Administrative Draft

Troutdale Village Specific Plan Amendment No. 3

Initial Study/Mitigated Negative Declaration

Lead Agency:

City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

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Table of Contents

List of Tables

List of Exhibits

Appendix

Acronyms

AB	Assembly Bill
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CA EPA	California Environmental Protection Agency
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFC	Chlorofluorocarbons
CH_4	Methane
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
dB	Decibel
dBA	A-weighted decibels
DSUSD	Desert Sands Unified School District
DTSC	California Department of Toxic Substances Control
DU/AC	Dwelling Unit per Acre
e.g.	Exempli Gratia or "for example"
EIR	Eastern Information Center
EPA	Environmental Protection Agency
FTA	Federal Transit Administration
GHG	Greenhouse Gas
IID	Imperial Irrigation District
In/sec	Inches Per Second
IS	Initial Study

ITE	Institute of Engineers
Lbs/day	Pounds Per Day
Leq	Equivalent Continuous Sound Pressure Level
LST	Localized Significance Threshold
MGD	Million Gallons Per Day
MLD	Most Likely Descendant
$MMTCO_2e$	Million Metric Tons of CO_2 Emitted
MRZ-3	Mineral Resources Zone 3
MWD	Metropolitan Water District of Southern California
N_2O	Nitrous Oxides
NAHC	Native American Heritage Commission
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
NOx	Nitrogen Oxide
NPDES	National Pollution Discharge Elimination System
PDPD	Palm Desert Police Department
PM	Particulate Matter
PM_{10}	Particulate Matter Equal to or less than 10 Microns in Diameter
$PM_{2.5}$	Particulate Matter Equal to or less than 2.5 Microns in Diameter
PPM	Parts Per Million
PPV	Peak Particle Velocities
PRC	California Public Resources Code
PSI	Pounds Per Square Inch
PSUSD	Palm Springs Unified School District
RCALUC	Riverside County Airport Land Use Commission
RCFD	Riverside County Fire Department
RCRA	Resource Conservation and Recovery Act
RCS/SCS	Regional Transportation/Sustainable Communities Strategy
RMS	Root Mean Square
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Associations of Government
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SIP	State Implementation Plan
SO_2	Sulfur Dioxide

SoCal Gas	Southern California Gas
SOI	Sphere of Influence
SRA	Source Receptor Area
SRA	State Responsibility Area
SSAB	Salton Sea Air Basin
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
USACE	United States Army Corps of Engineers
UWMP	Urban Water Management Plan
VdB	Vibration decibels
VMT	Vehicle Miles Traveled
WMP	Water Management Plan
WQMP	Water Quality Management Plan
WRP 10	Wastewater Treatment Plant 10

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Chapter 1 Introduction

1.1 Overview

Troutdale Village, LLC. (hereafter, "Applicant") is proposing to develop the Troutdale Village Specific Plan Amendment No. 3 Project (hereafter, "Project"), which consists of 284 dwelling units in the City of La Quinta (hereafter, "City"), in Riverside County, California. The Project site is located at the northeast corner of the intersection of Washington Street and Avenue 50 and is comprised of one parcel totaling approximately 14.03 acres. Currently, the Project site is vacant and is bordered by a residential community to the north, Washington Street to the west, vacant land to the east, and Avenue 50 to the south.

The proposed Project will require the following entitlements from the City: 1) Specific Plan Amendment to replace the previous La Paloma Specific Plan (now called Troutdale Specific Plan) for the Project site and substitute for the City of La Quinta Municipal Code; 2) Change of Zone to change the existing zoning designation of the Project site from Medium High Density Residential to High Density Residential; and 3) Site Development Permit to allow for the development of 284 dwelling units and associated site improvements.

