

The Centre at La Quinta Specific Plan 97-029 Amendment No. 6
THE CENTRE AT LA QUINTA SPECIFIC PLAN INITIAL STUDY ADDENDUM NO. 1

Specific Plan Amendment No. SP2022-0003
Site Development Permit No. SDP2022-0007



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June 2023

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TABLE OF CONTENTS

1	INTRODUCTION, BACKGROUND, AND REGULATORY FRAMEWORK.....	1
1.1	PROJECT LOCATION	1
1.2	PRIOR ENVIRONMENTAL DOCUMENTS ANALYZED.....	1
1.2.1	Mitigation Measures.....	2
1.3	DESCRIPTION OF PROPOSED SPECIFIC PLAN AMENDMENT NO. 6	6
1.4	RATIONALE FOR PREPARATION OF AN INITIAL STUDY ADDENDUM.....	6
1.5	DOCUMENT CONTENT AND FORMAT	8
1.6	SUMMARY OF FINDINGS - INITIAL STUDY ADDENDUM NO. 1	8
1.7	DOCUMENTS INCORPORATED BY REFERENCE	9
1.8	CONTACT PERSON	10
2	PROJECT DESCRIPTION	11
2.1	INTRODUCTION.....	11
2.2	PROJECT SITE SETTING.....	11
2.3	PROJECT CHARACTERISTICS.....	12
2.3.1	Regulatory Components and Entitlements.....	12
2.3.2	Physical Components.....	14
2.3.3	Operations	15
2.3.4	Construction Phases and Schedule	16
3	PROJECT SUMMARY AND ENVIRONMENTAL DETERMINATION.....	23
3.1	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	25
3.2	DETERMINATION	25
4	ENVIRONMENTAL ANALYSIS.....	26
4.1	AESTHETICS.....	29
4.1.1	Discussion.....	29
4.1.2	Mitigation Measures.....	30
4.1.3	Conclusion.....	30
4.2	AGRICULTURE & FORESTRY RESOURCES	31
4.2.1	Discussion.....	31
4.2.2	Mitigation Measures.....	32
4.2.3	Conclusion.....	32
4.3	AIR QUALITY.....	33
4.3.1	Discussion.....	33
4.3.2	Mitigation Measures.....	37
4.3.3	Conclusion.....	37
4.4	BIOLOGICAL RESOURCES	38
4.4.1	Discussion.....	39

4.4.2	Mitigation Measures	39
4.4.3	Conclusion.....	41
4.5	CULTURAL RESOURCES	42
4.5.1	Discussion.....	42
4.5.2	Mitigation Measures.....	43
4.5.3	Conclusion.....	44
4.6	ENERGY	45
4.6.1	Discussion.....	45
4.6.2	Mitigation Measures.....	46
4.6.3	Conclusion.....	46
4.7	GEOLOGY AND SOILS	47
4.7.1	Discussion.....	48
4.7.2	Mitigation Measures.....	49
4.7.3	Conclusion.....	50
4.8	GREENHOUSE GAS EMISSIONS	51
4.8.1	Discussion.....	51
4.8.2	Mitigation Measures.....	52
4.8.3	Conclusion.....	52
4.9	HAZARDS AND HAZARDOUS MATERIALS.....	53
4.9.1	Discussion.....	54
4.9.2	Mitigation Measures.....	55
4.9.3	Conclusion.....	55
4.10	HYDROLOGY AND WATER QUALITY.....	56
4.10.1	Discussion.....	57
4.10.2	Mitigation Measures.....	59
4.10.3	Conclusion.....	59
4.11	LAND USE AND PLANNING	60
4.11.1	Discussion.....	60
4.11.2	Mitigation Measures.....	61
4.11.3	Conclusion.....	61
4.12	MINERAL RESOURCES	62
4.12.1	Discussion.....	62
4.12.2	Mitigation Measures.....	62
4.12.3	Conclusion.....	62
4.13	NOISE	63
4.13.1	Discussion.....	64
4.13.2	Mitigation Measures.....	65
4.13.3	Conclusion.....	65
4.14	POPULATION AND HOUSING	66
4.14.1	Discussion.....	66

4.14.2	Mitigation Measures	67
4.14.3	Conclusion.....	67
4.15	PUBLIC SERVICES.....	68
4.15.1	Discussion.....	68
4.15.2	Mitigation Measures	69
4.15.3	Conclusion.....	69
4.16	RECREATION	70
4.16.1	Discussion.....	70
4.16.2	Mitigation Measures	70
4.16.3	Conclusion.....	71
4.17	TRANSPORTATION	72
4.17.1	Discussion.....	73
4.17.2	Mitigation Measures	75
4.17.3	Conclusion.....	76
4.18	TRIBAL CULTURAL RESOURCES	77
4.18.1	Discussion.....	77
4.18.2	Mitigation Measures	78
4.18.3	Conclusion.....	80
4.19	UTILITIES AND SERVICE SYSTEMS	81
4.19.1	Discussion.....	82
4.19.2	Mitigation Measures	83
4.19.3	Conclusion.....	83
4.20	WILDFIRE.....	84
4.20.1	Discussion.....	84
4.20.2	Mitigation Measures	85
4.20.3	Conclusion.....	85
4.21	MANDATORY FINDINGS OF SIGNIFICANCE.....	86
4.21.1	Discussion.....	86
4.21.2	Conclusions	87

LIST OF TABLES

Table 1 – Specific Plan Mitigation Measures	2
Table 2 – Existing and Proposed Development Standards - The Centre at La Quinta Specific Plan (SP)....	13
Table 3 - Proposed Project Compliance with Revised Design Standards.....	14
Table 4 – Surrounding Land Use	24
Table 5 - Summary of 2018 Project Emissions.....	34
Table 6 – Summary of Construction and Operational Related Regional Pollutant Emissions.....	36
Table 7 - Local Construction Emissions at the Nearest Receptors.....	36
Table 8 – Proposed Project and Land Use Element General Plan Consistency	61

LIST OF FIGURES

Figure 1 - Regional Vicinity.....	17
Figure 2 - Local Vicinity Map: Aerial Base	18
Figure 3 - Specific Plan Amendment 5 Boundaries.....	19
Figure 4 - Conceptual Commercial Parcel Site Plan per Specific Plan Section 2.....	20
Figure 5 - Proposed Commercial Parcel Site Plan	21
Figure 6 - Landscape Plan.....	22

LIST OF APPENDICES

Appendix A	<i>La Quinta Hampton Inn Air Quality, Global Climate Change, and Energy Impact Analysis, Ganddini Group, Inc June 13, 2023</i>
Appendix B-1	<i>Hydrology Study for La Qunita Hampton Inn, Woodard Group, April 2022</i>
Appendix B-2	<i>Project Specific Water Quality Management Plan for Greens Group, APN 600-340-060, Woodard Group, April 2022</i>
Appendix C	<i>La Quinta Parking and Traffic Consistency Study (JN 0232-0023), Trames Solutions, Inc., October 26, 2022</i>

1 INTRODUCTION, BACKGROUND, AND REGULATORY FRAMEWORK

The Greens Group (Applicant) proposes to construct the 125-room hotel with a pool (Proposed Project) that the City of La Quinta (City) approved in 2018 on Assessor Parcel No. (APN) 600-340-060 (Project Site). While the number of rooms and number of stories would be same as approved in 2018, the Proposed Project includes the following revisions: the building size would increase from 40,500 square feet (SF) to 73,645 SF; parking would be reduced from the 150 spaces approved to 125 spaces; and a Centre at La Quinta Specific Plan Specific Plan Amendment to increase the floor area ratio (FAR) from 0.35 to 0.61 for only APN 600-340-060 in the Regional Commercial Zone (Proposed Project).

The Project Site is south of Auto Centre Drive, west of La Quinta Drive, and east of Auto Center Way South in the zone of Planning Area II of The Centre at La Quinta Specific Plan 97-029 (Specific Plan). The City of La Quinta (City) originally adopted the Specific Plan in July 1997, and it has been amended five times. Implementation of the Proposed Project would require approval of the following entitlements:

- Specific Plan Amendment No. 6 – SP2022-0003: To amend Table 3.1 “Development Standards” to increase the maximum development density from 42,700 to 74,645 SF, increase Floor Area Ratio (FAR) from 0.35 to 0.61 for the Regional Commercial Zone, which would be applicable only to APN 600-340-060, and add a category for “Hotel Parking” to identify hotel parking standards to reflect the current hotel design.
- Site Development Permit No. SDP2022-0007: to develop APN 600-340-060 with a three-story 125-room, 73,645 SF hotel with a pool, and 125 parking spaces for the use of hotel guests and employees.

The purpose of this environmental analysis is to:

- Analyze the proposed amendment of the development standards in the Specific Plan to increase the FAR from 0.35 to 0.61 and corresponding 31,700 SF increase of the proposed hotel.

1.1 PROJECT LOCATION

The Specific Plan area is bounded by Adams Street to the west, Auto Centre Drive to the north and La Quinta Drive and the existing Walmart to the east (**Figure 1 – Regional Vicinity**). An apartment development lies on the southerly boundary. The Project Site is south of Auto Centre Drive, west of La Quinta Drive, and east of Auto Center Way South. The Proposed Project is located to the south along Auto Centre Drive, west of La Quinta Drive, and east of Auto Center Way South (**Figure 2 – Local Vicinity Map: Aerial Base**).

1.2 PRIOR ENVIRONMENTAL DOCUMENTS ANALYZED

The City adopted the Centre at La Quinta Specific Plan 97-029 and Environmental Impact Report (EIR, State Clearinghouse No. 1997011055) in July 1997, to allow for the development of 275,000 square feet for nine new car dealership pads and/or auto related commercial pads on two of the nine pads. It also allowed for development of a 400, 000- square- foot mixed regional commercial center in three planning areas. Planning Areas I and II encompassed the auto center component and Planning Area III was designated for the mixed regional commercial center.

Several amendments have been approved since the original approval. Amendment No. 5, approved in July 2018, subdivided Planning Area II (PA II) into two separate land use areas: the northerly 2.8 acres of the site would remain General Commercial and the remaining 19.2 acres, located south of the General Commercial, was amended to a Medium High Density Residential General Plan land use designation and a Medium Density zoning designation (**Figure 3 – Specific Plan Amendment 5 Boundaries**).

The Initial Study approved for Amendment No. 5 in July 2018 (First Carbon Solutions, 2018, herein referred to as the “2018 TCLQ Initial Study”) assessed the environmental impacts of a 131-unit residential community and the development of a 125-room hotel with a pool in the General Commercial area. The hotel was described as three stories in height, with 13,500 square feet per floor, for a hotel building total of 40,500 square feet, and would include 150 parking spaces for the use of hotel guests and employees (**Figure 4 – Conceptual Commercial Parcel Site Plan per Specific Plan Section 2**). The City approved the 2018 TCLQ Initial Study along with mitigation measures that were incorporated and would be implemented to reduce impacts to less than significant.

1.2.1 Mitigation Measures

The 2018 TCLQ Initial Study identified mitigation measures that would reduce impacts to less than significant. The Mitigation Measures are summarized in **Table 1 - Specific Plan Mitigation Measures**.

Table 1 – Specific Plan Mitigation Measures

Topic Area	MM Number	Mitigation Measure
Air Resources	MM AIR-1	During site preparation and grading activities, all off-road construction equipment greater than 150 horsepower (>150 HP) shall be ARB certified Tier 3 or better.
Biological Resources	MM BIO-1	<p>Construction during Breeding Season and Pre-construction Breeding Bird Surveys</p> <p>To be in compliance with the MBTA and the California Fish and Game Code, and to avoid and reduce direct and indirect impacts on migratory non-game breeding birds, and their nests, young, and eggs to less than significant levels, the following measures shall be implemented.</p> <ul style="list-style-type: none"> All ground-disturbing activities, including removal of vegetation, which would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from January 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites outside of the breeding bird season also would help to prevent birds from nesting within the project site during the breeding season and during construction activities. If project activities that would remove or disturb potential nest sites cannot be avoided during January 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to seven days prior to mobilization, staging and other

Topic Area	MM Number	Mitigation Measure
		<p>disturbances. The survey shall end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance.</p> <ul style="list-style-type: none"> • If no breeding birds or active nests are observed during the pre-construction survey, or if they are observed and would not be disturbed, then project activities may begin, and no further mitigation would be required. • If an active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (flagging or other means) up to 500 feet for special-status avian species and raptors, or 75 feet for non-special status avian species, at the discretion of the qualified biologist. The limits of the buffer shall be demarcated so as to not provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests would be removed as soon as work is complete, or the fledglings have left the nest. Buffer zones shall not be disturbed until a qualified biologist determines that the nest is inactive. • Birds or their active nests shall not be disturbed, captured, handled or moved. Inactive nests may be moved by a qualified biologist, if necessary, to avoid disturbance by project activities.
Cultural Resources	MM CUL-1	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified archaeologist and Tribal Monitor. Copies of contracts with monitoring archaeologists and Tribal Monitors shall be provided to the City prior to the issuance of any ground-disturbing permit. Full-time archaeological monitoring shall be conducted by a qualified archaeologist for excavations that will exceed 3 feet in depth. In the event that buried cultural resources are discovered during construction, the archaeologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The archaeologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria. The archaeologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>
Cultural Resources	MM CUL-2	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified geologist or paleontologist. Full-time monitoring shall be conducted for all excavations that exceed 3 feet in depth. In the event that paleontological resources are discovered during construction, the paleontologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The paleontologist shall</p>

Topic Area	MM Number	Mitigation Measure
		<p>determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with the Society of Vertebrate Paleontology Guidelines. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution. The paleontologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>
Cultural Resources	MM CUL-3	<p>In the event of the accidental discovery of any human remains on the project, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; and Public Resources Code (PRC) Sections 5097.94 and 5097.98 must be followed. If during the course of project development there is accidental discovery of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98, Environmental Issues.
Noise	MM NOI-1	<p>The project shall supply an alternate mechanical ventilation system for all proposed residential units that will permit windows to remain closed for prolonged periods of time.</p>
Transportation	MM TRANS-1	<p>Curb-and-gutter and sidewalk improvements are in place but shall be modified accordingly, based on proposed driveway locations.</p> <p>The project shall construct curb-and-gutter and sidewalk improvements along the project’s western boundary along the southern extension of Auto Center Way.</p> <p>Adams Street & Driveway 1—Modify the raised median to provide the following storage lengths:</p> <ul style="list-style-type: none"> • Southbound Left-Turn Lane: Improve the raised median to provide a pocket length of 100 feet to meet City standards for deceleration lanes and to allow right-in/right-out and left-in access only.

Topic Area	MM Number	Mitigation Measure
		<p>Auto Center Way & Driveway 2—Construct the intersection with the following:</p> <ul style="list-style-type: none"> • Construct east leg to facilitate ingress and egress access to the proposed hotel. <p>Driveway 3 & Auto Centre Drive—Construct the intersection with the following:</p> <ul style="list-style-type: none"> • Construct south leg to facilitate ingress and egress access to the proposed hotel. • Westbound left-turn lane: provide a minimum of 50 feet of storage within the existing two-way-left turn lane (painted median). <p>La Quinta Drive & Driveway 4—Construct the intersection with the following:</p> <ul style="list-style-type: none"> • Construct west leg to facilitate ingress and egress access to the proposed residential use. • Northbound left-turn lane: provide a minimum of 50 feet of storage within the existing two-way-left turn lane (painted median).
Tribal/Cultural Resources	MM TRI-1	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified archaeologist and Tribal Monitor. Copies of contracts with monitoring archaeologists and Tribal Monitors shall be provided to the City prior to the issuance of any ground-disturbing permit. Full-time archaeological monitoring shall be conducted by a qualified archaeologist for excavations that will exceed 3 feet in depth. In the event that buried cultural resources are discovered during construction, the archaeologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The archaeologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria. The archaeologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>
Tribal/Cultural Resources	MM TRI-2	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified geologist or paleontologist. Full-time monitoring shall be conducted for all excavations that exceed 3 feet in depth. In the event that paleontological resources are discovered during construction, the paleontologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The paleontologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every</p>

Topic Area	MM Number	Mitigation Measure
		construction contract to inform contractors of this requirement. The paleontologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with the Society of Vertebrate Paleontology Guidelines. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution. The paleontologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.
Tribal/Cultural Resources	MM TRI-3	In the event of the accidental discovery of any human remains on the project, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; and Public Resources Code (PRC) Sections 5097.94 and 5097.98 must be followed. If during the course of project development there is accidental discovery of any human remains, the following steps shall be taken: <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains, until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98, Environmental Issues.

