pollution Prevention Plan (SWPPP) will include best management practices to prevent erosion and siltation from being generated by the site clearing, grading, and construction activities through the use of various measures, such as perimeter containment, proper soil stabilization, and source controls per the California Stormwater Quality Association (CASQA) standards. Upon construction completion, all construction related soil disturbance shall be properly restored to a stabilized condition consisting of permanent project improvements (buildings, hardscape, pavement, and landscaping). During the life of the project, the ongoing maintenance and operation of the private storm drain facilities will ensure that all permanently improved ground surfaces are adequately maintained. Less than significant impacts are anticipated regarding substantial erosion or siltation, on- or off-site.

As a standard condition, the project is required to include the adequate improvements and site design features to handle the relevant hydrologic conditions in a way that prevents inundation to the proposed structures and facilities. The project will introduce impervious surfaces (buildings, hardscape, asphalt, etc.) with the appropriate storm drain system (catch basins, lines, outlets, and retention facilities) to adequately intercept, convey and retain the controlling storm event stormwater volume from the site into the designated retention systems, per the engineering plans to be submitted to the City. Following the City engineering review process, the proposed development is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The traditional land development process generally results in the conversion of pervious ground surface (pre-development condition) into a setting with a higher impervious cover, occurring through the introduction of buildings, asphalt, and hardscape cover (post-development condition). This conversion generally leads to an increase in post-construction runoff volumes and rates compared to the pre-development condition. By complying with the local retention requirements and approved plans, the project will be prohibited from resulting in a condition of producing urban runoff capable of exceeding the MS4 capacity.

c iv) **Less than Significant Impact**. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential hazards and determining the need for and availability of federal flood insurance. Based on FEMA FIRM Panel Number 06065C0895G, effective August 28, 2008, the entire project is located within Zone X, corresponding to areas subject to the 0.2 percent annual chance flood hazard. By definition, the designation of Zone X is not considered a Special Flood Hazard Area (SFHA) or floodway. Rather, this flood zone is considered to be a moderate-to-low risk area where flood insurance is available, but not mandatory.

Being located outside of an Special Flood Hazard Area (SFHA), the project will not be implemented in a setting or condition that would impede or redirect flows. The final grading and hydrology plans for the proposed project will be subject to standard City review and approval. In doing so, the project will not be capable of, or permitted to impede or redirect flood flows, resulting in less than significant impacts.

d) **Less than Significant Impact.** The proposed project would introduce a fulfillment facility outside of any SFHA or floodway. The proposed storm drain system will be expected to meet the local MS4 and City requirements by including the properly sized conveyance systems and retention facilities.

Flood Hazard: The project is located within a Zone X designation corresponding to areas subject to the 0.2 percent annual chance flood hazard. By definition, the designation of Zone X is not considered a Special

Flood Hazard Area (SFHA) or floodway. Furthermore, this flood zone is considered to be a moderate-to-low risk area where flood insurance is available, but not mandatory.

Tsunami: The project is not located near any coastal areas and therefore is not prone to tsunami hazards. No impacts or further study is needed.

Seiche Zone: The project site is not located in any mapped seiche zones.

Risk release of pollutants due to project inundation: The project will be required to provide the necessary improvements to adequately handle the hydrologic conditions and stormwater management. As currently proposed, the project runoff will be carried to dedicated retention facilities sized to adequately handle the controlling 100-year, 24-hour storm event, and the WQMP stormwater quality design volume requirement. The project does not involve the conveyance of non-stormwater or otherwise potential sources of pollutants associated with the project operations. All surface runoff directed to the proposed retention areas will be from rooftops, asphalt, hardscape, and landscaped areas, as required. The interior operations will be adequately protected from flood conditions and would not be connected to the storm drain system, eliminating the risk of pollutants due to project inundation. Less than significant impacts are anticipated and will be thoroughly analyzed in the EIR.

e) **Less than Significant Impact.** The project proponent is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region MS4 Permit and with the City's on-site retention standards. The final form of the WQMP will be consistent with final engineering documents to incorporate the grading, hydrology, and other improvement plans to demonstrate how the site design, source controls, and operation and maintenance program will achieve compliance. The proposed preliminary hydrology plan and associated WQMP will not result in any considerable modification to such plan through any increases in stormwater runoff quantities or other factors capable of affecting the downstream storm drain system resources. Moreover, the project's storm water retention facilities will ensure that only stormwater runoff is recharged into the ground via infiltration. Therefore, project implementation is not expected to conflict with the regional groundwater management strategies or with the Indio Subbasin Sustainable Groundwater Management Plan. The aspect of stormwater management and water quality measures will be further studied in the EIR to result in supported findings. Less than significant impacts are expected.