1.2 Authority

The City of La Quinta is the lead agency for the proposed Project. The City Council is the governing body for the approval of the Project and adoption of the Mitigated Negative Declaration. Because the Project involves a change to the existing site, the City Council's consideration of the Project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Subsequent Initial Study (IS) and its appendices have been prepared in accordance with CEQA (Statute), the State's Guidelines for Implementation of CEQA (Guidelines) (as amended, 2018), and the City's CEQA Guidelines for preparation of an IS. This IS, when combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

1.3 Scope of Environmental Review

The IS evaluates the proposed Project's potential environmental impacts on the following topics:

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

1.4 Impact Assessment Terminology

The Environmental Checklist identifies potential impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed project would not affect the environment.
- Less than significant. A finding of less than significant is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than significant with mitigation incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.
- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.5 Organization of the Initial Study

The content and format of this IS meet the requirements of CEQA. This IS contains the following sections:

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed Project, identifies the lead agency, summarizes the purpose and scope of the IS, and identifies documents incorporated by reference.
- Chapter 2 Project Description. This chapter provides a project overview including a description of the regional location and Project vicinity, including Exhibits; and provides a description of the Project elements, e.g., dimensions of the Project, and identifies other agencies that may have permitting authority over the Project.
- Chapter 3 Environmental Checklist. This chapter provides a copy of the City's Environmental Checklist and responses to each question posed in the checklist. This chapter also provides a brief description of the sources used to evaluate the proposed Project, a brief description of the existing conditions for each topic, and an analysis of potential environmental impacts. Mitigation measures are also identified where necessary.
- Chapter 4 List of Preparers. This chapter identifies City staff and consultants who were responsible for the preparation of this IS and implementation of the Project.

1.6 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a Mitigated Negative Declaration may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the Subsequent Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for this Project. The following documents are incorporated by reference.

- City of La Quinta 2035 General Plan, Adopted February 19, 2013 (Amended November 19, 2013)
- Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan

These documents are also available for review at the La Quinta City Hall at 78-495 Calle Tampico, La Quinta, CA 92253. The Project specific reports are attached to the Initial Study as appendices. The General Plan and General Plan Final Environmental Impact Report are located on the City's website at: https://www.laquintaca.gov/business/design-and-development/planning-division/2035-la-quinta-general-plan and https://www.laquintaca.gov/business/lq2035-general-plan/documents, respectively.

Chapter 2 Project Description

2.1 Project Location and Setting

As detailed in Exhibit 1 *Regional Map*, and Exhibit 2, *Vicinity Map*, the Project site is located at the northeast corner of the intersection of Washington Street and Avenue 50 in the City of La Quinta (City), in Riverside County, California. The Project site encompasses Assessor's Parcel Number (APN) 646-070-016.

Existing General Plan Designation

The Project site is designated as "Medium/High Density Residential" under the City's General Plan 2035 Land Use Map. The Medium/High Density Residential designation is designed to accommodate a broad range of residential land uses, including small-lot divisions, duplex, condominium, and apartments. The maximum density of this land use designation is 16 dwelling units per acre.

Existing/Proposed Zoning Designation

The Project site is zoned "Medium High Density Residential (RMH)" and within an Affordable Housing Overlay per the City's Official Zoning Map and Municipal Code. Per the City's Municipal Code Section 9.30.060, the purpose of the RMH zoning designation is to provide for the development and preservation of medium-high density neighborhoods (eight to twelve dwelling units per acre), except as provided in Section 9.40.020. The Applicant is proposing a Change of Zone to change the Project site's zoning designation from RMH to "High Density Residential (RH)," which allows up to 16 units per acre. The Affordable Housing Overlay designation would remain.

Existing Specific Plan Designation

The entire Project site is located within the La Paloma Specific Plan (SP 04-071) which would be called Troutdale Village Specific Plan (Specific Plan 2022-0001, SP 04-071 Amendment).

Surrounding Land Uses

The Project site is bordered by a residential community located immediately north; to the west, the Project site is bordered by Washington Street and beyond is a residential community; to the east, the Project site is bordered by a dry channel and beyond is La Quinta Middle School, YMCA, and the Boys and Girls Club; and to the south, the Project site is bordered by Avenue 50 and beyond is vacant, undeveloped land. See Table 1, *Surrounding Land Uses*.