1.3 DESCRIPTION OF PROPOSED SPECIFIC PLAN AMENDMENT NO. 6

Specific Plan Amendment (SPA) No. SP2022-0003 would amend Table 3.1 “Development Standards” to increase the maximum development density from 42,700 to 74,400 SF, increase Floor Area Ratio (FAR) from 0.35 to 0.61 which would be applicable only to APN 600-340-060, and add a category for “Hotel Parking” to identify hotel parking standards.

1.4 RATIONALE FOR PREPARATION OF AN INITIAL STUDY ADDENDUM

The Proposed Project is a project under the California Environmental Quality Act (Public Resource Code § 21000 et seq.: “CEQA”). The primary purpose of CEQA is to inform the public and decision makers as to the potential impacts of a project and to allow an opportunity for public input to ensure informed decision-making. CEQA requires all state and local government agencies to consider the environmental effects of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid any significant environmental impacts resulting from the implementation of projects subject to CEQA.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of La Quinta (the City) is the lead agency for the Proposed Project. The lead agency is the public agency that has the principal responsibility for conducting or approving a project. The City, as the lead agency for the Proposed Project, is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development of the Proposed Project would have a significant impact on the environment.

The Proposed Specific Plan Amendment No. 6 includes changes to development standards that were analyzed in a previously adopted environmental document, namely the 2018 TCLQ Initial Study.

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent Environmental Impact Report (EIR) or ND have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the Final EIR prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines Section 15164, subd. (e)).

Consequently, once an Environmental Impact Report (EIR) or Negative Declaration (ND) has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence the conditions described in CEQA Guidelines Section 15162 are met:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This 2018 TCLQ Initial Study Amendment No. 1 and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR is not required prior to approval because the conditions described in CEQA Guidelines Section 15162 are not met. Therefore, an Addendum to 2018 TCLQ Initial Study can be prepared pursuant to CEQA Guidelines Section 15164.

1.5 DOCUMENT CONTENT AND FORMAT

This 2018 TCLQ Initial Study Addendum No. 1 is based on the Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the Project for each of the listed environmental topics. The format of the Form has been revised to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines § 15162[a]).

The Specific Plan Initial Study Addendum No. 1 is organized as follows:

- **Section 1 – Introduction, Background, Regulatory Framework.** This section introduces the scope of the Project, the City's role in the Project, the regulatory requirements for Project approval, as well as a summary of findings.
- **Section 2 – Project Description.** This section details the Proposed Project components and general environmental setting.
- **Section 3 – Project Summary and Environmental Determination.** This section summarizes the Project and actions to be undertaken by the City. This section also provides the determination of the environmental document to be approved by the City.
- **Section 4 – Environmental Analysis.** This section contains the Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the State CEQA Guidelines, as amended, and includes a series of questions about the Project for each of the listed environmental topics. Refer to Section 4 of this document for details as to how the Form has been modified to determine if the environmental impacts associated with the Project trigger conditions pursuant to CEQA Guidelines Section 15162 which would identify if an Amendment or an Addendum should be prepared.

1.6 SUMMARY OF FINDINGS - INITIAL STUDY ADDENDUM NO. 1

Based on the analysis in Section 4, the Addendum concludes the following:

- The Proposed Project will not cause significant effects on the environment that were not examined in 2018 TCLQ Initial Study.

- All potentially significant impacts of the Proposed Project are mitigated and avoided pursuant to paragraph (1) of subdivision (a) of Section 21081 of the Public Resources Code, as a result of the 2018 TCLQ Initial Study.
- The 2018 TCLQ Initial Study examined at a sufficient level of detail the Proposed Project's effects on the environment to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions, or by other means in connection with the approval of the Proposed Project.
- The Proposed Project is consistent with the Centre at La Quinta Specific Plan 97-029, the applicable local land use plans, and zoning of the City of La Quinta.
- No substantial changes are proposed to the implementation of the Centre at La Quinta Specific Plan 97-029 through the Proposed Project which will require major revisions of 2018 TCLQ Initial Study.
- No substantial changes have occurred with respect to the circumstances under which the Proposed Project is being undertaken, which will require major revisions in 2018 TCLQ Initial Study.
- Lastly, no new information has become available, which was not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, with mitigation measures incorporated, as complete that is relevant to the conclusions and findings of 2018 TCLQ Initial Study.

1.7 DOCUMENTS INCORPORATED BY REFERENCE

The following reports and/or studies are applicable to development of the Project Site and are hereby incorporated by reference:

- *La Quinta 2035 General Plan*, City of La Quinta, (GP), adopted February 19, 2013 (Available at: <https://www.laquintaca.gov/business/design-and-development/planning-division/2035-la-quinta-general-plan>)
- *The Centre at La Quinta Specific Plan 97-029, Amendment No. 5, Specific Plan Amendment 2017-0003*, (CLQSP), adopted July 3, 2018.
- *Initial Study/Mitigated Negative Declaration, La Quinta—The Centre at La Quinta (APN 600-340-048) Project, City of La Quinta, Riverside County, California*, prepared by FirstCarbon Solutions, March 2018 (herein referred to as 2018 TCLQ Initial Study).
- *Resolution No. 2018- 038, EA 2017- 0009; GPA 2017- 0001; TTM 2017- 0007 JPM 37359); SP 2017- 0003; SDP 2017- 0012, The Centre at La Quinta*, Adopted: July 3, 2018, City of La Quinta.

1.8 CONTACT PERSON

Any questions about the preparation of the Initial Study, its assumptions, or its conclusions should be referred to the following:

Attn: Sijifredo Fernandez, Associate Planner
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2 PROJECT DESCRIPTION

2.1 INTRODUCTION

The Greens Group (Applicant) proposes to construct the 125-room hotel with a pool that was approved by the City of La Quinta (City) in 2018 for APN 600-340-060 (Project Site). While the number of rooms and number of stories would be same as approved in 2018, the Proposed Project includes increasing the building size from 40,500 square feet (SF) to 73,645 SF, and parking would be reduced from the 150 spaces approved to 125 spaces. (**Figure 5 – Proposed Commercial Parcel Site Plan**). The building size increase is due to changes as a result of the hotel’s final design which was modified from the conceptual design evaluated in the 2018 Initial Study prepared for Specific Plan Amendment 5.

The Proposed Project Site lies within the Regional Commercial area of The Centre at La Quinta Specific Plan 97-029 (Specific Plan), which was originally adopted by the City of La Quinta (City) in July 1997. Implementation of the Proposed Project would require a sixth amendment to The Centre at La Quinta Specific Plan to increase the FAR from 0.35 to 0.61 for Assessor Parcel No. (APN) 600-340-060 and add a category for “Hotel Parking” to identify hotel parking standards to reflect the current hotel design.

2.2 PROJECT SITE SETTING

The Project Site is part of The Centre at La Quinta Specific Plan No. 97-029. The City of La Quinta in July 1997 approved The Centre at La Quinta Specific Plan No. 97- 029 ("Specific Plan") with amendments for a 99.3-acre Project located east of Adams Street, south of Highway 111 and west of Dune Palms Road. The entire Specific Plan area is designated General Commercial on the Land Use Element of the General Plan and is zoned CR - Regional Commercial on the City of La Quinta Zoning Map. The entire Specific Plan is built out except for Planning Area II which is regulated by Specific Plan Amendment No. 4. This area has remained undeveloped for over 20 years. Specific Plan Amendment No.5 allowed the construction of medium density detached housing and a hotel near services and employment in Planning Area II.

Specifically, the Project Site consists of an irregularly shaped undeveloped lot and is bounded on the north by Auto Centre Drive, on the south by undeveloped residential land which was approved as part of Specific Plan Amendment 5, on the east by La Quinta Drive, with commercial development beyond, and on the west by Auto Centre Way South, with vacant Regional Commercial land beyond.

The Project Site lies within the United States Geological Survey (USGS) *La Quinta*, California 7.5 Minute Quadrangle map (USGS 2012). The property elevation is approximately 69 feet above mean seal level (amsl). Surface drainage flows to the east-southeast toward the lower elevations.

The property has never been developed, except for agricultural fields during the early 1960s until early 1970s.

Site Land Use and Zoning

Land Use: The City’s General Plan was adopted in February 2013 and governs the land uses planned for the Specific Plan area. The existing General Plan Land Use designation for the Project Site is General Commercial (GC). The full range of commercial uses can occur within this designation, ranging from

supermarkets and drugstores in a neighborhood shopping center, to major national retailers in large buildings. General Commercial uses also include professional offices, service businesses, restaurants, hotels or motels, research and development and warehousing or similar low impact quasi-industrial projects. As established in the City's Land Use Policy 7.1, mixed use development is also appropriate in this designation. Mixed use projects can include vertical mixed use – where retail/office occurs on the ground floor, with residential units above; horizontal mixed use – where retail/ office uses and higher density residential occur next to each other and are integrated through pedestrian connections and common areas; or mixed use added to existing commercial development – where the residential project abuts or wraps around an existing commercial development.

Zoning: According to the City of La Quinta Zoning Map, the Project Site is zoned as CR (Regional Commercial), which is a commercial category within the General Commercial Land Use. This zoning designation applies to most commercial land on Highway 111 in the City. The full range of commercial uses can occur within this designation, ranging from supermarkets and drugstores in a neighborhood shopping center, to major national retailers in large buildings. The CR district is intended to provide a broad range of goods and services serving the entire region. Representative land uses include corporate headquarters, regional service centers, research and development facilities, major community facilities, major medical facilities, overnight commercial lodging, entertainment, and automobile-oriented sales and services.

2.3 PROJECT CHARACTERISTICS

2.3.1 Regulatory Components and Entitlements

Specific Plan Amendment: The Regional Commercial land use development standards for the Specific Plan are identified in Specific Plan *Section 3.1.2 – Standards*, specifically, *Table 3.1: Development Standards - Regional Commercial*. The Specific Plan Standards allow for a maximum development intensity of 42,700 SF with a FAR of 0.35 and does not provide parking calculation guidance for a hotel.

The Proposed Project would amend Table 3.1 “*Development Standards- Regional Commercial*” to increase the maximum development density from 42,700 to 74,400 SF, increase FAR from 0.35 to 0.61, and add a category for “Hotel Parking” to identify hotel parking standards to reflect the proposed hotel design. **Table 2 – Existing and Proposed Development Standards** identifies the existing development standards from Table 3.1 in the Specific Plan. Proposed additions to Table 3.1, are reflected in underlined text (underlined text) and deletions are reflected in strikethrough text (~~strikethrough~~).

Table 2 – Existing and Proposed Development Standards - The Centre at La Quinta Specific Plan (SP)

Development Element	SP	Regional Commercial
Maximum development intensity	42,700 SF FAR 0.35 <u>74,400 SF¹</u> <u>FAR .61¹</u>	FAR .35 <u>FAR .61¹</u>
Minimum lot size	2.8 Acres	-
Maximum structure height*	50'	50'
Maximum number of stories	4	4
Minimum public street setbacks		
Auto Centre Drive	20' building/ 10' landscape	20' building/ 10' landscape
Auto Center Way South	20' building/	20' building/ 10' landscape
La Quinta	20' building/	20' building/ 10' landscape
Minimum setback adjacent to residential parcels	50'*	50' building/ 10' landscape
Landscape	5% of total site	5% of total site
<u>Hotel Parking</u>	<u>1 space per room</u>	<u>1 space per room (min)</u> <u>1.3 space for room (max)</u>
^{1:} <u>Applicable only to APN 600-340-060</u>		

*Setbacks shall be increased 0.5' for every foot above 35 feet in height

Hotel Parking – New Development Standard Category

A new category for Hotel Parking would be added to The Centre at La Quinta Specific Plan, Table 3.1, Development Standards-Regional Commercial to require one parking space per room, with a minimum of 1.1 space per room and a maximum of 1.3 spaces per room.

The proposed parking rate is not based on City standards identified in the City of La Quinta Zoning Code, Section 9.150, Table 9-12. The proposed parking is derived from a Project-specific study (**Appendix C - La Quinta Parking and Traffic Consistency Study (JN 0232-0023), prepared by Trames Solutions, Inc, October 26, 2022**) which used the Institute of Transportation Engineers (ITE) manual that summarizes parking demand findings for a variety of land uses. The manual titled *Parking Generation* (5th Edition, 2019) provides recommended parking rates for uses based on independent variables. For land use code 310 (Hotel), the manual indicates that the average parking rate is 0.74 and the 85th percentile parking rate is 0.99 parking spaces per room for suburban areas. This rate accounts for hotels that include supporting facilities such as restaurants, lounges, meeting rooms, recreational facilities, and retail/service shops. The study in Appendix C also reviewed hotel parking standards in cities near La Quinta.

2.3.2 Physical Components

The Proposed Project would be designed to comply with the Revised Development Standards for the Regional Commercial land use development as identified in **Table 3 – Proposed Project Compliance with Revised Design Standards.**

Table 3 - Proposed Project Compliance with Revised Design Standards

Development Element	SP as Revised	Regional Commercial as Revised	Proposed Project Compliance
Maximum development intensity	42,700 SF FAR 0.35 <u>74,400 SF¹</u> <u>FAR .61¹</u>	FAR .35 <u>FAR .61¹</u>	Total Building area: 73,645 FAR 0.6
Minimum lot size	2.8 Acres	--	2.8 Acres
Maximum structure height*	50'	50'	46'
Maximum number of stories	4	4	3
Minimum public street setbacks			
Auto Centre Drive	20' building/ 10' landscape	20' building/ 10' landscape	20' + 4' = 24' building / 10' landscape 36'-6" provided
Auto Center Way South	20' building/ 10' landscape	20' building/ 10' landscape	20' + 4' = 24' building / 10' landscape 24'-5" provided
La Quinta	20' building/ 10' landscape	20' building/ 10' landscape	20' building / 10' landscape 315' provided
Minimum setback adjacent to residential parcels	50'*	50' building/ 10' landscape	83' building
Landscape	5% of total site	5% of total site	29%
Hotel Parking (New Development Element)	1 space per room	<u>1 space per room (min)</u> <u>1.3 space for room (max)</u>	parking provided: 1/room, 125 spaces (includes 5 ADA)

¹: Applicable only to APN 600-340-060

*Setbacks shall be increased 0.5' for every foot above 35 feet in height

Site Plan: The Proposed Project would include the construction of a total of a 125-room hotel with a pool. The 73,645 SF hotel is an “L” shape, with portions of the building fronting Auto Center Way and the southern boundary. The pool, patio area and dog park would face Auto Center Drive and screened by a 5-foot-high cement block wall. An earthen retention basin is proposed for the east side, along La Quinta Drive.

The hotel entrance is along the southern boundary. While medium density residentially zoned property exists along the southern property boundary (which was approved in Specific Plan Amendment 5), the building is set back approximately 83 feet from the southern property boundary, with parking and landscaping planned within the setback area. Additionally, the residential development includes a concrete wall at the property line, which would be installed by the residential development.

Site Access and Circulation. Primary vehicular access to the Project Site is by one 30-foot-wide driveway along Auto Center Drive, and one 30-foot-wide driveway along Auto Center Way, both with reciprocal access and unrestricted turning movements onto both roadways. Parking is situated along the southern boundary, along the east side of the Site, and along the northeast portion of the Site, along Auto Center Drive.

Architectural Style. The Proposed Project is designed with neutral earthtones, with rust and blue accents, along with varying elevations at the entrance to reduce the effect of massing.

Landscape. The landscape concept provides a comprehensive, layered drought tolerant plant palette with species commonly found throughout La Quinta, such as hybrid palo verde, crepe myrtle, sweet acacia, and shoestring acacia, as shown in **Figure 6 – Landscape Plan**. Crepe myrtle and shrubs would line the southern boundary. The parcel abutting the Project Site is vacant and planned for residential. The residential development would construct a block wall on the residential parcel. Until then a chain link fence may be installed at the property line to delineate the property boundary.

Parking. The Project Site contains a total of 125 parking spaces which includes five Americans with Disabilities Act (ADA)-compliant stalls. Fourteen of the 125 stalls would be “oversized parking” to accommodate larger vehicles such as RVs or truck and tractor trailers. Pursuant to Section 5.106.5.2 of the 2023 California Green Building Standards Code (CCR, Title 24, Part 11 – CalGreen), EV charging would be provided.