11. **LAND USE AND PLANNING** - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☐	☒

Source: Palm Springs General Plan, Land Use Element.

a) **No Impact**. The project property is currently vacant and undeveloped. The project's southern and eastern boundaries are delineated by 19th Avenue and Indian Canyon Drive, respectively. Existing industrial and commercial businesses are located south of 19th Avenue and east of Indian Canyon Drive. The property north of the project is vacant, while the property west of the project includes wind turbines. The surrounding properties operate separately from each other. The project is proposing the construction and operation of an industrial warehouse with associated parking, drive aisles, and landscaping. Therefore, project implementation is not anticipated to divide an established community. No impact is expected, and no further analysis is required.

b) **No Impact**. The project's General Plan land use is classified as Industrial with a Wind Energy Overlay (WEO). Industrial land use designations typically include research and development parks, light manufacturing, laboratories, and industrial services. Retail commercial uses and offices are allowed as ancillary uses to the industrial use to encourage projects that are self-sustaining. Wind Energy Overlay areas allow for the development of Wind Energy Conversion Systems (WECS) and clean energy uses within the northern portion of the City. As described in the Project Description above, the WEO is applied at the property owner's discretion, and assumes that all lands under the overlay would result in only 15 percent of the entire acreage allotted to industrial and regional business center land uses. The entire WEO extends from the edge of Miralon, west of Windy Point, and up to Dillon Road. The proposed project's use of the land as a distribution facility will reduce the total lands available for WECS projects by only 38 acres. Additionally, it is the intention of the City to concentrate the industrial and regional commercial land uses in the area around the Interstate 10 freeway, Indian Canyon Drive, and Gene Autry Trail. Therefore, the development of the proposed project will have no impact on the City's ability to reach its goal of implementing WECS projects within the WEO boundary.

The project's zoning designation is classified as Manufacturing (M-2). The M-2 Zone, per Section 92.17.1.00 in the Palm Springs Municipal Code, is intended to provide for the development of warehouse and distribution centers, and industrial uses. The M-2 zone is consistent with the General Plan Industrial land use designation.

The project proposes an approximately 739,360-square-foot industrial warehouse. The proposed industrial warehouse is an allowed use in the City's Industrial land use and M-2 zoning designations. The project will be consistent with the development standards provided by the City. Additionally, the project will be required to prepare and submit a Development Permit to the City of Palm Springs for review and approval. The Development Permit ensures that a proposed development is consistent with the General Plan, the Zoning Code, and other adopted plans, regulations and policies of the City. The Development Permit also ensures that the location, height, massing, and placement of the proposed development is consistent with applicable standards.

Goal LU3 of the Palm Springs General Plan Land Use Element aims to attract and retain high-quality industrial and business park developments. The following policies are relevant to the project:

LU3.2: Promote opportunities for expansion and revitalization of industrial uses within the City.

LU3.3: Ensure operation of industrial uses is unobtrusive to surrounding areas and prohibit the development of manufacturing uses that operate in a manner or use materials that may impose a danger on adjacent uses or are harmful to the environment.

Consistency: The project proposes the development of an industrial warehouse on approximately 38 acres at the northwest corner of 19th Avenue and Indian Canyon Drive. The project will expand the industrial uses within the City by developing the industrial warehouse. Additionally, the industrial project will not be obtrusive to surrounding areas since surrounding properties include industrial and commercial businesses.

The project is consistent with the Palm Spring General Plan and land use designation and policies, as well as zoning designation. Therefore, no impacts are expected and further study is not required.