Table 1 Surrounding Land Uses

Direction	General Plan Designation	Zoning	Existing Land Use
North	MHDR - Medium/High Density Residential	RM - Medium Density Residential	Residential community
South	MHDR - Medium/High Density Residential	RM - Medium Density Residential	Avenue 50/Vacant, undeveloped land
East	OS-N - Open Space Natural	FP- Floodplain	Dry channel and La Quinta Middle School, YMCA, and the Boys and Girls Club;
West	LDR - Low Density Residential	RL - Low Density Residential	Washington Street/Residential

Existing Utility Infrastructure

Existing utility infrastructure at the Project site consists of an 18-inch Coachella Valley Water District (CVWD) waterline beneath Washington Street and Avenue 50. Additionally, sewer mains are located on the west side of the site in Washington Street and on the south side of the site in Avenue 50. There are existing power poles located on Washington Street, Avenue 50, and the north property line, which may be undergrounded if practical and allowed by Imperial Irrigation District (IID).

2.2 Project Description

As shown in both Exhibit 3, *Site Plan*, the proposed Project involves the development of 11 two- and three-story apartment buildings totaling 284 dwelling units on a 14.03-acre property. The proposed apartment buildings would have a maximum height of 40 feet. Of the 284 dwelling units, 214 will be market-rate units and 70 will be moderate-income affordable units. The Applicant also proposes associated site improvements including landscaping, utility infrastructure, parking spaces, an internal roadway, a clubhouse, pool and spa, barbeque areas, putting course, pickleball court, and dog park for the residents. The Project would contain two retention basins along the western side of the Project site.

The Project would provide for a total of 520 parking spaces, including 456 standard spaces, 12 accessible spaces, and 52 future electric vehicle (EV) capable spaces. The Project also would provide two bicycle parking racks, for a total of four spaces.

Primary Project access would be provided along the Project site's frontage on Washington Street. The proposed secondary access would be provided along the Project site's frontage on Avenue 50. The internal circulation is a driveway around the perimeter of the site, which would not consist of dead-ends. This design also provides easy access for the fire department and trash collector to all proposed buildings on the site. Street improvements to the Project site's frontages with Washington Street and Avenue 50 would consist of expanded pavement, curb, gutter, median, and sidewalk/bike improvements.

2.3 Project-Related Approvals

The discretionary approvals required by the City include:

- Specific Plan Amendment No. 2022-001
- Change of Zone No. 2022-0002
- Site Development Permit No. 2022-0001
- Adoption of Troutdale Village Specific Plan IS/MND (EA2022-0001)
- General Plan Amendment No. 2022-0002

Administrative approvals are required by the City related to the design and construction of stormwater drainage infrastructure, Coachella Valley Water District (CVWD) for construction of water and sewer infrastructure and connection to the water and sewer distribution and conveyance systems, and Colorado River Basin Regional Water Quality Control Board for issuance of a National Pollutant Discharge Elimination System (NPDES) permit and approval of the Project's Water Quality Management Plan (WQMP).

2.4 Summary of Mitigation Measures

BIO-1 If unavoidable, Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (songbirds) and a 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified of the existence of the buffer zone and avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

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

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to Federal, State, and local guidelines. No further grading is permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the Project site, no further disturbance shall occur, and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required, and
2. If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend 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.

GEO-1 Prior to the start of the proposed Project activities, all field personnel will receive a worker's environmental awareness training on paleontological resources. The training will provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the Project area, the role of the paleontological monitor, outlines steps to follow in the event that a fossil discovery is made and provides contact information for the Project Paleontologist.

The training will be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

GEO-2 Prior to the commencement of ground-disturbing activities, a professional paleontologist will be retained to prepare and implement a PRMMP for the proposed Project. The PRMMP will describe the monitoring required during excavations that extend into older Quaternary (Pleistocene) age sediments, and the location of areas deemed to have a high paleontological resource potential. Part-time monitoring, or spot checking, may be required during shallow ground-disturbances (< 10 feet below ground surface) to confirm that sensitive geologic units are not being impacted. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls.