Stormwater Management. The Project proposes an 8,865 SF earthen retention basin on the eastern end of the Project Site. Construction of the Proposed Project would also require the construction contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the Project Site is more than 1 acre.

Utilities and Services. Public water and sewer are served by the Coachella Valley Water District (CVWD). Electrical service is readily available through Imperial Irrigation District (IID), and natural gas is available through the Southern California Gas Company. Solid waste services would be provided by Burrtec Waste Industries, the contract waste hauler for the City.

Off-Site Improvements. The off-site civil work would consist of the driveway approaches along Auto Center Drive and Auto Center Way South. There is existing sidewalk and curb and gutter along Auto Center Drive, which would remain. New sidewalk and curb and gutter are planned for Auto Center Way South. Additionally, the Project will be conditioned to dedicate right-of-way (ROW) per the City’s direction.

2.3.3 Operations

The hotel is planned to be managed as a Hampton Inn. The hotel would be staffed 24/7, year-round and is anticipated to be operated by approximately 11 staff members. During the day, the typical shift will consist of seven housekeepers, two front desk clerks, one part time maintenance person, and one hotel manager from 9am to 4pm. During the swing shift and overnight shift, there would be one employee in the hotel.

The hotel services do not require a designated loading and delivery area. The deliveries anticipated would typically consist of small sundry items for the hotel market. These deliveries are typically made daily by a

small van, no larger than 24-foot-long. Because the quantities are small, the time required to load and unload the delivery typically requires less than 10 to 15 minutes and are made during off-peak times. All laundry facilities are on site; therefore, no laundry deliveries are necessary.

Each guestroom would have a vanity area, work desk, a built-in refrigerator, microwave, and bathroom with a shower. Each room will also have a flat screen television, clothes closet, and a variety of bed sizes (e.g., king, or double queen beds). Amenities for hotel guests include an exercise room, ski lockers, bicycle accommodations, guest laundry, a business center, an indoor pool, outdoor patio, and a fire pit. Exterior cameras would be mounted at building entrances, the patio area, and the parking lot.

The anticipated occupancy has seasonal variability but is estimated at 78 percent.

2.3.4 Construction Phases and Schedule

Construction is anticipated to occur in one phase, beginning in Spring 2024, and last approximately 14 months, with an opening date in 2025. Initial site improvements include demolition, grading and underground infrastructure followed by building construction, paving and landscape, and painting activities. The grading quantities are anticipated to balance on site and little to no import or export of fill material is anticipated. Project construction would require the use of heavy equipment such as dozers, scrapers, paving machines, concrete trucks, and water trucks.

Construction activities include the following:

Site preparation. The site preparation phase would consist of removing any vegetation, prior to grading and last for approximately one week. The onsite equipment would consist of one grader, one scraper, and one of either a tractor, loader, or backhoe.

Grading. The grading phase would occur after completion of the site preparation phase and is anticipated to occur over four weeks. The grading activities are anticipated to be balanced, which would not require any dirt to be imported or exported from the Project Site. The onsite equipment would consist of one grader, one rubber-tired dozer, and two tractors, loaders, or backhoes.

Building Construction – Construction of the hotel would occur after the completion of the grading phase and is anticipated to occur over 10 months. The onsite equipment would consist of the simultaneous operation of one crane, two forklifts, one generator, three welders, and one of either a tractor, loader, or backhoe.

Final Site Paving and Landscaping – The paving phase would consist of paving the onsite road and surface parking spaces and site landscaping. The paving phase would occur after completion of the building construction phase and was modeled as occurring over four weeks. The onsite equipment is anticipated to consist of the simultaneous operation of one cement and mortar mixer, one paver, one paving equipment, two rollers, and one of either a tractor, loader, or backhoe.

Architectural Coating. The application of architectural coatings would occur after completion of the paving phase. The onsite equipment would consist of various stucco application equipment and paint compressors. The coatings could occur over approximately two months.

Best Management Practices During Construction. The Applicant and construction contractor would be required to conform to Federal, State, and Local regulations which are identified throughout this document.

**Specific Plan Amendment No. SP2022-0003 and
Site Development Permit No. SDP2022-0007
The Centre at La Quinta Specific Plan 97-029 Amendment No. 6 and
The Centre at La Quinta Initial Study Addendum No. 1**

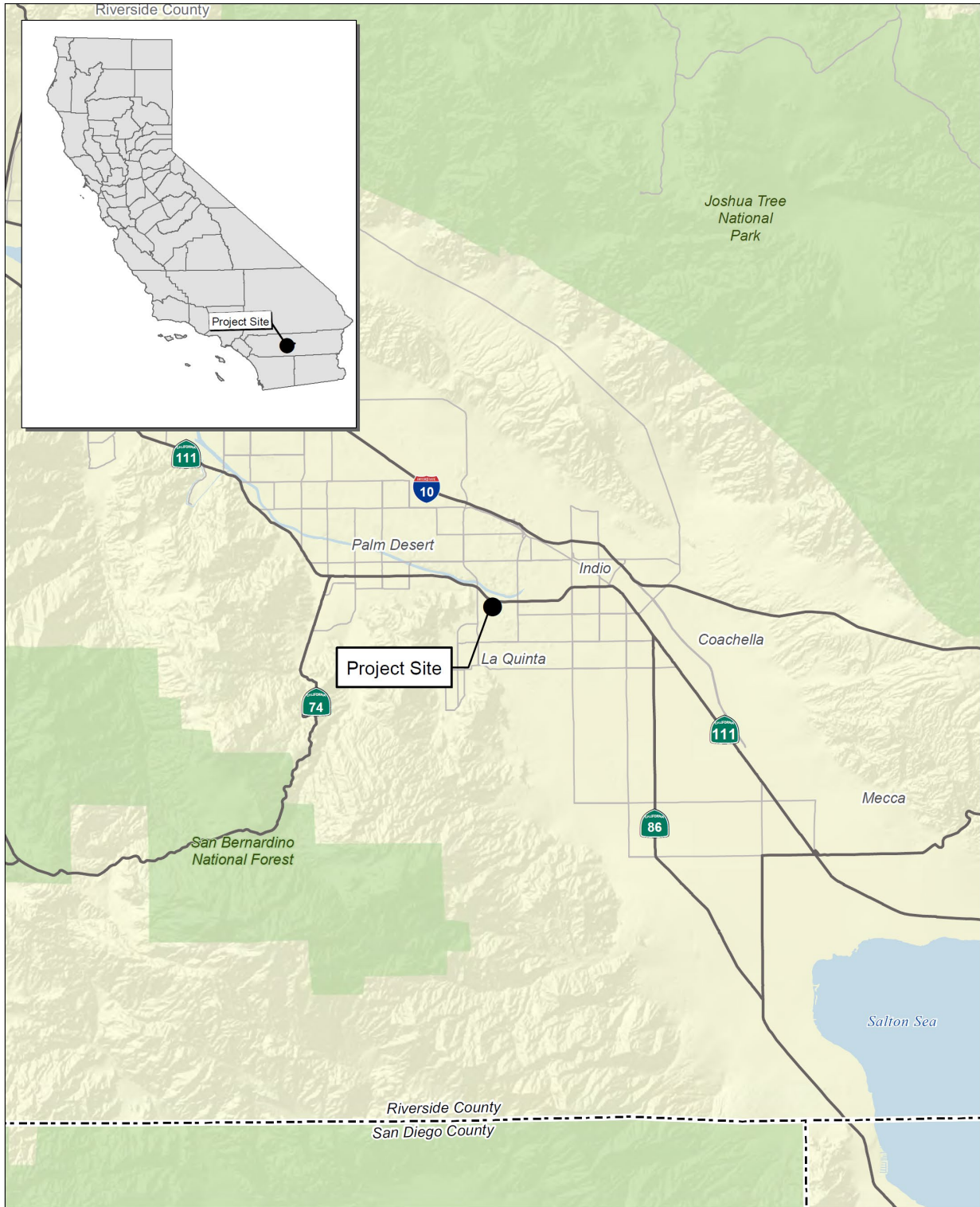
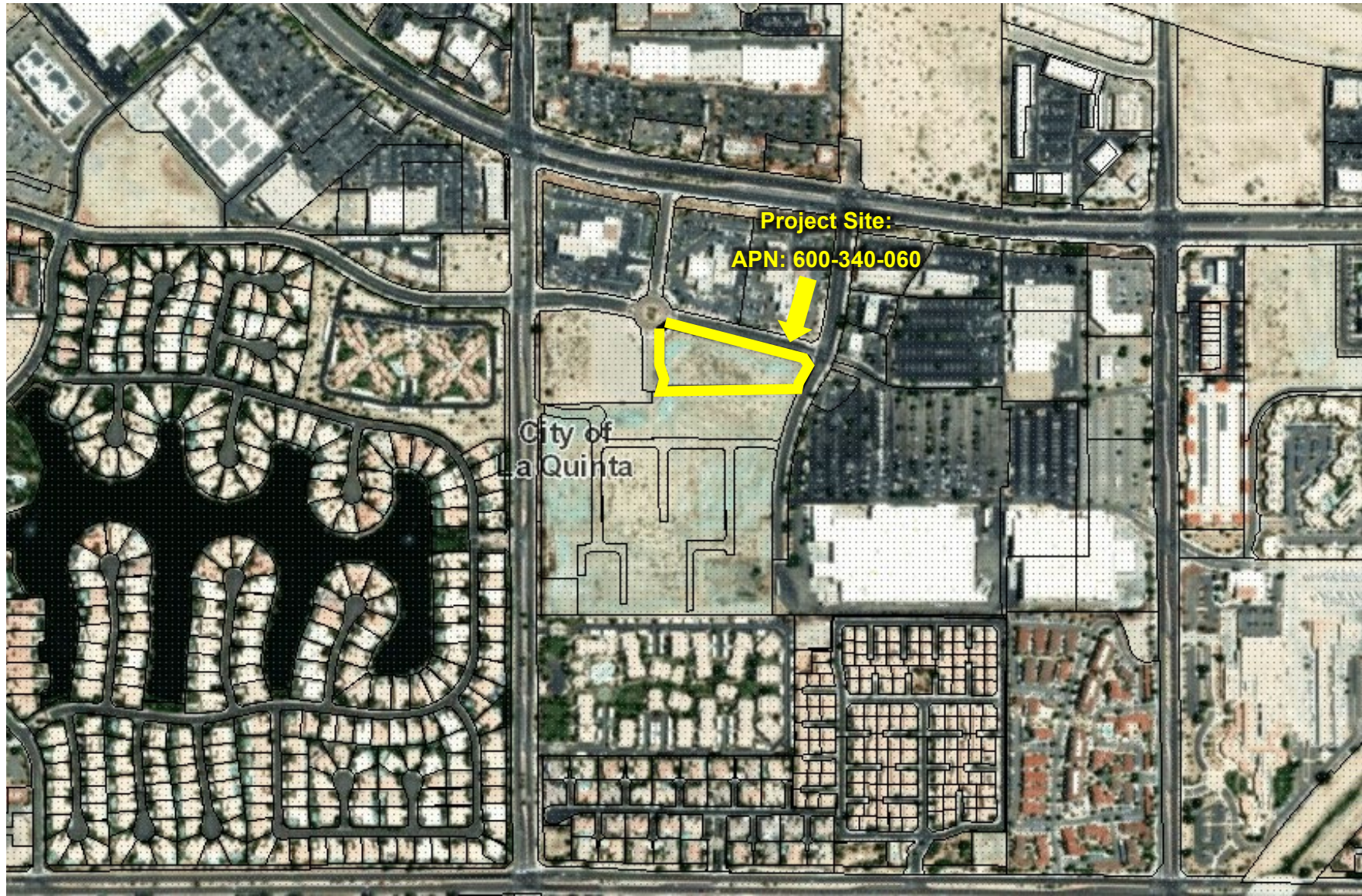