12. **MINERAL RESOURCES** -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☐	☒

Source: Palm Springs General Plan.

a) **No Impact.** Mining activities have been seen in the Santa Rosa and San Jacinto Mountains, along with the high desert areas since the late 1800s. Established mining areas within Palm Springs include minerals such as: asbestos, beryllium, gold, limestone, tungsten, copper, garnet, and tourmaline. Limestone deposits, however, are the most common (Palm Springs General Plan 2007). To ensure the protection of important mineral resources, the Surface Mining and Reclamation Act of 1975 (SMARA) developed mineral land classification maps and reports to identify the presence or absence of suitable sources of aggregate (sand, gravel or stone deposits) into Mineral Resource Zones. Local agencies, including the City of Palm Springs, utilize the existing information on mineral classifications for land use and plan development and decision making.

According to the Palm Springs General Plan the project and its surroundings are located within Mineral Resource Zone 3 (MRZ-3), which applies to areas containing mineral deposits where the significance cannot be evaluated from available data.

The project is located in an existing service/manufacturing zone, surrounded by other manufacturing/commercial development which is incompatible with mining operations; therefore, project implementation would not result in the loss of any known mineral resources that are considered important to the Coachella Valley or residents of California. No impacts are expected related to the loss of availability of known mineral resources, and no further discussion of this issue in the EIR is required.

b) **No Impact.** Mineral resources that are known to exist in the Coachella Valley region primarily consist of sand and gravel (aggregate) typically deposited along and near local drainages. Aggregate material is deemed necessary to the local building industry as a component of asphalt, concrete, road base, stucco and plaster. Local or regional construction industries tend to be dependent on readily available aggregate deposits within reasonable distance to the market region. The project site is not recognized as a mineral resource recovery site delineated in the County of Riverside General Plan, City of Palm Springs General Plan or the resource maps prepared pursuant to SMARA. No impacts are expected as a result of project implementation and no further discussion of this issue in the EIR is required.

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

Source: Palm Springs General Plan, Palm Springs Municipal Code.

a) **Less than Significant Impact with Mitigation**. The project property is currently vacant and undeveloped. In its undeveloped condition, the project site does not contribute to the existing noise environment. The project proposes to develop an approximately 739,360-square-foot industrial warehouse, with associated improvements. Construction and operation of the proposed project could lead to some incremental increase in noise levels in the project vicinity, which include industrial and commercial land uses. Sensitive receptors (i.e., residential homes, schools, hospitals, etc.), are not located near the proposed project. The closest sensitive receptor is approximately 0.35 miles northeast of the project.

A project-specific Noise Study will be completed for the proposed project. The Noise Study will analyze project-related noise impacts, which will be further discussed in the EIR.

b) **Less than Significant Impact with Mitigation.** It is likely that development of the proposed project may lead to temporary increases of groundborne vibration during construction of the project. Construction activity can result in varying degrees of ground vibration, depending on equipment and methods used. Construction vibration is generally associated with pile driving and rock blasting, which are not proposed to occur at the project site. Other construction equipment such as air compressors, light trucks, hydraulic loaders, etc. generate little or no ground vibration. Vibration along existing roads from large trucks and vehicles during both construction and operation of the project could produce groundborne vibration along 19th Avenue and Indian Canyon Drive.

A project-specific Noise Study will be completed for the proposed project. The Noise Study will analyze project-related vibration impacts, which will be further discussed in the EIR.

c) **No Impact.** The closest airport to the project site is the Palm Springs International Airport, located at 3400 East Tahquitz Canyon Way, approximately 4.90 miles southeast of the project property. The project site is located outside of the 70, 65 and 60 CNEL noise contours associated with the airport facility. Furthermore, the Palm Springs Airport Land Use Plan does not identify the project as being located within its planning area. No impacts are expected, and no further discussion of this issue is required in the EIR.

14. **POPULATION AND HOUSING** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☐	☒

a) **Less than Significant Impact.** As previously discussed throughout this document, the project is proposing the construction and operation of a 739,360-square-foot industrial warehouse on approximately 38 acres of vacant land on the northwest corner of 19th Avenue and Indian Canyon Drive. The project is proposed to generate jobs in the area, thus increasing employment opportunities in the area.