GEO-3 In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project Paleontologist shall complete the following:

1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or Project Paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project Paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the Project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

2. Fossil Preparation and Curation. The PRMMP will identify the museum that has agreed to accept fossils that may be discovered during project-related excavations. Upon completion of fieldwork, all significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project Paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

TCR-1 Prior to any ground disturbing activities on the Project site, an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be present to monitor the site. Should buried cultural deposits be encountered, the Monitor may request destructive construction halt and the Monitor shall notify a qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for

submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Exhibit 1 Regional Map

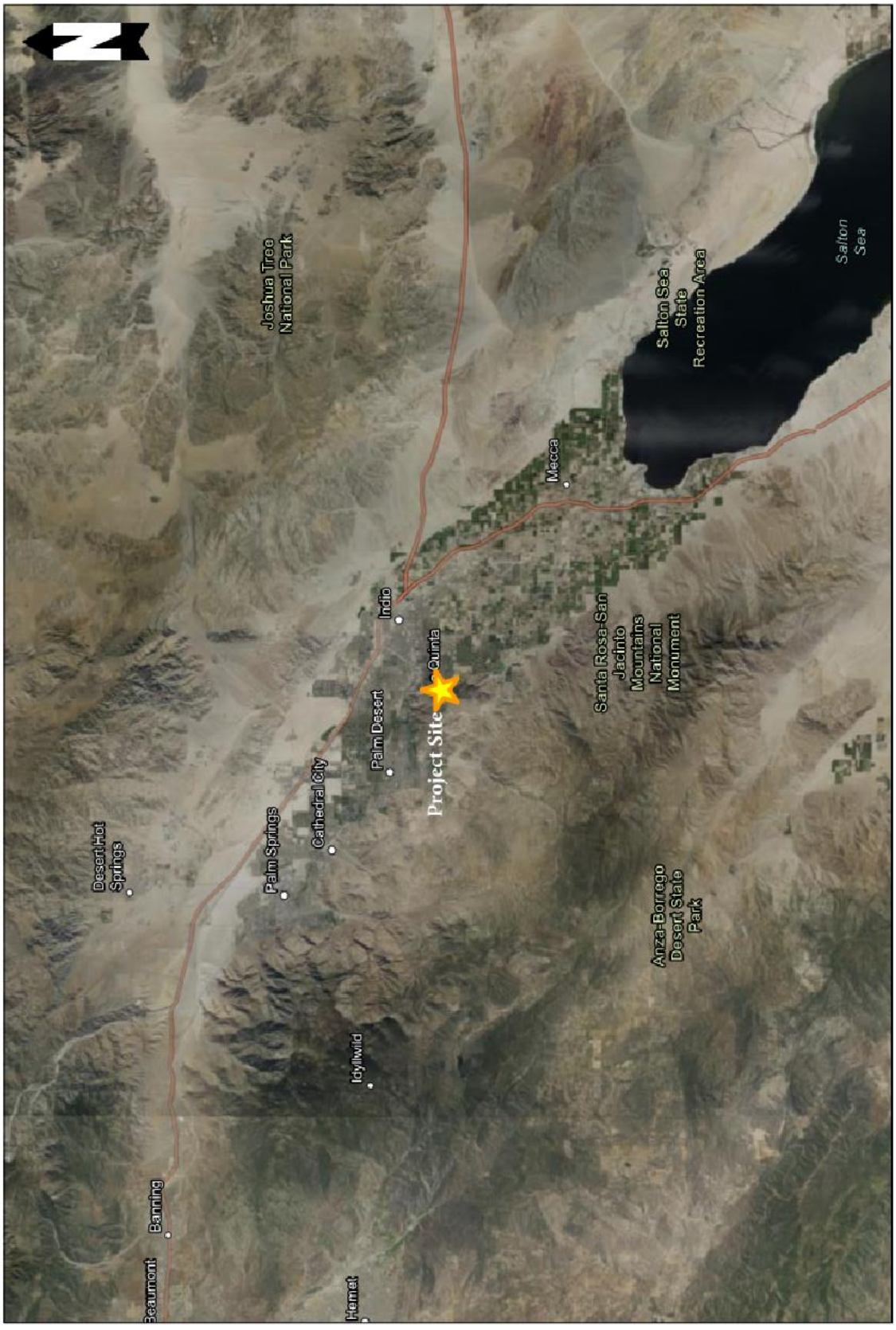

Exhibit 2 Vicinity Map

Exhibit 3 Site Plan

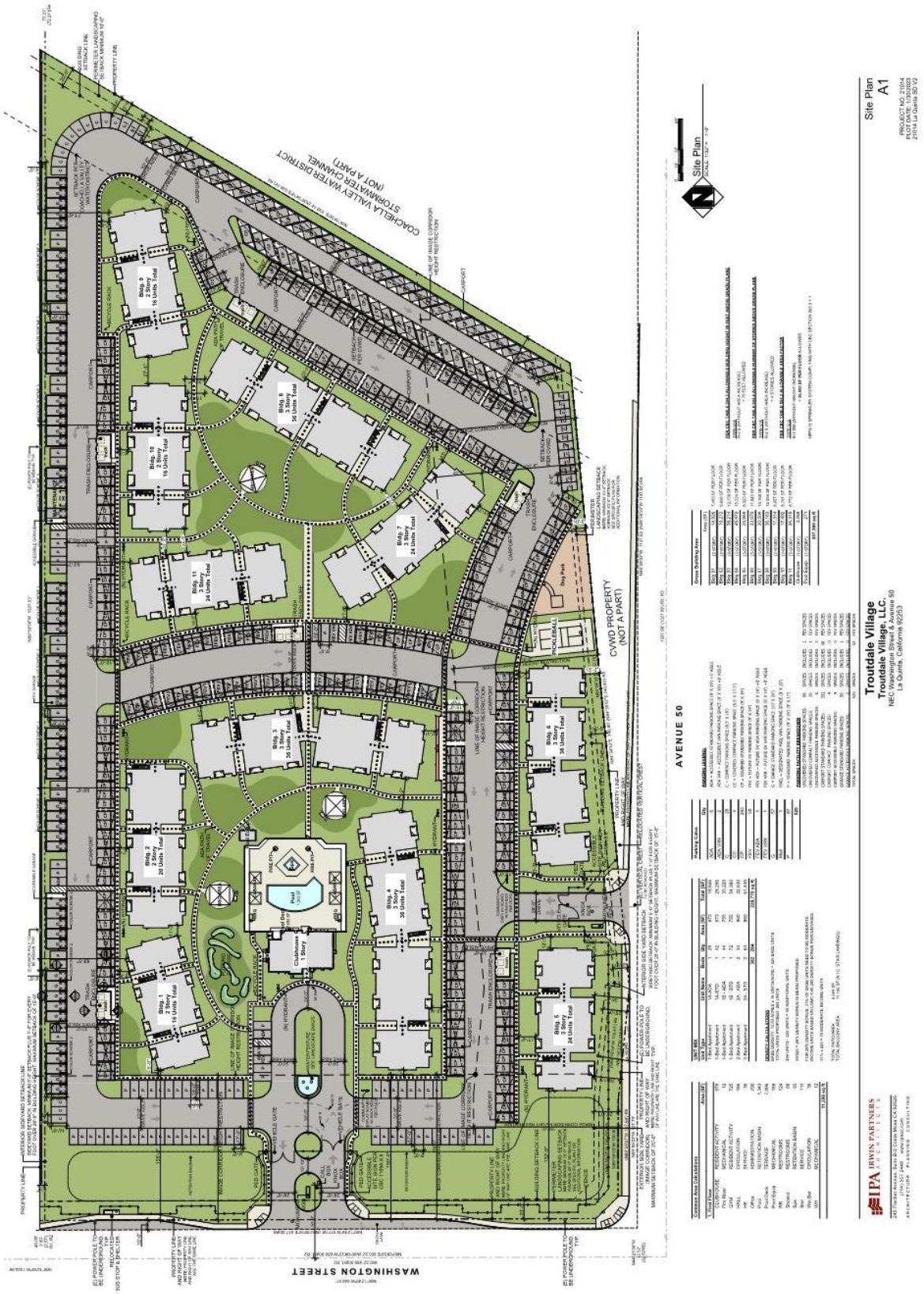

Exhibit 4 Renderings

Above: View of entry access on Avenue 50.