Figure 1: Regional Vicinity Map
Source: First Carbon Solutions, 2018



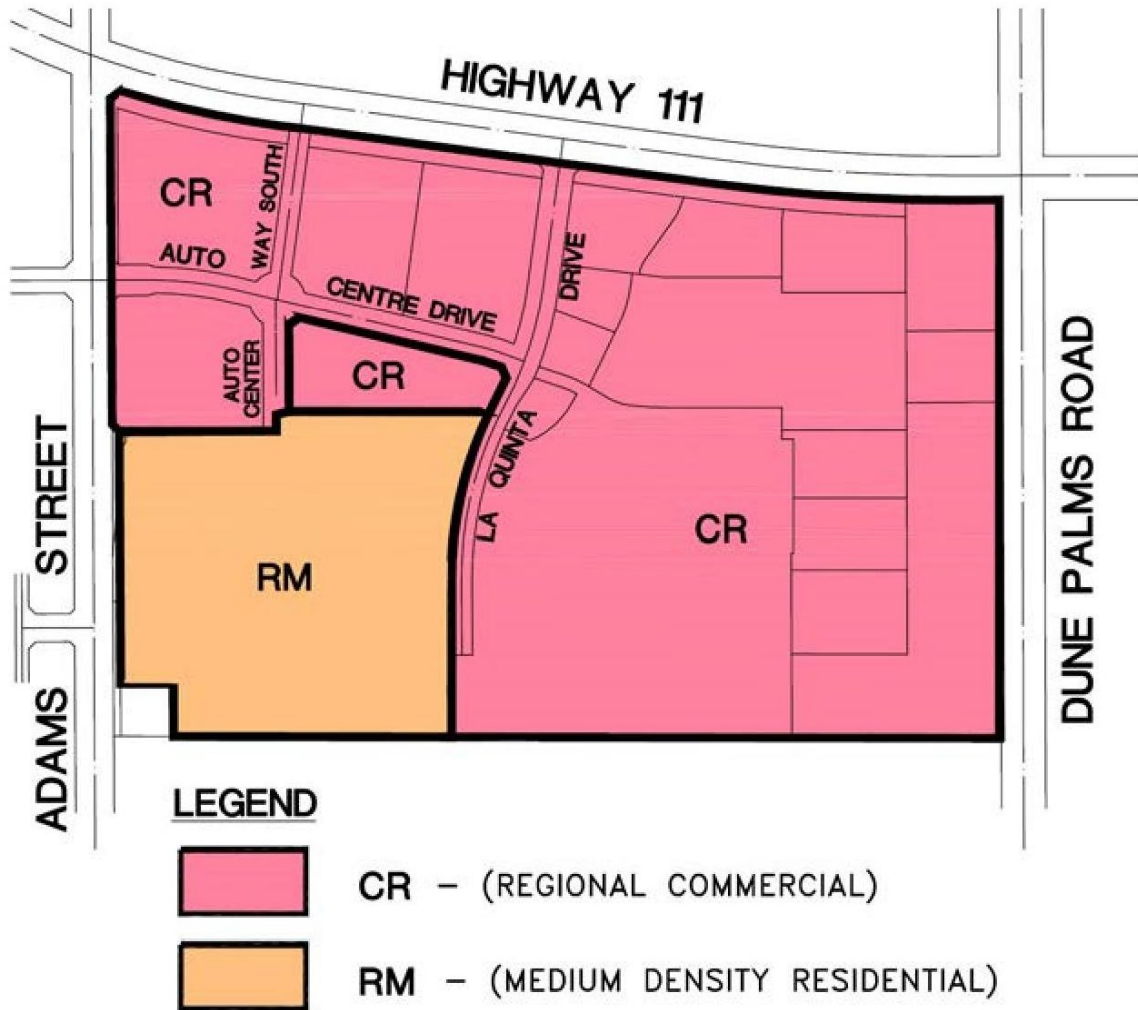


Figure 1.9: Zoning as Amended

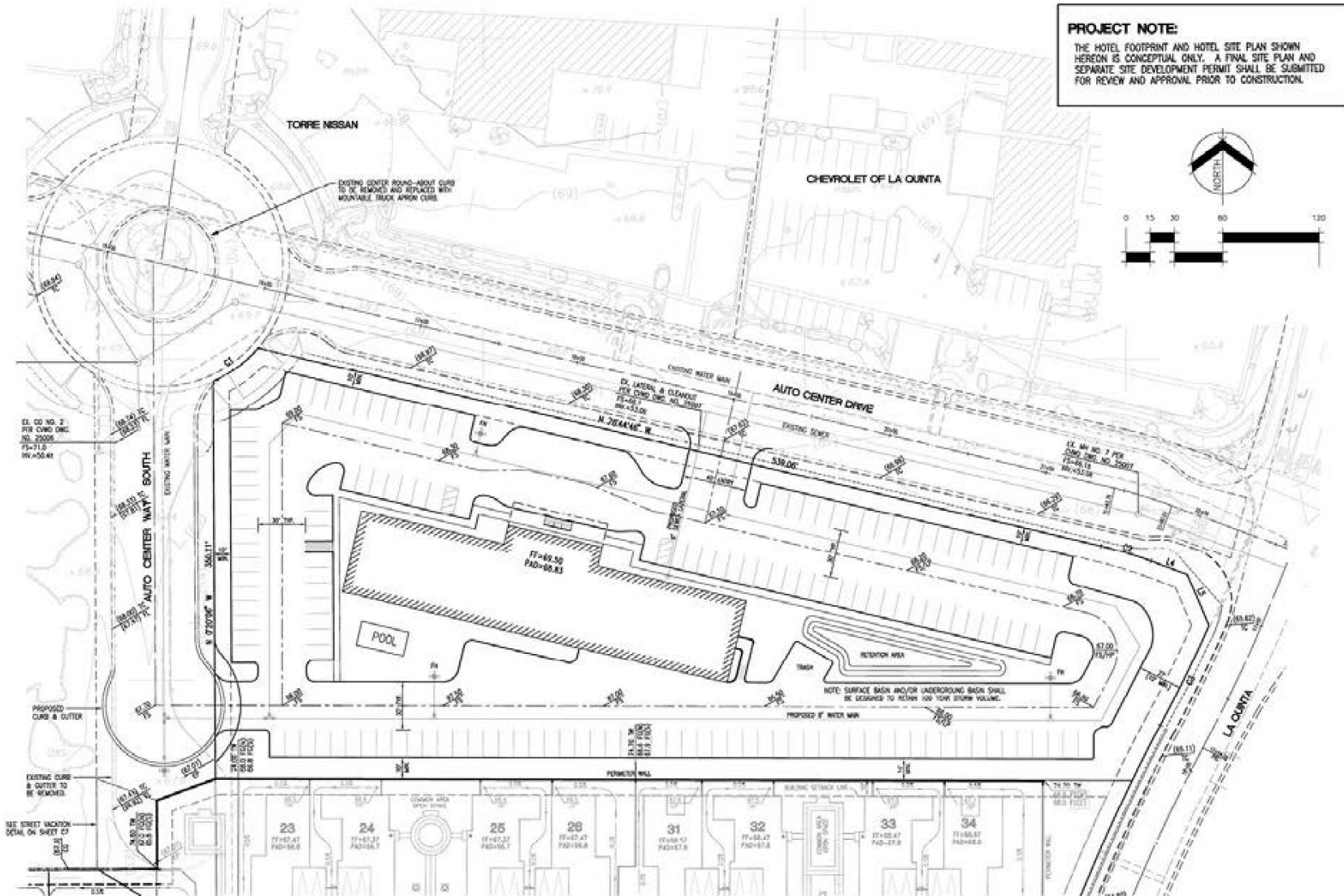


Figure 4: Conceptual Commercial Parcel Site Plan per Specific Plan Section 2

Source: *The Centre at La Quinta Initial Study, First Carbon Solutions, March 2018*

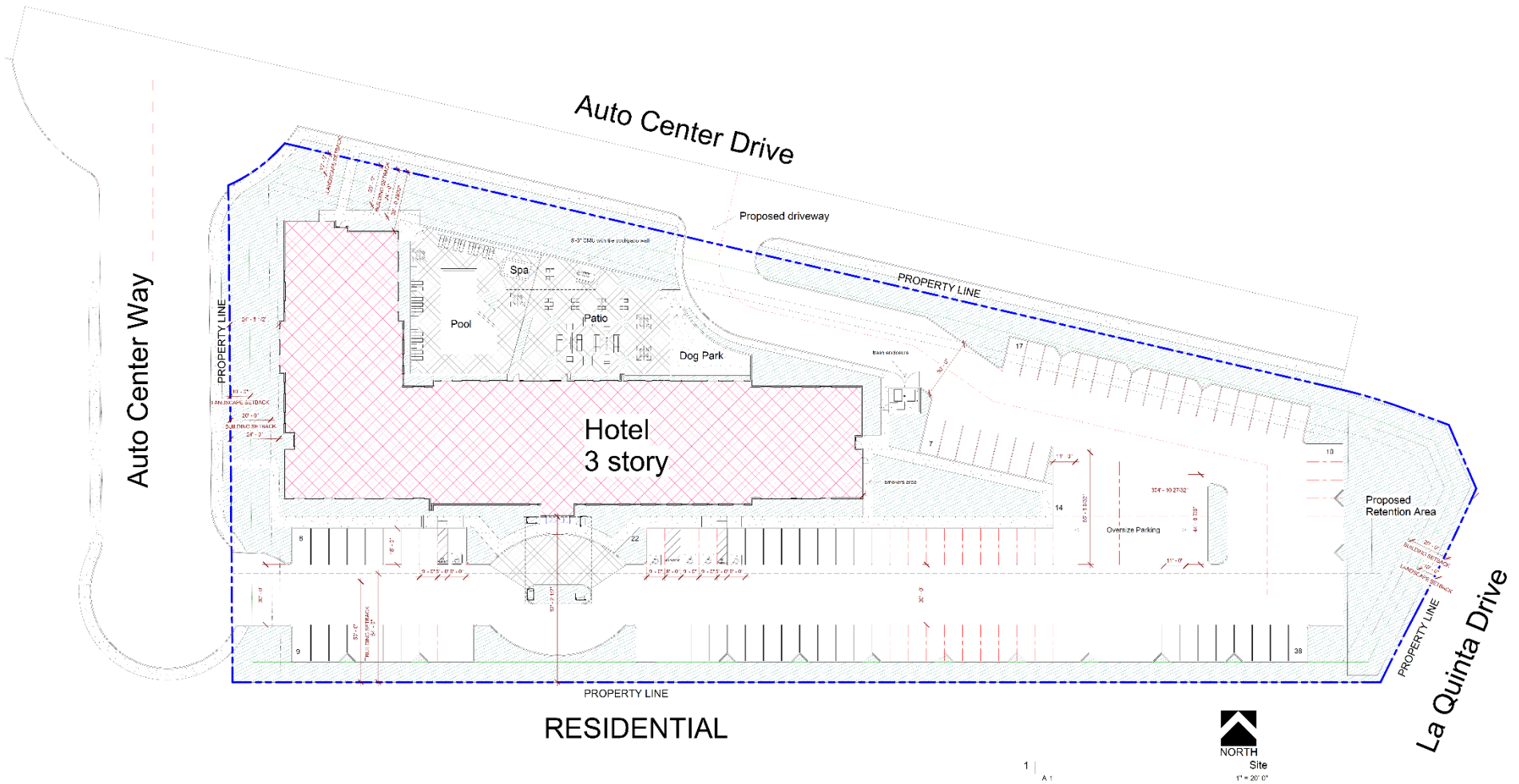


Figure 5: Proposed Commercial Parcel Site Plan
 Source: Robert F. Tuttle Architect, Inc.

**Specific Plan Amendment No. SP2022-0003 and Site Development Permit No. SDP2022-0007
The Centre at La Quinta Specific Plan 97-029 Amendment No. 6 and
The Centre at La Quinta Initial Study Addendum No. 1**

TREE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Acacia senilis</i>	Sweet Acacia	24'H
	<i>Acacia senegalensis</i>	Slaughtering Acacia	24'H
	<i>Cercidonia hybrid 'Desert Muse'</i>	Hybrid Palo Verde	30'H
	<i>Lagerstromia indica</i>	Cape Myrtle	24'H
	<i>Fraxinus uhdei 'Majestic Beauty'</i>	Majestic Beauty Ash	48'H
PALMS			
	<i>Chamaecyparis hamilis</i>	Mediterranean Fan Palm	24'H
	<i>Phoenix dactyloides</i>	Date Palm	15' - 20' HT.
	<i>Washingtonia robusta</i>	Mexican Fan Palm	15' - 50' HT.

SHRUB LEGEND

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Agave viviparum</i>	Ocotillo Agave	5G
	<i>Bougainvillea Oh La La!</i>	Oh La La Bougainvillea	5G
	<i>Ceanothus poliflorus</i>	Red Bird Of Paradise	15G
	<i>Dalrymplea</i>	Trailing Red Bay Bush	5G
	<i>Dodonaea viscosa</i>	Hopscotch Bush	15G
	<i>Fouquieria splendens</i>	Ocotillo	15G
	<i>Gardenia armandii</i>	Mystery Gardenia	5G
	<i>Hesperaloe parviflora</i>	Red Yucca	5G
	<i>Lawsonia 'New Gold'</i>	New Gold Lawsonia	1G
	<i>Portulacum oleraceum</i>	Portulaca Bush	1G
	<i>Ruellia brittaniana 'Katie'</i>	Katie Mexican Petunia	1G
	<i>Strobilites reginae</i>	Bird Of Paradise	15G
	<i>Yucca elata 'Sierra Agave'</i>	Sierra Agave Yucca	5G
	<i>Thevetia peruviana</i>	Yellow Oleander	5G



Figure 6: Landscape Plan
Source: SITESCAPES.

3 PROJECT SUMMARY AND ENVIRONMENTAL DETERMINATION

1. **Project Title:** The Centre at La Quinta Specific Plan 97-029 Amendment No. 6 La Quinta Hotel
2. **Lead Agency Name:** City of La Quinta
Address Design and Development
78-495 Calle Tampico, La Quinta, CA 92253
3. **Contact Person:** Sijifredo Fernandez, Associate Planner
Phone: (760) 777-7023
Email: SFernandez@LaQuintaCA.gov
5. **Project Location:** Auto Centre Drive, between Auto Center Way and La Quinta Drive
Assessor Parcel No 600-340-060
La Quinta USGS Quad; T5S, R7E, Sect. 29
Latitude 33.70701 N, Longitude 116.28319 W
4. **Applicant:** Greens Group
Address 8815 Research Drive
Irvine, CA 92618
6. **General Plan Designation:** Specific Plan – The Centre at La Quinta Specific Plan
7. **Zoning Designation:** Regional Commercial (CR)
8. **Description of Project:** The Greens Group (Applicant) proposes to construct the 125-room hotel with a pool (Proposed Project) that was approved by the City of La Quinta (City) in 2018 for Assessor’s Parcel No. (APN) 600-340-060 (Project Site). While the number of rooms and number of stories would be same as approved in 2018, the following revisions are proposed: the building size would increase from 40,500 square feet (SF) to 73,645 SF; parking would be reduced from the 150 spaces approved to 125 spaces; and a Centre at La Quinta Specific Plan Specific Plan Amendment to increase the floor area ratio (FAR) from 0.35 to 0.61 for the Regional Commercial Zone on APN 600-340-060 (Proposed Project).
9. **Surrounding Land Uses:**

Surrounding land uses are identified in **Table 4 – Surrounding Land Use**.

Table 4 – Surrounding Land Use

Direction	Existing Land Use Description
North	Auto Centre Drive, auto dealerships north of Auto Centre Drive
East	La Quinta Drive, Commercial and parking beyond
South	Vacant, zoned for medium density residential
West	Adams Street, medium density residential beyond

10. Other Public Agencies Whose Approval is Required:

The following ministerial approvals are required for the Project:

- South Coast Air Quality Management District (SCAQMD): Permits as needed for construction; and
- State Water Resources Control Board – approval of a General Industrial Activities Storm Water Permit and the General Construction Activity Storm Water Permit for construction activity over 1 acre.

11. California Native American Consultation:

HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? IF SO, IS THERE A PLAN FOR CONSULTATION THAT INCLUDES, FOR EXAMPLE, THE DETERMINATION OF SIGNIFICANCE OF IMPACTS TO TRIBAL CULTURAL RESOURCES, PROCEDURES REGARDING CONFIDENTIALITY, ETC.?

Public Resources Code (PRC) Section 21080.3.1(b) states that “Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if...” and identifies various conditions relative to tribal consultation.

The environmental review for this Project is an Addendum to The Centre at La Quinta Specific Plan Specific Plan Initial Study, therefore, Native American consultation in accordance with Public Resources Code Section 21080.3.1 does not apply.

However, Government Code Section 65453 requires local governments to use the same processes for adoption and amendment of specific plans as for general plans. The adoption of general plans and specific plans require tribal consultation prior to the amendment or adoption of general or specific plans.

This Project includes an amendment to The Centre at La Qunita Specific Plan, therefore, the City conducted tribal consultation in accordance with SB18.

3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Based on the analysis in Section 4, the environmental factors checked below would be potentially affected by the Proposed Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. None of the environmental factors were checked because the Proposed Project would not result in any potential significant impacts after the implementation of the recommended mitigation measures.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

3.2 DETERMINATION

Based on this initial evaluation, the following finding is made:

	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	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.
	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	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.
X	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Name

Title

4 ENVIRONMENTAL ANALYSIS

The questions posed in the checklist are derived from 2018 TCLQ Initial Study and the most current CEQA Guidelines Checklist Form. The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines § 15162).

USE OF THE INITIAL STUDY CHECKLIST

For the 2018 TCLQ Initial Study, the Checklist Form located in Appendix G of the 2018 CEQA Guidelines was used to analyze Project impacts. Since that time, the California Natural Resources Agency (the “Natural Resources Agency”) has made significant changes to the CEQA Guidelines effective in 2018 and 2019, and subsequently, the Checklist Form in Appendix G, which are not reflected in the 2018 TCLQ Initial Study.

The amendments addressed legislative changes to the California Environmental Quality Act (CEQA), clarified certain portions of the existing CEQA Guidelines, and updated the CEQA Guidelines to be consistent with recent court decisions. The following major changes to the 2019 CEQA Guidelines include:

- Added sections: 15064.3 (transportation) and 15234 (remand procedures).
- Amended sections: 15004, 15051, 15061, 15062, 15063, 15064, 15064.4, 15064.7, 15072, 15075, 15082, 15086, 15087, 15088, 15094, 15107, 15124, 15125, 15126.2, 15126.4, 15152, 15155, 15168, 15182, 15222, 15269, 15301, 15357, 15370, and Appendix G, Appendix M and Appendix N.

As a result of the amendments, the Appendix G Checklist Form was also significantly revised. Many checklist sections underwent minor modifications and clarifications to incorporate the revised CEQA statute revisions. However, two new checklist sections were added – “Energy” and “Wildfire” – in 2019. Another legislative change that occurred was with respect to Traffic/Transportation. Section 15064.3 of the CEQA Guidelines was added to remove Level of Service (LOS) as an environmental effect and instead relying on Vehicle Miles Traveled (VMT) as the metric for transportation impact analysis.

Checklist Form Comparison Organization

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the 2023 Appendix G Checklist Form has been prepared to evaluate the Applicant’s Proposed Project. Additionally, the Checklist Form provides response columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a) as to whether an Addendum or an Amendment would be appropriate for the analysis of the Proposed Project.

A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact as analyzed in the 2018 TCLQ Initial Study and addressed with mitigation measures.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Environmental Subject Area

The checklist utilized is from Appendix G of the 2023 CEQA Guidelines. As discussed, most of the evaluation criteria only underwent minor changes, clarifications, or were moved to various other sections, and two criteria sections – Energy and Wildfire - have been added. For this analysis, revisions to the evaluation criteria between the 2018 TCLQ Initial Study evaluation and the 2023 Guidelines will be noted in underlined type (underlined) for added text and ~~strikeout~~ for deleted text in the criteria in this section.

Conclusion in 2018 TCLQ Initial Study and Related Documents

This column identifies the conclusion of the 2018 TCLQ Initial Study relative to the Environmental Subject Area listed under each topic as identified in the 2018 TCLQ Initial Study.

Do the Proposed Changes Involve New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether the Proposed Project would result in new significant environmental impacts not previously identified or mitigated by the 2018 TCLQ Initial Study or whether the Proposed Project would result in a substantial increase in the severity of a previously identified significant impact.

New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether the Proposed Project results in substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the 2018 TCLQ Initial Study due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2018 TCLQ Initial Study was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the 2018 TCLQ Initial Study remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

Discussion

The Discussion section provides a narrative of the assumptions and conclusions identified in the 2018 TCLQ Initial Study and analyzes how those conclusions compare to the 2023 Proposed Project.

2018 TCLQ Initial Study Mitigation Measures / Applicable/Not Applicable

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this table indicates any previously adopted mitigation measures identified in the 2018 TCLQ Initial Study to address effects in the related impact category. The response will also address if the existing mitigation measures apply to the Proposed Project, or if revisions are required to reduce impacts. The identified mitigation measures will be implemented with the construction of the Proposed Project, as applicable.