According to the Department of Finance (DOF) the City of Palm Springs had a population of 44,165 people in 2022. The City has a large seasonal population that owns second homes and visits during the mild winter. The Palm Springs General Plan anticipates that the City population would increase to 94,950 residents at total buildout of the City. The proposed project would result in approximately 700 jobs. Per the Coachella Valley Economic Partnership's (CVEP) 2022 Economic Report, in 2022, unemployment rates throughout the Coachella Valley varied between 3.5 percent (Palm Springs) to almost 9 percent (Coachella). Thus, it is anticipated that project employees will come from the City of Palm Springs and surrounding cities, and would be within commuting distance and would not generate needs for any housing, thus, not resulting in a substantial increase in population. According to the 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the employment forecast for Palm Springs in 2045 is approximately 42,500 employees. The project's estimated 700 employees would constitute less than 1.6 percent of the employment forecasted for 2045. Therefore, the project would not cause an exceedance of SCAG's employment projections or induce substantial indirect population or housing growth related to project-generated employment opportunities. However, the DEIR will further analyze the project's impact to employment.

The proposed project may encourage some limited relocation for employment; however, it is likely that most of the employee population will be existing residents of Palm Springs and surrounding cities. The project does not propose a residential component. No new extensions of roads will be associated with the project. The existing roadways, Indian Canyon Drive and 19th Avenue, located east and south of the project (respectively) would provide employee and truck access to the project. However, the project proposes to connect to existing sewer and water infrastructure and electricity infrastructure along existing roadways. Existing water lines in Indian Canyon Drive to the east include 12-inch lines. The project will connect to this water line with 12-inch lines. The existing water line in 19th Avenue is 12 inches at the project's southwest corner and increases to 16 inches towards the Indian Canyon and 19th Avenue intersection. The project will connect to this water line with 12-inch lines at the project's southwest and southeast corners. The project will connect to an existing 6-inch sewer line located one half-mile east of the project in 19th Avenue. The project will be required to connect to existing electrical infrastructure located at the southeast corner of Indian Canyon Drive and 19th Avenue via an underground system. The project's connection to the existing infrastructure will provide the necessary utilities for the proposed project.

The DEIR will further analyze the project's impact to direct or indirect growth in the area

b) **No Impact.** The proposed project will not displace existing housing, affordable housing, or people because the site is currently vacant and undeveloped and does not currently house anyone. No impacts are expected, and no further analysis will be provided in the EIR.

15. **PUBLIC SERVICES** –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Source: City of Rancho Mirage Fire and Police Department Website, City of Rancho Mirage 2017 General Plan Update, U.S. Census Bureau Quick Facts, 2017 Rancho Mirage General Plan EIR Addendum, Fee Justification Study

a) **Fire**

Less than Significant Impact. The Palm Springs Fire Department, established in 1931, provides for fire, paramedic, and emergency services within the city limits and through mutual aid agreements in the City's sphere of influence. The Fire Department is authorized and directed to enforce the provisions of the Fire Code throughout the city. Its responsibilities also include plan reviews for new construction and additions, coordination with the City for disaster preparedness programs, vegetation management, high fire area inspections, and the Hazardous Materials Business Program.

The Palm Springs Fire Department protects 96 square miles of the Palm Springs area, constantly monitors fire hazards in the City, and has ongoing programs for investigation and alleviation of hazardous conditions. Firefighting resources in the Palm Springs area include five fire stations throughout the City so that the response time to any resident is under five minutes, the standard used by the department for maximum first-response time. The Palm Springs Fire Department has an Insurance Services office (ISO) Class 3 rating. The closest Palm Springs fire station to the project site is Station 3, located at 590 East Racquet Club, approximately 4.3 driving miles south of the project. The primary response area for Fire Station 3 includes east to Gene Autry Trail bordered to the south of Tachevah to the north at City limits and to the west at City limits. The second closest fire station to the project is Station 36, located at 11535 Karen Avenue in Desert Hot Springs, approximately 4.5 driving miles north of the project.

The project site is vacant and undeveloped. Fire services are provided to the surrounding area. The project proposes the development of a 739,360-square-foot industrial warehouse. Operation of the project will result in an incremental increase to the demand for fire services. Implementation of the proposed project would be required to adhere to the California Fire Code, as included in Section 8.04.510 of the Palm Springs Municipal Code. The project will also be required to construct specific fire suppression systems as prescribed by local, State, and federal standards for the warehouse operations. The project will include the installation of four fire hydrants, to be located at the northwest, northeast, southwest, and southeast corners of the project. The project also proposes a 12-inch fire line around the north, west, south, and east sides of the building. Emergency vehicle access to the project site will be provided from local and major roadways east and south of the project. The project would be in compliance with the Fire Code and any additional

access requirements of the Fire Department. Additionally, emergency access to the project will be maintained at all times. The project will be reviewed by City and Fire Department to ensure that the project plans meet the fire protection requirements.