Above: View on Avenue 50 looking towards Washington Street intersection with mountain range in background.

Exhibit 5 Avenue 50 Noise Contour Map

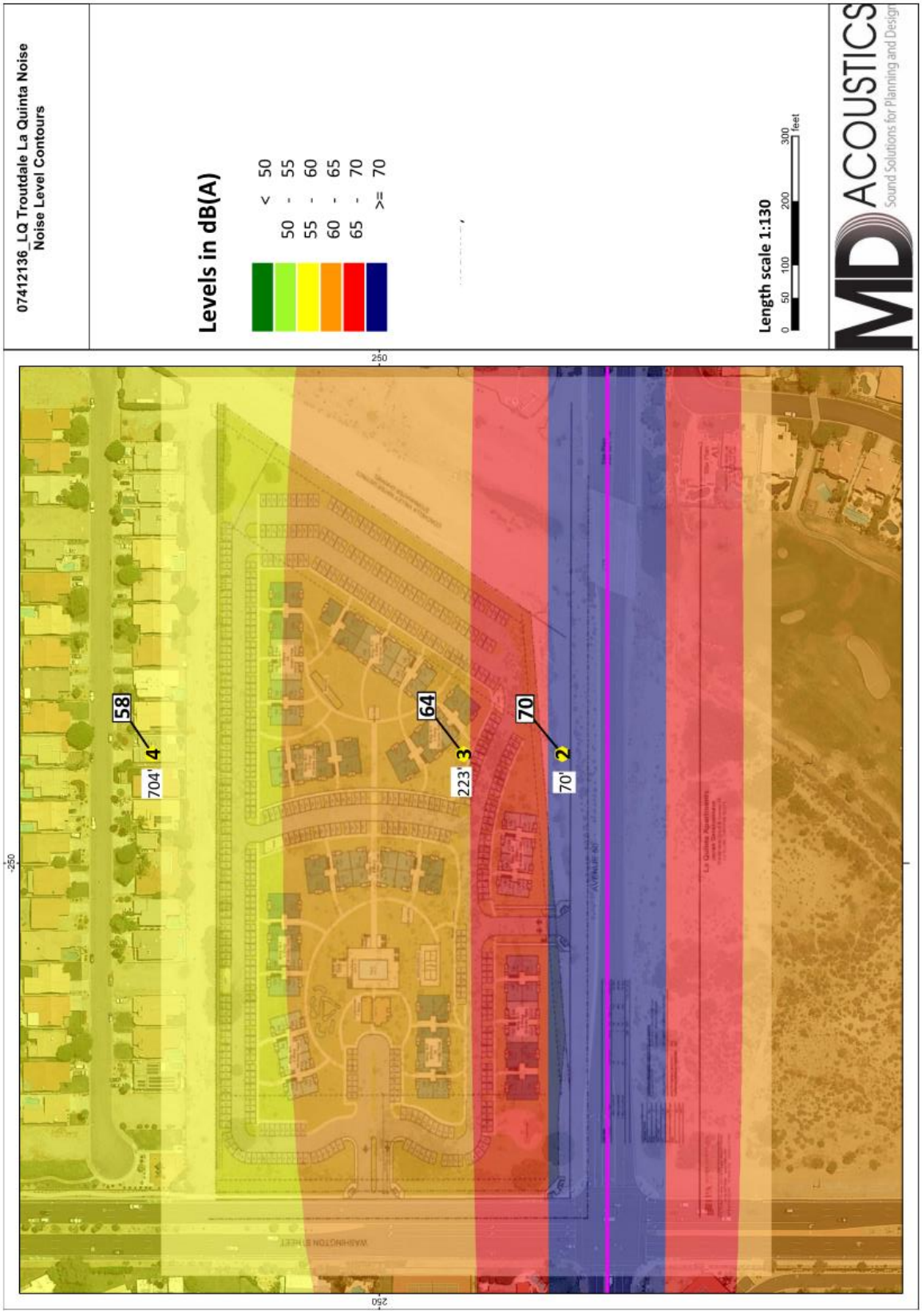

Exhibit 6 Washington Street Noise Contour Map

Chapter 3 Environmental Evaluation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