Conclusion

A discussion of the conclusion relating to the analysis is contained in each section. This section identifies the appropriateness of the use of an Amendment under CEQA Guidelines Section 15162 or an Addendum under CEQA Guidelines Section 15164 to approve the Proposed Project.

4.1 AESTHETICS

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	Less Than Significant Impact	No	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	No	No	No
c) <u>In nonurbanized areas</u> , substantially degrade the existing visual character or quality of public views of the site and its surroundings? <u>(Public views are those that are experienced from a 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?</u>	No Impact	No	No	No
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact	No	No	No

4.1.1 Discussion

Summary of the 2018 TCLQ Initial Study:

According to the La Quinta General Plan, the Project Site is not located in an area that has scenic resources such as trees, rock outcroppings or historic buildings. The Project vicinity is urbanized and is either commercial or residential development.

Views of the Santa Rosa Mountains can be seen from neighboring residential developments toward the west and southwest, but the proposed three-story hotel would not impact these views.

The City of La Quinta is located within the boundaries of the Mount Palomar Nighttime Lighting Policy Area and the City has an Outdoor Light Control Ordinance (Municipal Code Chapter 9.100.150, Outdoor Lighting) to protect the night sky and prevent light impacts. The Project would be required to comply with this ordinance. While the Project would increase the lighting in the immediate area, it will not produce significant light or glare that would adversely affect day or nighttime views in the area. Although the Proposed Project would add additional lighting sources on-site, these new sources of lighting would be like existing lighting patterns in the area. Potential impacts would be less than significant, and no mitigation is required.

2023 Proposed Project Analysis

The Proposed Project would be located on a parcel within the TCLQSP boundary and is the same hotel Project that was analyzed in the 2018 TCLQ Initial Study. Although the Proposed Project would increase the footprint of the building, the number of stories would be consistent with what was previously analyzed, therefore, views from the surrounding properties would not be obstructed. The Proposed Project is surrounded on the east and west by existing commercial, and additional residential development is proposed to the south of the Project Site. The Proposed Project would be consistent with the urbanized nature of the Project area and would be required to comply with the City's lighting ordinance. Therefore, the Proposed Project would be consistent with the previous Aesthetics analysis in the 2018 TCLQ Initial Study.

4.1.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Aesthetics.

4.1.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.2 AGRICULTURE & FORESTRY RESOURCES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
<p>II. AGRICULTURE AND FORESTRY RESOURCES:</p> <p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p>				
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?	No Impact	No	No	No
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	No Impact	No	No	No
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact	No	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	No
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?	No Impact	No	No	No

4.2.1 Discussion

Summary of 2018 TCLQ Initial Study

The Project site is in an area that is designated Urban and Built-up Land by the Farmland Mapping and Monitoring Program. The Project Site is located within The Centre at La Quinta Specific Plan area and

according to La Quinta’s Zoning Map, the Site is currently designated CR (Regional Commercial). There is no land identified in the City’s 2035 General Plan as designated for agriculture or farming. Development of the currently vacant Project Site would have no impact on agricultural resource criteria in this subject area.

2023 Proposed Project Analysis

The Proposed Project would occur within the same parcel as the Project analyzed in the 2018 TCLQ Initial Study. There would be no change in the analysis.

4.2.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Agriculture and Forestry Resources.

4.2.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.3 AIR QUALITY

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
III. 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:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant	No	No	No
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation	Less Than Significant	NA – Removed from Guidelines	NA – Removed from Guidelines	NA – Removed from Guidelines
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?	Less Than Significant	No	No	No
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant With Mitigation Incorporated	No	No	No
d) Create objectionable <u>Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?</u>	Less Than Significant	No	No	No

4.3.1 Discussion

Summary of 2018 TCLQ Initial Study

The analysis in the 2018 TCLQ Initial Study was based on the Air Quality Impact Analysis report prepared by Urban Crossroads dated November 13, 2017.

The Proposed Project identified in the 2018 TCLQ Initial Study was to subdivide The Centre at La Quinta Specific Plan Planning Area II (PA II) into two separate land use areas: the northerly 2.8 acres of the site will remain General Commercial to be developed with a 40,500 SF hotel, with the remaining 19.2 acres proposed to be a Medium High Density Residential development (2018 Proposed Project)

Threshold III (a) – Air Quality Conformity

The 2018 Proposed Project was found to be consistent with the 2016 Air Quality Management Plan (AQMP) which was released in March 2017, as defined in Chapter 12, Section 12.2, and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). The consistency indicators assessed were as follows:

- **Consistency Criterion No. 1** refers to violations of the California Ambient Air Quality Standards (CAAQS) and NAAQS. CAAQS and NAAQS violations would occur if regional emission thresholds were exceeded. The 2018 Proposed Project’s construction-source emissions would not exceed applicable SCAQMD’s regional thresholds of significance.
- **Consistency Criterion No. 2:** The 2018 Proposed Project would not exceed the assumptions in the AQMP based on the years of Project build-out phase.

Threshold III (b) – Construction and Operational Emissions

Tables 2 and 3 in the 2018 TCLQ Initial Study identified that construction and operation of the 2018 Project would not exceed the 2018 SCAQMD thresholds of significance. **Table 5 - Summary of 2018 Project Emissions** summarizes the data identified in Tables 2 and 3 in the 2018 TCLQ Initial Study.

Table 5 - Summary of 2018 Project Emissions

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	So _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions - Construction	55.72	71.75	36.69	0.07	23.46	13.07
Total Maximum Daily Emissions - Operations	23.73	37.15	82.89	0.24	14.24	6.59
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Notes:

NO_x = nitrogen oxides; VOC = volatile organic compounds; CO = carbon monoxide; PM₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less; PM_{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers

The maximum daily emissions are the maximum emissions compared from summer and winter seasons. Source of emissions: Urban Crossroads.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are not considered to be cumulatively significant. The 2018 Proposed Project’s construction and operational related emissions would not exceed the applicable SCAQMD regional thresholds. Therefore, the 2018 Proposed Project would have a less than significant impact related to criteria pollutant emissions on both a project-level and cumulative basis.

With respect to impacts to sensitive receptors, the 2018 TCLQ Initial Study assumed active disturbance on approximately 3.5 acres per day during the site preparation phase and 4 acres per day during the grading phase of construction for both the hotel and residential component.

As shown on Table 5 of the 2018 TCLQ Initial Study, emissions during construction activity would have the potential to exceed SCAQMD's Localized Significant Thresholds (LSTs) for emissions of PM10 and PM2.5. As such **Mitigation Measure (MM) AIR-1** requiring all off-road construction equipment greater than 150 horsepower used during site preparation and grading activities to be California Air Resources Board (CARB) certified Tier 3 or better, was included to reduce the potential localized impact.

With respect to odors, potential sources of construction odors include equipment, but construction odor is temporary. Potential operational odors generated by the 2018 Proposed Project would include disposal of miscellaneous refuse. SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Consistent with City requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts would therefore be considered less than significant.

2023 Proposed Project Analysis

Threshold III (a) – Air Quality Conformity

The 2018 Proposed Project was found to be consistent with the 2016 AQMP which was released in March 2017, as defined in Chapter 12, Section 12.2, and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993).

The current Proposed Project proposes to construct the 125-room hotel with a pool that was evaluated in the 2018 TCLQ Initial Study and approved by the City as part for Assessor Parcel No. (APN) 600-340-060 (Project Site). While the number of rooms and number of stories would be same as approved in 2018, the building size would increase from 40,500 SF to 73,645 SF, and parking would be reduced from the 150 spaces approved to 125 spaces.

Because the Proposed Project includes only minor revisions to square footage and parking that were assessed in the 2018 TCLQ Initial Study, the 2023 Proposed Project would still be consistent with the 2016 AQMP, and no further analysis is required.

Threshold III (b) – Construction and Operational Emissions

A Project-level air quality analysis was prepared for the 2023 Proposed Project to update the regulatory and emission standards from the 2018 TCLQ Initial Study and compare the Project potential emissions to current air quality standards (**Appendix A – La Quinta Hampton Inn Air Quality, Global Climate Change, and Energy Impact Analysis**). The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate SCAQMD Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the Project by default is required to incorporate these rules during construction. The results of the analysis are identified in **Table 6 - Summary of Construction**

and Operational Related Regional Pollutant Emissions and Table 7 - Local Construction Emissions at the Nearest Receptors.

Table 6 – Summary of Construction and Operational Related Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO ₂	PM10	PM2.5
Maximum Daily Construction Emissions ^{1,2}	50.90	30.60	20.90	0.11	6.38	2.73
Maximum Daily Operational Emissions ³	6.79	6.20	55.50	0.13	3.98	0.82
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Notes:

Source: CalEEMod Version 2022.1.1.13.

- (1) On-site grading PM-10 and PM-2.5 emissions show compliance with SCAQMD Rule 403 for fugitive dust.
- (2) Construction, painting, and paving phases may overlap.
- (3) Source: CalEEMod Version 2022.1.1.13; the higher of either summer or winter emissions

Table 7 - Local Construction Emissions at the Nearest Receptors

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	15.90	15.40	2.61	1.57
Building Construction	9.44	10.10	0.37	0.34
Paving	4.63	6.50	0.20	0.19
Architectural Coating	0.88	1.14	0.03	0.03
SCAQMD Thresholds ¹	296	3,409	44	12
Exceeds Threshold?	No	No	No	No

Source: Calculated from CalEEMod and SCAQMD’s Mass Rate Look-up Tables for 2 acres at a distance of 100 m, to be conservative, in SRA 30 Coachella Valley.

- (1) The nearest sensitive receptors to the project are the existing multi-family residential uses with property lines located approximately 605 feet (~185 meters) to the west and 895 feet (~270 meters) to the south, the single-family residential uses with property lines located approximately 640 feet (~195 meters) to the southwest and 947 feet (~288 meters) to the southeast of the project site; therefore, to be conservative, the 100 meter threshold was used.

Note: The proposed project will disturb up to a maximum of 2 acres per day (see Table 7 of Appendix A).

The construction and operational emissions for the 2023 Proposed Project would not exceed the SCAQMD’s daily emission thresholds at the regional level as demonstrated in Table 6, and therefore would be considered less than significant. The data provided in Table 7 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the 2023 Proposed Project.

4.3.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
MM AIR-1	During site preparation and grading activities, all off-road construction equipment greater than 150 horsepower (>150 HP) shall be ARB certified Tier 3 or better.
	<i>Applicable.</i> The 2023 Proposed Project is substantially similar to that which was analyzed in the 2018 TCLQ Initial Study.

4.3.3 Conclusion

The Proposed Project would not result in impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The 2023 Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.4 BIOLOGICAL RESOURCES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant With Mitigation Incorporated	No	No	No
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No Impact	No	No	No
c) Have a substantial adverse effect on <u>state or federally protected wetlands as defined by Section 404 of the Clean Water Act</u> (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	No Impact	No	No	No
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?	No Impact	No	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant Impact	No	No	No
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?	No Impact	No	No	No

4.4.1 Discussion

Summary of 2018 TCLQ Initial Study

Biological resources were analyzed for the 2018 TCLQ Initial Study in a Biological Resource Assessment Technical Memorandum for Assessor’s Parcel Number 600-340-048 at 79315 Highway 111, La Quinta, California, prepared by FirstCarbon Solutions (FCS) and included in Appendix B in the 2018 TCLQ Initial Study.

The Project parcel consisted of an undeveloped property with uncultivated areas having a sparse cover of desert shrubs and weeds. The site is bordered by commercial (auto mall) and industrial uses to the north and east, and single-family and multi-family residential uses to the south and west.

In 2018, the Project Site consisted primarily of land that has been disturbed from human activity. Disturbed lands were no longer recognizable as a native or naturalized vegetation association, but they continued to retain a soil substrate. The Project Site was moderately disturbed by construction activities, including light rough grading, excavation of three retention basins, existence of a large stormwater outfall basin, the installation of basic utility infrastructure, and creation of 1:1 berm slopes (for wind erosion control) along the western, southern, and eastern boundaries.

While the Project Site is disturbed, it was found to support open space, shrubs, and trees that could potentially provide cover, foraging, and nesting habitat for resident and migratory birds. These birds are protected by the Migratory Bird Treaty Act (MBTA) and/or the California Fish and Game Code (§§ 3503, 3503.5, 3513, and 3800), which render it unlawful to take native breeding birds, and their nests, eggs, and young. Implementation of **Mitigation Measure BIO-1** was determined to be needed to help to avoid, eliminate, or reduce direct impacts on breeding birds to less than significant levels.

2023 Proposed Project Analysis

The Project would occur within the same area as that was analyzed in the 2018 TCLQ Initial Study. The Project Site has continued to be graded since the time of the 2018 Biological Resources Assessment, and the conditions are unchanged. There are no new sensitive species that have been listed by State and Federal agencies that would directly impact the Specific Plan area, or Project Site. There are no new policies, Habitat Conservation Plans or Natural Community Conservation Plans that have been adopted that would impact the Project Site.

4.4.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures		Applicable/Not Applicable
MM BIO-1	<p>Construction during Breeding Season and Pre-construction Breeding Bird Surveys</p> <p>To be in compliance with the MBTA and the California Fish and Game Code, and to avoid and reduce direct and indirect impacts on migratory non-game breeding birds, and their nests, young, and eggs to less than significant levels, the following measures shall be implemented.</p>	<p><i>Applicable.</i> The 2023 Proposed Project occurs on the same parcel as assessed in the 2018 TCLQ Initial Study.</p>

	<ul style="list-style-type: none">• All ground-disturbing activities, including removal of vegetation, which would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from January 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. Removing all physical features that could potentially serve as nest sites outside of the breeding bird season also would help to prevent birds from nesting within the project site during the breeding season and during construction activities.• If project activities that would remove or disturb potential nest sites cannot be avoided during January 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to seven days prior to mobilization, staging and other disturbances. The survey shall end no more than three days prior to vegetation, substrate, and structure removal and/or disturbance.• If no breeding birds or active nests are observed during the pre-construction survey, or if they are observed and would not be disturbed, then project activities may begin, and no further mitigation would be required.• If an active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (flagging or other means) up to 500 feet for special-status avian species and raptors, or 75 feet for non-special status avian species, at the discretion of the qualified biologist. The limits of the buffer shall be demarcated so as to not provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests would be removed as soon as work is complete, or the fledglings have left the nest. Buffer zones shall not be disturbed until a qualified biologist determines that the nest is inactive.• Birds or their active nests shall not be disturbed, captured, handled or moved. Inactive nests may be moved by a qualified biologist, if necessary, to avoid disturbance by project activities.	
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4.4.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.5 CULTURAL RESOURCES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
V. CULTURAL RESOURCES:				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in pursuant to 15064.5?	No Impact	No	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	Less Than Significant With Mitigation Incorporated	No	No	No
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Refer to Section 4.7, Criterion VII(f)	(NA - Moved to Geological Resources in Guidelines)	(NA - Moved to Geological Resources in Guidelines)	(NA - Moved to Geological Resources in Guidelines)
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant With Mitigation Incorporated	No	No	No

4.5.1 Discussion

Summary of 2018 TCLQ Initial Study

A due diligence assessment for the Project Site was conducted June 17, 2016. This due diligence investigation consisted of a California Historical Resources Information System (CHRIS) records search, a review of historic aerial photography and maps for the subject parcel, a Native American Heritage Commission (NAHC) Sacred Lands File Search, a paleontological literature review and localities database search, and a reconnaissance-level survey.

With respect to historical resources, the 2018 Proposed Project area itself had been studied through surveys in 1992 and 1997 and monitoring during excavations and grading conducted in 1999/2000 and again in 2008. The pedestrian survey confirmed that the upper 3 feet of soil within the 2018 Project area had been locally excavated and engineered to its current compaction (approximately 75 percent). Therefore, the potential to encounter historical resources within the uppermost strata is non-existent. No impacts are expected to occur.

With respect to archaeological resources, the 2018 TCLQ Initial Study identified that the general area is highly sensitive for pre-historic resources. Disturbance of these resources could result in significant impacts during grading activities. As such, implementation of **Mitigation Measure CUL-1** was determined to be necessary to reduce impacts to less than significant levels.

Although the Project site is not known to contain any human remains or burial grounds, the Project area has been identified as highly sensitive for archaeological resources, which could include human remains. As such, implementation of **Mitigation Measure CUL-3** was deemed necessary to reduce impacts to less than significant levels.