The City also exacts a development fee on all new development within the City to finance public facilities which goes towards the funding of fire facilities and equipment. The project's payment of these fees, as well as the project's adherence to local Fire Department standards and the California Fire Code, impacts to fire services are expected to be less than significant, and will be analyzed in the EIR.

Police

Less than Significant Impact. The Palm Springs Police Department offers response service, criminal investigation, traffic enforcement, and preventive patrol for the City. The Police Department's two divisions, Operations and Support Services, employ 100 sworn and 49 civilian personnel. Operations include patrol, jail, and airport operations. Support services include investigation, records, animal control, and communications.

The Police Department is located at 200 South Civic Drive, approximately 8 driving miles from the proposed project. The desired response times for priority one calls (emergencies) and priority two calls (non-emergencies) are 5 minutes and 30 minutes, respectively. The Palm Springs Police Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resources.

As previously discussed, the project proposes a 739,360-square-foot industrial warehouse on approximately 38 acres of currently undeveloped land. The project proposes chain-link fencing along the western and northern property boundaries, and masonry block retaining walls with 8-foot chain link fencing along the southern and eastern boundaries. Three gated access points will control truck ingress and egress to the building. The primary gated truck access on 19th Avenue at the southwest project corner will be manned during business hours. Wall- and post-mounted light fixtures are proposed along the building frontage and throughout the parking lot to provide illumination for pedestrians accessing parking lot areas and building entrances. Additionally, the project will be reviewed by City Building and Safety and Police Department to ensure that the project plans meet police requirements.

The City exacts a development fee on all new development within the City to finance public facilities which go towards the funding of police services. The project's payment of the development fee, as well as the perimeter fencing, gated entries, manned gate guard, and lighting throughout will reduce the project's need for police services by deterring trespassers and only allowing authorized personnel onsite. Therefore, impacts to police services are expected to be less than significant, and will be analyzed in the EIR.

Schools

No Impact. The City of Palm Springs, including the project site, is served by the Palm Springs Unified School District (PSUSD). The project proposes the development and operation of a 739,360-square-foot industrial warehouse. In 2022, The City of Palm Springs had a population of 44,165 people (DOF). The Palm Springs General Plan anticipates that the City population would increase to 94,950 residents at total buildout of the City. As discussed in the population and housing section of this document, the project is not anticipated to generate a new population, as employees needed to operate the project are anticipated to come from within the project region due to the unemployment rates throughout the Coachella Valley. Thus, the project would not result in a substantial increase of population in the City during construction or operation of the project, creating a substantial increase in school age children requiring public education.

Although the project will not create a direct demand for school services, Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect "development fees" for all new construction for residential/commercial and industrial use. At the time of this writing, developer fees are $0.304/sq.ft. for

industrial development. Monies collected are used for construction and reconstruction of school facilities, and have been designed to mitigate the impacts to school facilities. The project applicant will be required to contribute to these fees and there would be no impacts to schools. No further analysis is needed.

Parks

No Impact. The City of Palm Springs provides public parks, open space and multi-city recreational facilities with various amenities. As discussed in the Recreation Section of this document, the proposed fulfillment center project would not create additional demand for public park facilities, nor result in the need to modify existing or construct new park facilities.

Therefore, no impacts to parks would occur, and no further analysis is needed.

Other Public Facilities

No Impact. No increase in demand for government services or other public facilities is expected beyond those discussed in this section because the project will not result in substantial unplanned growth (see population and housing discussion). Additionally, the project shall pay development impact fees to support the demand for fire and police services, as discussed above. No further analysis is needed.

16. **RECREATION** –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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?	☐	☐	☐	☒

a-b) **No Impact**. Palm Springs owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major accesses throughout the city. Privately owned golf courses are also a part of Palm Springs recreational uses, many of which are open to the public. The City of Palm Springs contains local parks, specialty parks, neighborhood parks, golf courses, greenbelts, public parkways, and state, federal, and tribal parks. Palm Springs requires a minimum of 5 acres of developed parks be available for every 1,000 residents, including 2.5 acres for neighborhood and community parks. For almost 44,165 residents, the city of Palm Springs currently has 316 acres of developed park area, or a ratio of 7.15 acres per 1,000.