_____ _____

Signature Date

3.1 Aesthetics

3.1.1 Sources

- *City of La Quinta, City of La Quinta 2035 General Plan, Adopted February 19, 2013.*
- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000
- *California Department of Transportation, California State Scenic Highway System Map, 2019*
- *Google Earth, 2022*

3.1.2 Environmental Setting

Scenic views from the Project site consists of the San Bernardino (north, northeast, and northwest), Santa Rosa (southwest), and San Jacinto (west) Mountain Ranges. The San Bernardino, Santa Rosa, and San Jacinto Mountains Ranges rise over the valley floor at elevations consisting of 8,716 feet (2,657 meters), 8,011 feet (2,442 meters), and 11,489 feet (3,502 meters), respectively.

3.1.3 Impacts

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

a. Less than Significant Impact The Project site and the vicinity of the Project site do not contain a scenic vista. The nearest scenic vista consists of scenic views of the San Bernardino Mountains located 7.7 miles north of the Project site; Santa Rosa Mountains located approximately 5.0 miles southwest of the Project site; and San Jacinto Mountains located approximately 1.8 miles west of the Project site. Surrounding the Project site, views of the lower elevations of the aforementioned are partially blocked due to existing development and distance from the mountains; however, views of the middle and upper elevations of these mountains are kept visibly intact. As shown in Exhibit 3, *Site Plan*, the proposed maximum height for residential buildings at 40 feet would comply with the City's Zoning Code. The proposed buildings and site improvements would partially obscure views of the San Bernardino Mountains, Santa Rosa

Mountains, and San Jacinto Mountains – although not substantially more than under existing conditions – and views of these Mountains would continue to be available above the proposed buildings. Therefore, the proposed Project would not have a substantial adverse effect on scenic vistas and impacts would be less than significant.

b. **No Impact** According to the California Scenic Highway Program, the nearest scenic highway is SR-74, which is located approximately 6.2 miles west of the Project site and is classified as an Officially Designated Scenic Highway. Due to the distance between the Project site and SR-74, the Project site is not visible to vehicles driving along SR-74. In addition, there are no historic buildings nor any unique geologic or topographic features such as rock outcrops, bodies of water, ridges or canyons found on or within the Project site. Therefore, due to topography and intervening development, the proposed Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur.

c. **Less than Significant Impact** The Project site is located in an urbanized area. Under existing conditions, the entire Project site is undeveloped vacant land with sparse desert flora. The surrounding land to the north and west are residential homes, vacant planned residential homes to the south, and a dry channel to the east. Implementation of the Project would result in the visual conversion of the site from vacant, undeveloped land to 284 homes. The Project would be compatible with the size, scale, and aesthetic features of other existing homes located to the north, west, and future homes to the south of the Project site. Furthermore, the Project would be required to comply with the applicable development standards and design guidelines in the Troutdale Specific Plan and the City of La Quinta Municipal Code (LQMC), which regulates the visual quality of new development and ensures that new development does not detract from any scenic attributes/qualities in the surrounding area. LQMC Section 9.50.020, *Height Limits and Setbacks Near Image Corridors*, requires a maximum height of 22 feet within the first 150 feet from Avenue 50 and Washington Street. The Specific Plan will provide modified standards that will allow a maximum height of 40 feet, which will not impact the view of the mountains. The renderings (Exhibit 4) show that the views will not be impacted. Because the Project is in an urbanized area and would not conflict with applicable zoning standards and other regulations governing scenic quality, a less than significant impact would occur from implementation of the Project.

d. **Less than Significant Impact** Under existing conditions, the Project site contains no sources of artificial lighting. The Project would introduce new sources of lighting, including streetlights and security lighting. Subject to City review and approval, all Project lighting would be required to conform to regulations, guidelines, and standards established under LQMC Section 9.150.080, *Parking Facility Design Standards*, and LQMC Section 9.100.150, *Outdoor Lighting*, which ensures adequate lighting for public safety while also minimizing light pollution, glare, and public nuisances. Mandatory compliance with the City's Zoning Code would ensure that the Project would not introduce any permanent design features that would adversely affect day or nighttime views in the area. Impacts would be less than significant.