2023 Proposed Project Analysis

The Proposed Project would occur within the same area as that was analyzed in the 2018 TCLQ Initial Study, and the conditions are unchanged.

4.5.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
<p>MM CUL-1 Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified archaeologist and Tribal Monitor. Copies of contracts with monitoring archaeologists and Tribal Monitors shall be provided to the City prior to the issuance of any ground-disturbing permit. Full-time archaeological monitoring shall be conducted by a qualified archaeologist for excavations that will exceed 3 feet in depth. In the event that buried cultural resources are discovered during construction, the archaeologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The archaeologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA</p>	<p><i>Applicable.</i> The 2023 Proposed Project occurs on the same parcel as assessed in the 2018 TCLQ Initial Study.</p>

	<p>criteria. The archaeologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>	
<p>MM CUL-3</p>	<p>In the event of the accidental discovery of any human remains on the project, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; and Public Resources Code (PRC) Sections 5097.94 and 5097.98 must be followed. If during the course of project development there is accidental discovery of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98, Environmental Issues. 	<p><i>Applicable.</i> The 2023 Proposed Project occurs on the same parcel as assessed in the 2018 TCLQ Initial Study.</p>

4.5.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.6 ENERGY

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
VI. ENERGY: Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Not Analyzed	NA	NA	NA
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Not Analyzed	NA	NA	NA

4.6.1 Discussion

In December 2018, the Natural Resources Agency revised Appendix G of the CEQA Guidelines to include a checklist item relating to a project’s impacts relating to Energy. Appendix G of the CEQA Guidelines now includes a checklist item that provides the following questions (as shown in the Table above):

The City approved the 2018 TCLQ Initial Study on July 3, 2018, approximately six months before the State added the above checklist items to the CEQA Guidelines. California courts have held that where a new guideline or threshold is adopted after the certification of an EIR, an Addendum to the EIR need not include additional environmental analysis relating to that guideline or threshold where the potential environmental impact at issue in the new guideline or threshold was known or could have been known at the time the EIR was certified (*Citizens Against Airport Pollution v. City of San Jose (2014) 227 Cal.App.4th 788, 806* [even though CEQA Guidelines were amended on March 18, 2010 to address greenhouse gas emissions, lead agency’s 2010 Addendum to a 1997 EIR did not require analysis of greenhouse gas emissions because “information about the potential environmental impact of greenhouse gas emissions was known or could have been known at the time the 1997 EIR and the 2003 SEIR for the [project] were certified”]; *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal.App.4th 1301, 1319-1320* [“the adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified”]; see also *Citizens for Responsible Equitable Environmental Development v. City of San Diego (2011) 196 Cal.App.4th 515, 532.*).

2023 Proposed Project Analysis

The City, as the Lead Agency knew or could have known the impacts at issue in the above-referenced threshold (i.e., the potential environmental impacts of energy inefficiency) when 2018 TCLQ Initial Study was adopted in July 2018. Though the hotel was approved in 2018, the design is subject to the most

current Title 24 building codes that require energy efficiency. Therefore, the Project, as proposed in 2018 would not result in a wasteful use of energy.

Threshold VI (a) Energy Practices

An energy analysis was performed for the 2023 Proposed Project (Appendix A). Electrical service will be provided by Imperial Irrigation District. The analysis in Appendix A identifies that the Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. The 2023 Proposed Project does not include any unusual characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities and is a hotel project that is not proposing any additional features that would require a larger energy demand than other hotel projects of similar scale and configuration. The energy demands of the Project are anticipated to be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. Therefore, the impact to threshold VI (a) is less than significant, and no mitigation is required.

Threshold VI (b) Energy Policies

The analysis in Appendix A identifies that the 2023 Proposed Project, which is like the 2018 Proposed Project, would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the impact to threshold VI (b) is less than significant, and no mitigation is required.

4.6.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were identified because this criterion was not analyzed.	<i>No Mitigation Required.</i> The analysis in Appendix A supports the findings that all impacts associated with the 2023 Proposed Project are less than significant and do not require mitigation.

4.6.3 Conclusion

The 2018 TCLQ Initial Study did not include the Energy environmental factor in its checklist, therefore, California law does not require the City to analyze these impacts in this Addendum. Nonetheless, the Proposed Project will follow all building codes relative to energy efficiency which would follow all laws and plans that would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. A Project-specific energy study was performed for the 2023 Proposed Project, which identified that all potential impacts were less than significant.

4.7 GEOLOGY AND SOILS

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
VII. GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
<ul style="list-style-type: none"> 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. 	No Impact	No	No	No
<ul style="list-style-type: none"> Strong seismic ground shaking? 	Less Than Significant Impact	No	No	No
<ul style="list-style-type: none"> Seismic-related ground failure, including liquefaction? 	Less Than Significant Impact	No	No	No
<ul style="list-style-type: none"> Landslides? 	Less Than Significant Impact	No	No	No
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant Impact	No	No	No
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- site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less Than Significant Impact	No	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less Than Significant Impact	No	No	No

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
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?	No Impact	No	No	No
f) <u>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</u>	Less Than Significant With Mitigation Incorporated	No	No	No

4.7.1 Discussion

Summary of 2018 TCLQ Initial Study

Faults and seismic concerns. No portion of the TCLQ Specific Plan area is located within an Alquist-Priolo Fault Hazard Zone. Strong seismic shaking associated with earthquakes is a hazard that can be anticipated to affect all structures in Southern California at some point in their life. The most significant step taken to mitigate the potential for ground shaking on development projects has been the enactment of strict building codes for construction or retrofit of buildings subject to ground shaking hazards.

Liquefaction and Subsidence. According to the County of Riverside, the site is situated within a Moderate liquefaction zone. Based on the Geotechnical Analysis conducted for the 2018 Proposed Project, the risks associated with liquefaction are considered negligible. Therefore, the impacts would be less than significant.

Landslides. According to the geotechnical investigation, there are no signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site. The site is situated on flat ground and not immediately adjacent to any slopes or hillsides. As such, risks associated with slope instability were negligible.

Soil Erosion/Loss of Topsoil. The Project Site is currently an undeveloped lot. Within the Project area, there is a natural sand migration process called “blowsand” that has direct and indirect effects on air quality. Blowsand produces particulate matter (PM10) in two ways: (1) by direct particle erosion and fragmentation as natural PM10, and (2) by secondary effects, as sand deposits on road surfaces. During the construction phase of the Project, the area may be exposed to soil erosion or the loss of topsoil. However, the Project would comply with SCAQMD fugitive dust regulations (Rules 403 and 403.1) and would prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping Best Management Practices (BMPs). The Project would be required to prepare a fugitive dust control plan to comply with Rule 403.1, and La Quinta Municipal Code Section 6.16, as well as other regulations, to reduce the potential impacts from the loss of topsoil. Following compliance with SCAQMD fugitive dust rules and NPDES regulatory requirements,

Project implementation would result in a less than significant impact involving soil erosion or the loss of topsoil.

Septic Tanks. The Project does not propose the use of septic tanks. The sanitary sewage collection and treatment system in the City is operated and maintained by the Coachella Valley Water District, which extends service based upon approved designs and improvements constructed by the private developer. There is an existing 18-inch sewer main in Adams Street and an existing 8-inch sewer line in Auto Center Drive for the development to connect to.

Paleontological Resources. (This criterion was moved to Section VII Geology and Soils in the 2019 Guidelines from Section V Cultural Resources update). The paleontological records search conducted for the 2018 Proposed Project identified that while there are no known fossil localities within the Project area, there is a locality on record in similar conditions.

2023 Proposed Project Analysis

The Proposed Project would be located on a parcel within the TCLQSP boundary and is the same hotel Project that was analyzed in the 2018 TCLQ Initial Study. The Proposed Project would increase the footprint of the building, and therefore, increase the subsurface disturbance necessary for the hotel building footings.

4.7.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures		Applicable/Not Applicable
MM CUL-2	Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified geologist or paleontologist. Full-time monitoring shall be conducted for all excavations that exceed 3 feet in depth. In the event that paleontological resources are discovered during construction, the paleontologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The paleontologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with the Society of Vertebrate Paleontology Guidelines. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution. The paleontologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.	<i>Applicable.</i> The 2023 Proposed Project occurs on the same parcel as assessed in the 2018 TCLQ Initial Study.

4.7.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.8 GREENHOUSE GAS EMISSIONS

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measure
VIII. GREENHOUSE GAS EMISSIONS:					
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant	No	No	No	None
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant	No	No	No	None

4.8.1 Discussion

Summary of 2018 TCLQ Initial Study

The City of La Quinta had not adopted its own numeric threshold of significance for determining impacts with respect to greenhouse gas (GHG) emissions. A screening threshold of 4.8 MT CO₂ per service population per year is used to determine whether a significant impact would occur. The Project would be required to comply with the community-wide greenhouse gas reduction measures and programs for new development included in the City of La Quinta’s Greenhouse Gas Reduction Plan. This approach is a widely accepted screening threshold used by numerous cities in the South Coast Air Basin and is based on the SCAQMD staff’s proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD’s Interim CEQA GHG Significance Threshold for Stationary Sources, Rules, and Plans (SCAQMD Interim GHG Threshold). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. The 2018 Project’s estimated GHG emissions were determined to be not significant.

AB 32 requires California to reduce its GHG emissions by approximately 28.5 percent when compared to GHG emissions produced under a “Business as Usual” scenario. As of 2018, the City had set forth reduction targets consistent with AB 32 and aimed to reduce CO₂e emissions to 10 percent below 2005 levels by 2020 and 28 percent below 2005 by 2035. The analysis identified that the Project was considered consistent with the City’s GHG Reduction Plan.

The Project would not interfere with the State’s implementation of (i) Executive Order B-30-15 and SB 32’s target of reducing statewide GHG emissions to 40 percent below 1990 levels by 2030 or (ii) Executive Order S-3-05’s target of reducing statewide GHG emissions to 80 percent below 1990 levels by 2050 because it would not interfere with the State’s implementation of GHG reduction plans described in the ARB’s Updated Scoping Plan, including providing for 12,000 megawatts of renewable distributed

generation by 2020, the California Building Commission mandating net zero energy homes in the building code after 2020, or existing building retrofits under AB 758. Therefore, the Project's impacts on greenhouse gas emissions in the 2030 and 2050 horizon years would be less than significant.

2023 Proposed Project Analysis

A Project-level GHG analysis was conducted for the 2023 Proposed Project (Appendix A). To determine whether the project's GHG emissions are significant, this analysis uses the SCAQMD screening threshold of 3,000 MTCO₂e per year for all land uses. The analysis in Appendix A shows that the total for the Proposed Project's emissions (without credit for any reductions from sustainable design, and/or regulatory requirements) would be 2,236.3 (million tons CO₂e) MTCO₂e per year. According to the thresholds of significance established by the SCAQMD, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of a proposed project would exceed the SCAQMD draft threshold of 3,000 MTCO₂e per year for all land uses. Therefore, as emissions do not exceed 3,000 MTCO₂e per year, operation of the 2023 Proposed Project would not create a significant cumulative impact to global climate change.

There have been no changes to applicable GHG plans and policies since the time of the 2018 Initial Study analysis. Implementation of the Proposed Project would also be required to comply with all applicable plans and policies. Therefore, there is no change in this analysis.

4.8.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Greenhouse Gas Emissions. Additionally, the Project-level GHG analysis confirmed that there are no significant impacts that warrant mitigation.

4.8.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.9 HAZARDS AND HAZARDOUS MATERIALS

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant	No	No	No
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?	Less Than Significant	No	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact	No	No	No
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?	No Impact	No	No	No
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?	No Impact	No	No	No
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	No Impact	(NA - Removed from Guidelines)	NA - Removed from Guidelines)	NA - Removed from Guidelines)
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No	No	No
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires? including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No Impact	No	No	No

4.9.1 Discussion

Summary of 2018 TCLQ Initial Study

A Phase I ESA was prepared for the Project Site by EEI Geotechnical & Environmental Solutions (2016) and is included in Appendix C of the 2018 TCLQ Initial Study. The Phase I ESA did not identify any Recognized Environmental Conditions (RECs) that would pose a hazard.

The Project would involve the routine transport, use, and disposal of hazardous materials throughout the construction and operations phase. All handling would be required to comply with all applicable local, state, and federal regulations. Compliance with regulations would reduce all impacts to less than significant.

The Project Site is not located within 0.25 mile of an existing or proposed school. The nearest school is La Quinta High School, located 0.54-mile northeast of the Project Site.

The California Department of Toxic Substances Control compiles a list, most known as a Cortese List, of known sites containing hazardous materials. The Project Site is not listed as a known site containing hazardous materials.

An emergency operations center (EOC) is the base of operation during emergency situations and is considered a critical facility. The La Quinta Civic Center building has been designated the City's primary EOC. The Riverside County Administrative Centers in Riverside and Indio, which have been designated the County's EOCs, and the County's mobile EOC may also be employed to aid during an emergency. The Proposed Project would not impair the operation of EOCs or physically interfere with the emergency response plan.

2023 Proposed Project Analysis

The 2023 Proposed Project would occur within the footprint of the Project analyzed in the 2018 TCLQ Initial Study. While the number of rooms and number of stories would be same as approved in 2018, the 2023 Proposed Project includes the following: the building size would increase from 40,500 SF to 73,645 SF; parking would be reduced from the 150 spaces approved to 125 spaces; and a Centre at La Quinta Specific Plan Specific Plan Amendment would be required to increase the FAR from 0.35 to 0.61 for the Regional Commercial (CR) Zone to implement the 2023 Proposed Project.

Although the building size would be larger than analyzed in 2018, the construction and operations, transport and use of hazardous materials would still be required to follow all federal, state, and local regulations. The 2023 Proposed Project would be reviewed by the City's fire department for compliance with fire department access. Therefore, the 2023 Proposed Project is materially like the Proposed Project analyzed by the 2018 TCLQ Initial Study, and the impacts would be the same as identified in the 2018 TCLQ Initial Study.

4.9.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Hazards and Hazardous Materials.

4.9.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.10 HYDROLOGY AND WATER QUALITY

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements <u>or otherwise substantially degrade surface or ground water quality?</u>	Less Than Significant	No	No	No
b) Substantially deplete decrease groundwater supplies or interfere substantially with groundwater recharge <u>such that the project may impede sustainable groundwater management of the basin</u> there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less Than Significant	No	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, <u>or through the addition of impervious surfaces</u> , in a manner which would result in substantial erosion on or off site?:	Less Than Significant	No	No	No
<ul style="list-style-type: none"> <u>result in substantial erosion or siltation onsite or offsite;</u> 	(assessed as criterion X.c) Less Than Significant	No	No	No
<ul style="list-style-type: none"> <u>substantially increase the rate or amount of surface water runoff in a manner which would result in flooding on or offsite;</u> 	(assessed as criterion X.d) Less Than Significant	No	No	No
<ul style="list-style-type: none"> <u>create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or</u> 	(assessed as criterion X.e) Less Than Significant	No	No	No
<ul style="list-style-type: none"> <u>impede or redirect flood flows?</u> 	(assessed as criterion X.h) No Impact	No	No	No

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
d) <u>In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</u>	(formerly criterion X.i) No Impact	No	No	No
e) <u>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</u>	(assessed as criterion X.b) Less Than Significant	No	No	No
d) <u>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
e) <u>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?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
f) <u>Otherwise substantially degrade water quality?</u>	Refer to Criterion X(a)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
g) <u>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
h) <u>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
i) <u>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
j) <u>Inundation by seiche, tsunami, or mudflow?</u>	Refer to Criterion X(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)

4.10.1 Discussion

Summary of 2018 TCLQ Initial Study

Water Quality. The Storm Water Pollution Prevention Program is designed to eliminate sedimentation, siltation, and the accumulation of urban pollutants within surface water run-off to protect water quality in receiving waters. Development projects are required to submit and receive approval of a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of grading permits and to also submit a Water Quality Management Plan (WQMP) detailing how storm waters will be controlled and treated during the

project operational timeline. These two programs in concert are designed to protect receiving water quality and to assist in maintaining the Waste Discharge Requirements established by the Regional Water Quality Control Board for the local watershed. Enforcement of these programs minimizes impacts to water quality and ensures waste discharge requirements are continually met.