As previously discussed, the project proposes to construct a 739,360-square-foot fulfillment center on approximately 38 acres of vacant land on the northwest corner of 19th Avenue and Indian Canyon Drive. No residential land uses are proposed. As discussed previously, the project is not anticipated to result in a substantial increase in population, since project-generated employees would likely be existing residents of the City or the surrounding area, due to the unemployment rate. No impacts related to the increased use of existing neighborhood and regional parks, or other recreational facilities are expected.

The project is not anticipated to increase the use of existing parks since the project is proposing an industrial warehouse, and the modest increase in jobs created by the project is not expected to attract any meaningful increase in residents to the City who would use the existing park facilities. Therefore, further study is not required.

17. **TRANSPORTATION** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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) Would the project 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?	☐	☐	☒	☐

a) **Potentially Significant Impact.** The project would generate traffic during both construction and operation. The traffic generated by the proposed industrial development would generate traffic that could affect the performance of the circulation system of the area.

The City of Palm Springs has adopted policies, ordinances and plans which address the performance of the circulation system including the General Plan Circulation Element, the 2020 Traffic Impact Analysis Guidelines, and the 2021 Climate Action Roadmap. The County of Riverside has adopted a Congestion Management Program (CMP) that includes performance standards for major transportation corridors in the County. The nearest CMP roadway is Interstate 10 (I-10). Truck traffic associated with the project has the potential to impact congestion related issues along I-10.

A detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the impacts of the proposed project on the circulation system surrounding the project. The TIA and the EIR will discuss the analysis of this topic, including project impacts and any mitigation, if required.

b) **Potentially Significant Impact.** The Project would generate traffic during operation of the site that could increase the Vehicle Miles Travelled in the area (VMT). The State of California, the County of Riverside and the City of Palm Springs have adopted policies, ordinances and plans which address the reduction of VMT, including the 2020 Palm Springs Traffic Impact Analysis Guidelines, the 2020 Riverside County Transportation Analysis Guidelines for Level of Service/Vehicle Miles Traveled, the 2018 Governor's Office of Planning and Research (OPR) Technical Advisory Evaluating Transportation Impacts in CEQA.

A detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the impacts of the proposed project on area VMT.

c-d) **Less than Significant Impact.** The Project would generate traffic during operations that could increase design and circulation related hazards onsite and in the vicinity. The City of Palm Springs (including the Palm Springs Fire Department and Police Department) has adopted policies, ordinances and plans which address the reduction of design hazards and impacts to hazard response reflected in the General Plan Circulation and Community Design Elements and the Municipal Code.

A detailed traffic impact analysis (TIA) will be prepared for the proposed project. The TIA will evaluate the potential impacts of the proposed project design on the surrounding area and on emergency services.

18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial Adverse change in the significance of a Tribal cultural resource, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i)Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resource 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.	☒	☐	☐	☐

a) **Potentially Significant Impact**. As previously discussed in the Cultural Resources discussion of this document, the City has a rich tribal cultural resources history, including sites, features, places, cultural landscapes, or sacred places. A project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of additional tribal cultural resources, as well as any potentially significant impacts on the previously identified sites. Part of the records search and literature review will involve contacting the Native American Heritage Commission (NAHC) for a list of traditional use areas or sacred sites within the project area and a list of specific Native American groups or individuals who could provide additional information regarding cultural resources within the project area. Moreover, Assembly Bill 52 (AB 52) requires lead agencies to notify their local tribes about development projects. It also mandates lead agencies consult with tribes if requested and sets the principles for conducting and concluding the required consultation process. The City will undertake tribal consultation for this project, and its results will be included in the EIR.

The EIR will evaluate potential impacts of the proposed project on tribal cultural resources.

b) **Potentially Significant Impact.** In order to determine whether the site contains tribal cultural resources, and in compliance with PRC Section 5024.1, the City will conduct tribal consultation with area tribal representatives. Additionally, a project specific cultural resources report will be prepared by a qualified archaeologist to determine the likelihood for presence or absence of any Native American resources and any potentially significant impacts thereto. The results of the tribal consultation and the cultural resources report will be analyzed in the EIR.