Groundwater Supplies and Recharge: In compliance with legislative requirements, the Coachella Valley Water District (CVWD) has prepared its 2015 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands and assesses CVWD's water resource needs. The UWMP also accounts for new growth and development that is expected to occur within the La Quinta Planning Area. CVWD has concluded that it can meet the water demands of its customers in normal, single dry, and multiple dry years between 2015 and 2035. Therefore, Project implementation, which included both the residential subdivision and hotel, would not deplete groundwater supplies, and impacts would be less than significant.

Change in Drainage Patterns. The City's stormwater collection system includes catch basins, drainage basins, pumping stations, and force mains. Except for the storm drain system discharging into the existing retaining basin to the southeast, there are no storm drain pipes to connect to. As part of the Project, construction activities including grading, paving and site improvements may result in loose sediment. However, Project implementation would comply with all local, state, and federal requirements, and would ensure that the Project would not alter the existing drainage pattern such that significant impacts to on- or off-site erosion and/or siltation would occur.

The City has adopted a Master Drainage Plan, which is currently in effect. Project drainage facilities would be subject to compliance with the Master Drainage Plan and must be reviewed/approved by the Public Works Department. The Project would result in an increase in impervious surface areas. However, the Project would also be subject to compliance with the City's Municipal Code Section Chapter 8.70: Surface Water Management and Discharge Controls, and the City's La Quinta Drainage Area Management Plan (DAMP), and thus would result in less than significant impacts on drainage patterns and flooding.

2023 Proposed Project Analysis

The 2023 Proposed Project lies within the same study boundary as analyzed in the 2018 TCLQ Initial Study. A Project level hydrology study was prepared for the Proposed Project (**Appendix B-1 - Hydrology Study for La Quinta Hampton Inn, prepared by Woodard Group, April 2022**), as well as a WQMP that identifies proposed stormwater control measures for the 2023 Proposed Project (**Appendix B-2 - Project Specific Water Quality Management Plan for Greens Group, APN 600-340-060, prepared by Woodard Group, April 2022**).

The existing drainage pattern flows from the east property line to the west property line of the site at approximately 1.5% slope. One 8,865 SF earthen retention basin is proposed on the eastern end of the Project Site to capture the 100-year storm event onsite and infiltrate within 48 hours. The Project incorporates Site Design Best Management Practices to fully address the Pollutants of Concern where and to the extent feasible.

The 2023 Project is the same as what was proposed in 2018 in terms of lot coverage for the building and parking. The 8,865 SF earthen retention basin was determined through a Project-specific hydrology study and WQMP to be adequate for controlling stormwater for the 2023 Proposed Project.

4.10.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were identified because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Hydrology and Water Quality. A Project-specific WQMP determined that the proposed retention basin would meet stormwater requirements of the proposed development.

4.10.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.11 LAND USE AND PLANNING

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XI. LAND USE AND PLANNING: Would the project result in:				
a) Physically divide an established community?	No Impact	No	No	No
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	No	No	No
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact Refer to Criterion IV(f)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)

4.11.1 Discussion

Summary of 2018 TCLQ Initial Study

The Project proposed to develop 131 residential dwelling units and 125 hotel rooms on a 22-acre lot in the City of La Quinta. Project approvals assessed under the 2018 TCLQ Initial Study included a Zone Change to change the current zoning of the Project Site from Regional Commercial (CR) to Medium density residential (RM) for a 19.2-acre portion of PA II. Amendment 5 of The Centre at La Quinta Specific Plan identified high density detached housing and a hotel. The 2018 TCLQ Initial Study identified that the 2018 Proposed Project met the General Plan related general plan policies and did not propose design guideline changes to the Specific Plan. Therefore, potential impacts were less than significant.

2023 Proposed Project Analysis

The 2023 Proposed Project would occur within the footprint of the Project analyzed in the 2018 TCLQ Initial Study. While the number of rooms and number of stories would be same as approved in 2018, the 2023 Proposed Project includes the following: the building size would increase from 40,500 SF to 73,645 SF; parking would be reduced from the 150 spaces approved to 125 spaces; and a Centre at La Quinta Specific Plan Specific Plan Amendment would be required to increase the FAR from 0.35 to 0.61 for the Regional Commercial (CR) Zone to implement the 2023 Proposed Project. **Table 8 – Proposed Project and Land Use Element General Plan Consistency** identifies the various General Plan policies that would be consistent with the Proposed Project, including the proposed increased FAR for the Project Site.

Table 8 – Proposed Project and Land Use Element General Plan Consistency

General Plan Policy	Proposed Project
LAND USE ELEMENT	
Policy LU---2.1 Changes and variations from the Zoning Ordinance in a Specific Plan will be offset by high quality design, amenities and mix of land uses.	<i>Consistent.</i> The 2023 Proposed Project maintains the mix of commercial and residential identified in the 2018 Specific Plan Amendment.
Policy LU---6.2 Maintain commercial development standards in the Zoning Ordinance, including setbacks, height, pad elevations and other design and performance standards that assure a high quality of development.	<i>Consistent.</i> The number of rooms and number of stories would be same as approved in 2018, and the revisions to increase the building size from 40,500 SF to 73,645 SF as well as the Centre at La Quinta Specific Plan Specific Plan Amendment to increase the floor area ratio (FAR) from 0.35 to 0.61 for the hotel in the Regional Commercial Zone maintains the high-quality design as envisioned in the 2018 approval. The proposed SPA for the increased FAR and hotel parking standards apply only to APN 600-340-060.

4.11.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Land Use and Planning

4.11.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.12 MINERAL RESOURCES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XII. MINERAL RESOURCES: Would the project result in:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state?	Less Than Significant	No	No	No
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?	Less Than Significant	No	No	No

4.12.1 Discussion

Summary of 2018 TCLQ Initial Study

According to the City of La Quinta General Plan, most of the City, including the Project site, lies within Mineral Resource Zone (MRZ)-1. MRZ-1 lands are areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood for their presence exists. According to the La Quinta General Plan Geologic Map, the Project Site contains alluvial sand and clay of valley areas. Impacts were determined to be less than significant.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. Impacts would be less than significant.

4.12.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Mineral Resources

4.12.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.13 NOISE

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measure
XIII. NOISE: Would the project result in:					
a) Exposure of persons to or g Generation of <u>a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project</u> in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant With Mitigation Incorporated	No	No	No	N-1
b) Exposure of persons to or g Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	Refer to Criterion XIII(a)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Refer to Criterion XIII(a)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
c) For a project located within the <u>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</u> , would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Refer to Criterion XIII(c)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)

4.13.1 Discussion

Summary of 2018 TCLQ Initial Study

A Project-level Noise Impact Analysis report prepared by Urban Crossroads dated July 7, 2017, was prepared, and is contained in Appendix D of the 2018 TCLQ Initial Study. The Project would include construction of a minimum 6-foot-high noise barrier to shield the outdoor living areas (backyards) of the residential lots adjacent to Adams Street.

Project-related construction noise of the hotel is expected to create temporary and intermittent noise impacts at receivers surrounding the Project Site but was identified to be less than significant because construction would comply with the City's noise ordinances.

For operational noise, the hotel use was expected to generate stationary-source noise levels from pool activity, rooftop air conditioning units, a transformer, an emergency backup generator, and parking lot vehicle movements. These noise sources could potentially result in noise impacts to the proposed residential land uses that would be located directly south of the hotel site. The calculated combined hourly noise levels associated with the rooftop air conditioning units, parking lot vehicle movements, park activity, outdoor pool/spa activity, a pad-mounted transformer, and an emergency backup generator are expected to range from 32.1 to 48.1 dBA L_{50} at the sensitive off-site receiver locations. These noise levels when averaged over a 24-hour period would not exceed the City's exterior noise level standard of 65 dBA CNEL for residential homes, nor would they exceed the interior noise level standard of 45 dBA CNEL. Therefore, impacts from the stationary noise sources of the proposed hotel land use on the proposed residential land uses would be less than significant.

One existing stationary noise source in the Project study area is the Walmart loading docks located immediately east of the Project Site. Noise-generating activities at Walmart include truck pass by events, loading and unloading of material, forklift movements, and storage container bin activities.

Mitigation Measure NOI-1 to supply alternate mechanical ventilation for the residential units planned to the south of the hotel was identified as required to reduce potential truck passing noise impacts from the Walmart to less than significant levels.

2023 Proposed Project Analysis

The 2023 Proposed Project occurs on the same site as analyzed in the 2018 TCLQ Initial Study. While the number of rooms and number of stories would be same as approved in 2018, the 2023 Proposed Project includes: an increase in the building size from 40,500 SF to 73,645 SF; reduced parking from the 150 spaces approved to 125 spaces; and a Centre at La Quinta Specific Plan Specific Plan Amendment would be required to increase the FAR from 0.35 to 0.61 for the hotel parcel in the Regional Commercial (CR) Zone to implement the 2023 Proposed Project.

Construction noise would remain less than significant because construction would comply with the City's ordinances.

Though the building size has been increased by 33,145 SF, or 45 percent increase in density, the stationary-source noise levels from pool activity, rooftop air conditioning units, a transformer, an emergency backup generator, and parking lot vehicle movements are anticipated to be similar to what was analyzed in the 2018 TCLQ Initial Study. Noise pass by from the nearby Walmart was identified as more of an impact than the proposed hotel, and as such Mitigation Measure NOI-1 was required for the residential units planned for south of the hotel. Any potential impacts to the planned residential units from the increase in the hotel building size would also be off-set by Mitigation Measure NOI-1.

4.13.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures		Applicable/Not Applicable
MM NOI-1	The project shall supply an alternate mechanical ventilation system for all proposed residential units that will permit windows to remain closed for prolonged periods of time.	<i>Not Applicable.</i> This mitigation measure is specific to the residential units planned for the south of the hotel.

4.13.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.14 POPULATION AND HOUSING

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measure
XIV. POPULATION AND HOUSING: Would the project result in:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)

4.14.1 Discussion

Summary of 2018 TCLQ Initial Study

The 2018 Proposed Project includes the construction of 131 medium-high density single-family residential units and a 125-room hotel. According to the United States Census Bureau, the average household size in 2016 is 2.6 persons per household. The Project is anticipated to generate approximately 341 new residents, which is consistent with the population forecast for the City.

The Project Site is vacant and therefore would not displace existing housing or require the construction of housing elsewhere.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and does not include housing. Hotel patrons are not considered permanent residents with respect to analyzing impacts on population and housing. Impacts would be less than significant.

4.14.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Population and Housing.

4.14.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.15 PUBLIC SERVICES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XV. PUBLIC SERVICES: 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:				
a) Fire Protection?	Less Than Significant	No	No	No
b) Police Protection?	Less Than Significant	No	No	No
c) Schools?	Less Than Significant	No	No	No
d) Parks?	Less Than Significant	No	No	No
e) Other Public Facilities	Less Than Significant	No	No	No

4.15.1 Discussion

Summary of 2018 TCLQ Initial Study

While the Proposed Project could potentially result in an increased number of calls for police and fire services, the nominal increase in population generated by the residential units and hotel would not require the construction of new police or fire facilities or the expansion of existing facilities to accommodate new staff or equipment. Therefore, impacts to police and fire protection would be less than significant.

Because the Project would be required to pay school impact fees in accordance with state law, the Proposed Project would not result in adverse physical impacts to schools. Therefore, potential impacts would be less than significant.

The Project would provide adequate recreational facilities to the residents and hotel guests so that the Project would not increase the demand for nearby recreational facilities. The 2018 TCLQ Initial Study analysis identified that the Project provides 3.2 acres of open space for a total of 0.01 acres of open space per estimated new resident generated by the housing component, therefore, the Project far exceeds the Quimby Act and City requirements for open space. Therefore, impacts related to parkland from the Project would be less than significant.

The residential component of the Proposed Project represents less than a 1 percent increase in the City's population. Therefore, the Proposed Project would not result in a significant impact to public facilities,

nor require the development of new facilities or expansion of existing facilities. Impacts to public facilities would be less than significant.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and does not include housing or increases in population. The 2023 Proposed Project proposes the same number of rooms as identified in the 2018 TCLQ Initial Study assessment, therefore, the impacts to public services are the same as previously analyzed. Impacts would be less than significant.

4.15.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Public Services.

4.15.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.16 RECREATION

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XVI. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant	No	No	No
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??	Less Than Significant	No	No	No

4.16.1 Discussion

Summary of 2018 TCLQ Initial Study

According to the City’s General Plan, La Quinta currently has 218.75 acres of Quimby Act Parkland within its city limits. The Project does not propose new or physically altered park facilities. The Project involves construction of 131 residential dwelling units and a 125-room hotel. As analyzed in the Land Use and Planning section, the Project is estimated to generate 341 new residents in the City. The Proposed Project includes 3.2 acres of common open space (active). The Project would provide adequate recreational amenities within the Project to meet the anticipated activities of the community. Therefore, the potential impacts associated with recreational facilities would be less than significant.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and does not include housing or increases in population. The 2023 Proposed Project proposes the same number of rooms as identified in the 2018 TCLQ Initial Study assessment, therefore, the impacts to public services are the same as previously analyzed. Therefore, potential impacts would be less than significant.

4.16.2 Mitigation Measures

The 2010 FBSP Initial Study did not identify that mitigation was required to reduce impacts to less than significant.

Revisions to Mitigation Measures:

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Recreation.

4.16.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.17 TRANSPORTATION

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XVII. TRANSPORTATION/TRAFFIC: Would the project:				
a) Conflict with an applicable program plan, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less Than Significant	No	No	No
b) <u>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?</u> Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Not Analyzed	No	No	No
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?		No Impact	N/A – Removed from Guidelines, Refer to Section IX(e)	N/A – Removed from Guidelines, Refer to Section IX(e)
c) Substantially increase hazards due to a <u>geometric</u> design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant	No	No	No
d) Result in inadequate emergency access?	Less Than Significant With Mitigation Incorporated	No	No	No
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Refer to Section XVII(a)	N/A – Removed from Guidelines, Refer to Section XVII(a)	N/A – Removed from Guidelines, Refer to Section XVII(a)	N/A – Removed from Guidelines, Refer to Section XVII(a)

4.17.1 Discussion

This Environmental Subject Area underwent major revisions since the preparation of the 2018 TCLQ Initial Study. While most of the revisions represent combining multiple individual criterion into single criterions for evaluation, the major revision was to Criterion XVII(b). CEQA Guidelines Section 15064.3 provides that transportation impacts of projects are, in general, best measured by evaluating the project's vehicle miles traveled (VMT). Automobile delay (often called Level of Service [LOS]) will no longer be considered as an environmental impact under CEQA, which is reflected in this revised criterion. However, many jurisdictions, including the City of LaQuinta, continue to use LOS in their General Plans as a benchmark for satisfactory operation of its roadways while using VMT for CEQA purposes. Because use of VMT was adopted after the 2018 TCLQ Initial Study, VMT was not studied for the 2018 TCLQ Initial Study.

Summary of 2018 TCLQ Initial Study

A Project-level Traffic Impact Analysis (TIA) report was prepared by Urban Crossroads dated November 20, 2017, and is contained in Appendix E of 2018 TCLQ Initial Study. The 2018 Proposed Project included a zone change for a portion of the Project Site from Regional Commercial to residential.

The traffic study identified that the 2018 Proposed Project consisting of a mix of Regional Commercial and residential would generate 7,748 fewer trip-ends per day with 50 fewer AM peak-hour trips and 661 fewer PM peak-hour trips compared with the land uses and intensities that could occur under the current General Plan designations where the entire Project Site was zoned Regional Commercial.

All impacts were determined to be less than significant or no impact, except for threshold XVII (d) relative to emergency access. For that threshold it was determined that Regional access to the Project Site is provided via Highway 111 and the I-10 Freeway via Washington Street.

Access to the Project Site would be provided to Adams Street, Auto Centre Drive, and La Quinta Drive via the following driveways:

- Adams Street via Via Grazianna/Driveway 1 (full access)
- Auto Center Way via Driveway 2 (full access)
- Auto Centre Drive via Driveway 3 (full access)
- La Quinta Drive via Driveway 4 (full access)

Implementation of **Mitigation Measure TRANS-1** to develop roadways to City standards was recommended to address site access improvements for the Project. With the implementation of Mitigation Measure TRANS-1, the Project's impacts to adequate emergency access would be reduced to a less than significant level.

2023 Proposed Project Analysis

The 2023 Proposed Project would occur within the footprint of the Project analyzed in the 2018 TCLQ Initial Study. While the number of rooms and number of stories would be same as approved in 2018, the 2023 Proposed Project includes the following: the building size would increase from 40,500 SF to 73,645 SF; parking would be reduced from the 150 spaces approved to 125 spaces; and a Centre at La Quinta

Specific Plan Specific Plan Amendment would be required to increase the FAR from 0.35 to 0.61 for the Regional Commercial (CR) Zone to implement the 2023 Proposed Project.

Given that the number of hotel rooms available would not change, it is assumed that the traffic generated by the hotel room would remain unchanged from that which was analyzed in the 2018 TCLQ Initial Study.

Specific Plan Amendment – Hotel Parking

The issue of parking is not addressed by a CEQA threshold. However, the 2023 Proposed Project includes a Specific Plan Amendment to add a specific “Hotel Parking” category to the Specific Plan Section 3.1.2 – *Standards*, specifically, Table 3.1: *Development Standards - Regional Commercial*. Therefore, to assess the Proposed Specific Plan Amendment to add requirements for “Hotel Parking,” a parking and traffic consistency study was conducted for the 2023 Proposed Project (**Appendix C - La Quinta Parking and Traffic Consistency Study (JN 0232-0023), prepared by Trames Solutions, Inc, October 26, 2022**).

The study in Appendix C identifies that based on the City’s parking requirements 138 spaces would be required for the hotel. The Project’s proposal to only provide 125 parking spaces would leave a shortfall of 13 spaces. However, the study in Appendix C analyzed the parking requirements using the Institute of Transportation Engineers, which resulted in the hotel only needing 124 spaces, leaving a surplus of one space. The study in Appendix C noted that due to the studies performed by the Institute of Transportation Engineers and parking rates from other nearby cities, the parking demands for the 125-room hotel would range from 107 to 125 parking spaces. Furthermore, due to the convenience and cost savings of ride sharing, a further reduction in the parking demand can be assumed. Therefore, 125 spaces were deemed adequate. Therefore, the impacts of adding a “Hotel Parking” requirement to the Specific Plan’s design standards would be less than significant.

Vehicle Miles Traveled

The City adopted a Vehicle Miles Traveled (VMT) Policy in June 2020 which outlined the thresholds of significance for the purposes of analyzing transportation impacts in accordance with CEQA. Projects would be exempted from having to prepare a VMT analysis if it met certain criteria based on land use type, transit priority area, and the project being in a low VMT area. These types are exempted as they are presumed to have a less than significant impact on the environment.

The Proposed Project is consistent with the transit priority screening criterion 1 – *Has a floor area ratio (FAR) of less than 0.75*. The Proposed Project has a FAR of 0.61. Therefore, the Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) relative to VMT.

4.17.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
<p>MM TRANS-1</p>	<p><i>Applicable.</i> The 2023 Proposed Project would construct roadway improvements that are specific to the hotel, per the direction of the City. The 2023 Proposed Project includes driveway approaches along Auto Center Drive and Auto Center Way South. There is existing sidewalk and curb and gutter along Auto Center Drive, which would remain. New sidewalk and curb and gutter are planned for Auto Center Way South. Additionally, the Project will be conditioned to dedicate ROW per the City’s direction.</p> <p>The design of the Proposed Project implements Driveways 2 and 3 as identified in MM TRANS-1.</p>

4.17.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.18 TRIBAL CULTURAL RESOURCES

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
<p>XVIII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	No Impact	No	No	No
<p>b) 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.</p>	Less Than Significant	No	No	No

4.18.1 Discussion

Summary of 2018 TCLQ Initial Study

Tribal Cultural Resources (TCRs) can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. The general area has been shown to be highly archaeologically sensitive for both prehistoric and historic resources. The abundance of previously recorded cultural resources within the immediate vicinity of the Project area exhibits no clear distribution pattern, which is due to the proximity of the Project area to the boundaries of ancient Lake Cahuilla. Furthermore, four resources (two historic and two prehistoric) have been previously recorded within the Project area, indicating that the subject parcel itself has a high sensitivity to produce both historic and prehistoric resources. However, these were determined to be ineligible for the National Register or California Register and were destroyed because of previous excavations on-site.

The City conducted consultations consistent with Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) with tribes as designated by Native American Heritage Commission (NAHC). The Viejas Tribal Government responded that the Project Site has little cultural significance to the Viejas Tribal Government. The Augustine Band of Cahuilla Indians responded that they were unaware of specific cultural resources that may be affected by the Proposed Project.

The Agua Caliente Band of Cahuilla Indians responded to the AB 52 consultation letter that although the Project Site is outside of the Agua Caliente Band of Cahuilla Indians territory, it is within the Tribe’s Traditional Use Area and therefore requested that an archaeological monitor be present during ground disturbing activities.

Mitigation Measures TRI-1, TRI-2, and TRI-3 were determined to be required to address all tribes’ requests and ensure that the Project would not cause a substantial adverse change in the significance of a tribal cultural resource.

2023 Proposed Project Analysis

The 2023 Proposed Project occurs on the same site assessed by the 2018 TCLQ Initial Study. Because the 2023 Proposed Project includes a Specific Plan Amendment, the City conducted an SB 18 consultation. Only one tribe (Agua Caliente) has responded with interest in scheduling an agency-to-agency meeting. The City responded by sending them a copy of the latest cultural resources information, including the mitigation measures identified in the 2018 TCLQ Initial Study. The Agua Caliente tribe indicated that implementation of Mitigation measures TRI-1, TRI-2 and TRI-3 continued to be sufficient to address their concerns.

4.18.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
<p>MM TRI-1</p>	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified archaeologist and Tribal Monitor. Copies of contracts with monitoring archaeologists and Tribal Monitors shall be provided to the City prior to the issuance of any ground-disturbing permit. Full-time archaeological monitoring shall be conducted by a qualified archaeologist for excavations that will exceed 3 feet in depth. In the event that buried cultural resources are discovered during construction, the archaeologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The archaeologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Any previously undiscovered resources found during</p>

	<p>construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria. The archaeologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>	
<p>MM TRI-2</p>	<p>Prior to any ground-disturbing activities, the applicant shall retain the services of a qualified geologist or paleontologist. Full-time monitoring shall be conducted for all excavations that exceed 3 feet in depth. In the event that paleontological resources are discovered during construction, the paleontologist shall be permitted to stop construction operations within 50 feet of the find and the Applicant and/or the Applicant’s representative shall immediately notify the City. The paleontologist shall determine whether the finding requires further study. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The paleontologist shall make recommendations concerning appropriate measures that will be implemented to protect the resource(s), including but not limited to excavation and evaluation of the finds in accordance with the Society of Vertebrate Paleontology Guidelines. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution. The paleontologist shall provide the City with a report of all monitoring activities within 30 days of completion of these activities.</p>	<p><i>Applicable.</i> The 2023 Project Site is the same as analyzed in 2018, and for which, through tribal consultation, the mitigation measure was determined to continue to be necessary to address unanticipated tribal resources.</p>
<p>MM TRI-3</p>	<p>In the event of the accidental discovery of any human remains on the project, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; and Public Resources Code (PRC) Sections 5097.94 and 5097.98 must be followed. If during the course of project development there is accidental discovery of any human remains, the following steps shall be taken:</p> <ol style="list-style-type: none"> 1. There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the 	<p><i>Applicable.</i> The 2023 Project Site is the same as analyzed in 2018, and for which, through tribal consultation, the mitigation measure was determined to continue to be necessary to address unanticipated tribal resources.</p>

	<p>coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98, Environmental Issues.</p>	
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4.18.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.19 UTILITIES AND SERVICE SYSTEMS

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No Impact	(N/A – Removed from Guidelines)	(N/A – Removed from Guidelines)	(N/A – Removed from Guidelines)
a) Require or result in the <u>relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?</u>	No Impact and Less Than Significant	No	No	No
b) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No Impact	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)	(N/A – Guidelines Revised)
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years from existing entitlements and resources, or are new or expanded entitlements needed?	Less Than Significant	No	No	No
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?	Less Than Significant	No	No	No
d) <u>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?</u> Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less Than Significant	No	No	No
e) Comply with federal, state, and local <u>management and reduction</u> statutes and regulations related to solid waste?	No Impact	No	No	No

4.19.1 Discussion

Summary of 2018 TCLQ Initial Study

Wastewater Facilities and Demand

Sanitary sewer collection and treatment facilities are provided by the CVWD within most of the City. There are existing sewer mains in Adams Street and Auto Center Drive to which the Project would connect to. The CVWD determined it had sufficient capacity to service the Project. Additionally, the Project would pay a connection fee that would financially assist toward future expansion and upgrading wastewater drainage infrastructure if required. Impacts to wastewater connection and service were determined to be less than significant.

As stated in the General Plan EIR, it is assumed that domestic wastewater flows are equivalent to the potable water demand projections. Therefore, the Project, consisting of 131 residential units and a 125-room hotel would generate 66.04 acre-feet of wastewater per year, or 58,957 gallons per day. The amount of wastewater generated by the Project would account for a nominal 1.47 percent of the remaining capacity of the Mid-Valley Water Reclamation Plant (WRP-4). The impacts would be less than significant.

Stormwater Facilities and Demand

Pursuant to the WQMP, the Project would be required to implement stormwater best management practices that limit the volume and flow of stormwater to the municipal storm sewer system (Appendix F of the 2018 TCLQ Initial Study). Therefore, overall, impacts would be less than significant.

Water Facilities and Demand

The commercial development permitted under the current zoning (Regional Commercial with floor area ratio of 0.35) would be 335,412 square feet in size. The water demand of a corporate building (permitted under the existing Regional Commercial zone) would be 12.78 acre-feet per year ($34\text{g/sf/day} \times 335.412\text{ ksf} \times 365 = 4,162,462$ gallons, or 12.78 acre-feet).

Although the Project would result in increased water usage beyond existing conditions (since the site is currently vacant) and what was planned under the City's General Plan, the increased water demand only accounts for a negligible amount of CVWD's water supply. No new or expanded water supply entitlements would be needed. Therefore, potential impacts would be less than significant.

Solid Waste Facilities and Demand

The City has a solid waste service agreement with Burrtec Waste and Recycling Services, LLC for the collection and transport of solid waste to landfill sites. The Edom Hill Transfer Station accepts solid waste from the City. All waste received at the Edom Hill Transfer Station is transferred to one of three landfills: Lambs Canyon Landfill near Beaumont, Badlands Landfill near Moreno Valley, and El Sobrante Landfill near Corona. According to the CalRecycle Estate Solid Waste Generation rates website, the 125-room hotel would generate 250 pounds of solid waste per day (2pounds/room/day). The residential development would generate 1,602 pounds of solid waste per day (12.23lbs/household/day)³³. In total,

the Project would generate 1,852 pounds of solid waste per day. The three existing landfills described above would have long-term capacity sufficient for expected solid waste generated by the Project, and Burrtec plans to provide service to accommodate future development. Impacts were less than significant.

Solid waste disposal services must follow federal, state, and local statutes and regulations related to the collection of solid waste. Therefore, potential impacts would be less than significant.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and proposes the same number of rooms as identified in the 2018 TCLQ Initial Study assessment, therefore, the impacts to utilities and service systems are the same as previously analyzed. Impacts would be less than significant.

4.19.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Utilities and Service Systems.

4.19.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.20 WILDFIRE

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XX. WILDFIRE: <u>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:</u>				
<u>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</u>	Not Analyzed	No	No	No
<u>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 wildfire?</u>	Not Analyzed	No	No	No
<u>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?</u>	Not Analyzed	No	No	No
<u>d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</u>	Not Analyzed	No	No	No

4.20.1 Discussion

An analysis of the wildfire risk was not required by the CEQA Guidelines at the time the 2018 TCLQ Initial Study was prepared and therefore was not analyzed. However, the wildfire risk was known at the time of the 2018 TCLQ Initial Study and is covered briefly by Guidelines Criterion IX(g) which evaluated a Project’s potential hazard to expose people and structures to wildfire. The 2018 TCLQ Initial Study identified that the Project Site is located within an urban area and not adjacent to wildlands. In addition, according to the CAL FIRE Riverside County Fire Hazard Severity Zone Map, the Project Site is not located within a Very High Fire Hazard Severity Zone. Therefore, Project implementation would not expose people or structures to a significant risk involving wild land fires.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and proposes the same number of rooms as identified in the 2018 TCLQ Initial Study assessment, therefore, the impacts to utilities and service systems are the same as previously analyzed. Impacts would be less than significant.

4.20.2 Mitigation Measures

2018 TCLQ Initial Study Mitigation Measures	Applicable/Not Applicable
No mitigation measures were required to reduce impacts because all impacts were less than significant.	<i>Applicable.</i> The 2023 Proposed Project is the same as 2018 Proposed Project with respect to Wildfire.

4.20.3 Conclusion

The Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

CEQA THRESHOLDS	Impact Conclusion in 2018 TCLQ Initial Study	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to <u>substantially</u> 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, <u>substantially</u> 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?	Less Than Significant With Mitigation Incorporated	No	No	No
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)?	Less Than Significant With Mitigation Incorporated	No	No	No
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Less Than Significant With Mitigation Incorporated	No	No	No

4.21.1 Discussion

Summary of 2018 TCLQ Initial Study

Implementation of the 2018 Proposed Project was determined not degrade the quality of the environment; substantially reduce the habitats of fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threatens to eliminate a plant or animals; or eliminate important examples of major periods of California history or prehistory with the incorporation of the identified mitigation measures.

The Air Quality and Transportation/Traffic analyses presented in Section 3 and Section 16, respectively, of 2018 TCLQ Initial Study considered cumulative impacts and determined that cumulative air quality and traffic impacts would be less than significant. The 2018 Proposed Project would have less than significant

impacts to all other resource areas discussed in the analysis section, above. No additional mitigation measures would be required to reduce cumulative impacts to less than significant levels.

Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the Project's potential impacts related to air quality, geology/soils, hazards/hazardous materials, noise, vibration, and other environmental issue areas that could impact human beings. Implementation would not displace or otherwise significantly impact existing residences. As concluded in these previous discussions, the 2018 Project would result in less than significant environmental impacts with implementation of project design features, conditions, and recommended mitigation measures. Therefore, with implementation of the specified mitigation, the project would cause less than significant adverse effects on human beings.

2023 Proposed Project Analysis

The Project Site is in the same area as assessed in the 2018 TCLQ Initial Study. The 2023 Proposed Project is related to the hotel element of the 2018 Proposed Project and proposes the same number of rooms as identified in the 2018 TCLQ Initial Study assessment.

And though the hotel size and FAR would increase, the impacts would be the same as identified in the 2018 TCLQ Initial Study because the primary environmental categories which would be applicable to the increased FAR include stormwater controls, noise, and aesthetics. This analysis identified that the 2023 Project would comply with the latest stormwater management controls; noise was determined to be the same as the 2018 TCLQ Initial Study because the number of rooms were the same; and the building would be designed using high quality materials and architectural treatments thereby reducing the potential aesthetic impacts. Overall, the 2023 Proposed Project would result in less than significant impacts on humans.

All applicable mitigation measures identified in the 2018 TCLQ Initial Study apply to the 2023 Proposed Project and were determined adequate and feasible to reduce the 2023 Proposed Project impacts.

4.21.2 Conclusions

The 2018 TCLQ Initial Study identified that all resource topics associated with the Project were analyzed in accordance with State CEQA Guidelines and found to pose no impact, less than significant impact, or less than significant impact with mitigation.

The 2023 Proposed Project would not result in any impacts beyond those identified in the previously approved 2018 TCLQ Initial Study. The Proposed Project contains no substantial changes to the implementation of the TCLQ Specific Plan, there have been no substantial changes in circumstances, and no new information has become available, not known and could not have been known, at the time that 2018 TCLQ Initial Study was approved, that would require major revisions to the 2018 TCLQ Initial Study. Therefore, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred with respect to any of the Environmental Subject Areas in the most current CEQA Guidelines.

CEQA Guidelines Section 15164 sets out the conditions in which an adopted MND can be revised or amended:

- (a) *The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Based on this analysis, all the conditions of CEQA Guidelines Section 15164 have been met, and an Addendum to the 2018 TCLQ Initial Study is the appropriate document to approve the Proposed Project.

Appendix A

La Quinta Hampton Inn Air Quality, Global Climate Change, and
Energy Impact Analysis
Ganddini Group, Inc
June 13, 2023

Appendix B-1

Hydrology Study for La Qunita Hampton Inn
Woodard Group
April 2022

Appendix B-2

Project Specific Water Quality Management Plan for Greens Group
APN 600-340-060
Woodard Group
April 2022

Appendix C

La Quinta Parking and Traffic Consistency Study (JN 0232-0023)
Trames Solutions, Inc
October 26, 2022