19. **UTILITIES AND SERVICE SYSTEMS** – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, or 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?	☐	☒	☐	☐

a) **Less than Significant Impact.** The project site is currently characterized as a vacant and undeveloped lot. The project site is not currently connected to wastewater facilities, domestic water, electric, natural gas, or telecommunication facilities due to its vacant character. However, the project will be served by these facilities.

Water: The project site is located within the Mission Springs Water District service area (MSWD). MSWD provides domestic water service to northern portions of Palm Springs and the City of Desert Hot Springs. The project will be required to connect to the MSWDs water line along Indian Avenue and 19th Avenue for its irrigation and potable water supplies. The EIR will analyze and discuss water supply and infrastructure required for the operation of the project.

Sewer: The Mission Springs Water District provides sewer collection and treatment services in the project area. The proposed project will connect to the existing sewer infrastructure a half-mile east of the project, in 19th Avenue. The EIR will analyze and discuss in greater detail project-generated sewer and infrastructure required for the operation of the project.

Stormwater: The vacant and undeveloped project site does not currently have stormwater facilities. There are no regional flood control facilities in the vicinity of the project site. The proposed fulfillment center will be required to implement City and regional standards for the conveyance of storm flows. The EIR will analyze how the existing drainage occurs on the project site, and how the project's drainage design will be integrated to comply with these requirements.

Electric: The project site is not currently served by electric facilities. The project will be required to connect to existing infrastructure provided by Southern California Edison (SCE) along Indian Canyon Drive. The DEIR will discuss project-related electricity consumption, as well as analyze the project's potential impact to electric demand and infrastructure.

Natural Gas: The project is not currently served by natural gas facilities. Southern California Gas Company (SoCalGas) provides natural gas to the City of Palm Springs and surrounding areas. The project will be required to connect to existing natural gas infrastructure located approximately a half-mile west in 19th Avenue. The DEIR will discuss project-related natural gas consumption, as well as the potential impacts to natural gas demand and infrastructure.

Telecommunication: The site is not currently served by telecommunication facilities. Telecommunication is provided to the project area by Frontier Communications, while cable is provided by Spectrum. The DEIR will discuss and analyze the potential project impacts to telecommunication infrastructure.

b) **Less than Significant Impact with Mitigation.** Groundwater is the primary source of domestic water supply in the Coachella Valley. The Mission Springs Water District provides domestic water to the project area and surrounding area. Due to the project's undeveloped character, development and operation of the proposed project is expected to increase the demand of the property's existing water use. The EIR will quantify and analyze the impact and demand against the available water supplies in MSWD's Urban Water Management Plan. As required by CEQA and the California Water Code, the City has requested that MSWD prepare a water supply assessment (WSA) to provide information on the adequacy of available water supplies, including local groundwater resources, to meet the need for water for the project. The WSA will determine whether the public water systems total projected water supplies available during normal, single-dry, and multiple-dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the public water supply existing and planned future uses, including agricultural and manufacturing uses.

The proposed project's new development would increase the demand for water. The proposed project's potential impact on water supplies will be reviewed in the EIR.

c) **Less than Significant Impact with Mitigation.** The MSWD will provide wastewater services to the site. The project proposes to connect to the existing sewer infrastructure approximately one-half mile east of the project, in 19th Avenue. The DEIR will quantify and analyze the project's wastewater demand against the capacity of the District's existing sewer infrastructure. MSWD's new Regional Waste Water Treatment Plant (WWTP) is currently under construction and slated to be operational by fall/winter 2023. The new plant will allow the District to treat an additional 1.5 million gallons of wastewater per day and divert some of the wastewater to the existing Alan L. Horton Wastewater Treatment Plant. Wastewater would be diverted to the temporary package plant located east of 19th avenue and Calle de Los Ramos should the project be ready to develop ahead of the completion of the WWTP.

The proposed projects would increase wastewater generation and its potential impact on wastewater treatment will be reviewed in the EIR.

d) **Less than Significant Impact with Mitigation**. Solid waste disposal and recycling services for the City of Palm Springs is provided by Palm Springs Disposal Services. Solid waste and recycling collected from the proposed project will be hauled to the Edom Hill Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Disposal Site, El Sobrante Sanitary Landfill and Lamb Canyon Disposal Site. The EIR will quantify construction and operational waste generation associated with the project and analyze the capacity of these existing landfills and the potential solid waste generated by the project.

e) **Less than Significant Impact with Mitigation.** The project would be required to comply with all applicable solid waste statutes and guidelines. All development is required to comply with the mandatory commercial recycling requirements of Assembly Bill 341. The project will also comply with the recycling requirements of Cal Green and develop a waste management plan that will include diverting at least 50

percent of construction material fill from landfills. No impacts are expected relative to applicable solid waste statues and regulations.

Disposal of all solid waste generated by the project is expected to comply with the required federal, state, local statues and regulations related to solid waste. However, this issue will be further analyzed in the EIR.

20. **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 Incorporation	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 structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Source: Palm Springs General Plan; California's Fire Hazard Severity Zones Map, Cal Fire.

a-d) **No Impact.** Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperature, humidity levels, and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind to make fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point.

The approximately 38-acre project site is vacant and undeveloped land with scattered, low-lying desert vegetation at the northwest corner of 19th Avenue and Indian Canyon Drive. The site is surrounded by vacant and undeveloped land to the north, an industrial development to the east (separated by Indian Canyon Drive), commercial businesses to the south (separated by 19th Avenue), and wind turbines to the west.

According to Cal Fire's Fire Hazard Severity Zones (FHSZ) in State Responsibility Areas (SRA) Map, the project is not located in an area classified as having a moderate, high or very high fire hazard severity zone (VHFHSZ). Additionally, the project property is not located in or near lands classified as moderate, high, or very high FHSZ. The closest designated area is located approximately 3.20 miles northwest of the project and is classified as being a moderate FHSZ. Due to the project's distance from SRAs and areas designated as VHFHSZ, no impacts are anticipated, and no further analysis is required.

The project site is not located near slopes. The project is not located in or near an SRA, or in an area classified as a VHFHSZ. Therefore, the project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires because the site and surrounding areas do not have dense vegetation or steep slopes. Therefore, the project would not 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 as a result of a wildfire. No impacts are anticipated and no further discussion of this issue is required in the EIR.

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

a) **Less than Significant Impact with Mitigation.** The project site, located on the northwest corner of Indian Canyon Drive and 19th Avenue, has remained in an undeveloped and vacant condition since before the 1940s. Areas north of the project are also vacant, while areas east and south are developed with industrial and commercial businesses. A property with wind turbines delineates the project's western boundary. The developed uses surrounding the project make the subject property an unlikely site to house sensitive wildlife and plant species, however, a project-specific biological resources study will be conducted for the project. Due to the undeveloped and vacant character of the site, there is a possibility that the project property contains cultural resources onsite. Therefore, a project-specific cultural (i.e., historical and archaeological) resources report will be conducted for the project.

The project-specific biological resources study will determine whether sensitive plant and wildlife species occur onsite, while the cultural resources report will determine the presence or absence of historical or prehistorical resources on the project site. Both reports will provide mitigation measures, if necessary, to reduce impacts to less than significant levels. The findings of these reports and the project's potential impact to biological and cultural resources will be analyzed in greater detail in the EIR.

b) **Potentially Significant Impact.** The project site is currently located on vacant and undeveloped land within the City's Manufacturing (M-2) zoning designation. Developed manufacturing and commercial uses are located south and east of the project, while vacant land is located north of the project. Although the project is located within the City's M-2 zoning designation, which promotes the development of industrial land uses, the project would result in the loss of approximately 38 acres of vacant land. Thus, construction and operation of the proposed project has the potential to have cumulative air quality, greenhouse gas, energy, noise, and traffic impacts. Therefore, project-specific technical reports will determine whether project impacts are significant and provide recommendations to reduce the potential impacts. The EIR will review the technical reports and analyze the project's potential to result in cumulative impacts.

c) **Potentially Significant Impact.** The project EIR will analyze the proposed project's impacts related to environmental effects that may cause substantial adverse effects on human beings. Project-specific technical reports will analyze the project's direct and indirect impact to air quality, greenhouse gas, energy, noise, and traffic. The EIR will discuss the findings and determine whether impacts can be reduced to less than significant levels.