3.1.4 Mitigation

No mitigation required.

3.1.5 Level of Significance after Mitigation

Not applicable.

3.2 Agriculture and Forestry Resources

3.2.1 Sources

- *Riverside Map My County, 2022.* *https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public*.

3.2.2 Environmental Setting

The Project site is presently vacant, and the ground surface is covered with scattered desert brush, weeds, and minor debris. The Project site has an existing ground surface elevation range from about 40 to 59 feet above mean sea level (AMSL). The Farmland Mapping and Monitoring Program (FMMP) designates the Project site as Urban and Built-Up Land.

3.2.3 Impacts

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

a-e. No Impact According to mapping information available from the California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as Urban and

Built-Up Land. Accordingly, the Project site does not contain any lands mapped by the FMMP as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland); therefore, the Project would not convert such Farmland to non-agricultural use. Furthermore, the Project site is not located within a Williamson Act contract. Lastly, the Project site is zoned for Medium/High Density Residential under existing conditions; therefore, the Project would not conflict with zoning for agricultural use or result in the loss of forest land or convert forest land or timberland to non-forest land. Therefore, no impacts would occur.

3.2.4 Mitigation

No mitigation is required.

3.2.5 Level of Significance after Mitigation

Not applicable.

3.3 Air Quality

3.3.1 Sources

- MD Acoustics, *Troutdale Village Air Quality, Greenhouse Gas, and Energy Study*, December 30, 2021 (Appendix A)

3.3.2 Environmental Setting

The Project site is within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is one of the 35 air quality regulatory agencies in the State of California and all development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM10 State Implementation Plan (2003 CV PM10 SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The SCAQMD is divided into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The Project site is located in the City of La Quinta within the County of Riverside in the Coachella Valley (Area 30). The nearest air monitoring station to the Project site is the Palm Springs – Fire Station (Palm Springs Station) approximately 18 miles northwest of the site. However, this location does not provide all ambient weather data. Therefore, additional data was pulled from the SCAQMD historical data for the Coachella Valley Area (Area 30) for both sulfur dioxide and carbon monoxide to provide the existing levels

The SSAB exceeds state and federal standards for fugitive dust (PM10) and ozone (O3) and is in attainment/unclassified for PM2.5. Ambient air quality in the SSAB, including the Project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride.

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

a. Less than Significant Impact

The SCAQMD has established the AQMP to achieve State and Federal air quality standards. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The Plan was approved by the California Environmental Protection Agency (CA EPA) on June 15, 2017. Therefore, the applicable air quality plan for the Project is the SCAQMD 2016 AQMP. The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The pollutant reducing mechanisms in the AQMP are based, in part, on urban growth projections estimated by the Southern California Associations of Government (SCAG). The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1. Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

2. Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Below, Criterion 1 and Criterion 2 are discussed.

Criterion 1 - Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in *Appendix A*, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional and local thresholds of significance. In addition, long-term operational impacts would not result in significant impacts based on the SCAQMD local and regional thresholds of significance shown in Tables 10 and 11 of *Appendix A*.

Based on the information provided above, the proposed Project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The AQMP is developed through use of the planning forecasts provided in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and Federal Transportation Improvement Program (FTIP). The RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this Project, the City of La Quinta General Plan's Land Use Plan defines the long-range land use assumptions that are represented in AQMP.

The Project has a current land use classification of Medium High Density Residential according to the City of La Quinta Official Zoning Map. The proposed Project is to develop the site with a 284-unit apartment complex on 14.03 acres for a density of approximately 20.2 dwelling units per acre. As the Medium High Density Residential Land Use allows for eight to twelve dwelling units per acre, the Project proposes a zone change to High Density Residential allowing for up to 16 dwelling units per acre. The additional units past the 16 dwelling units per acre are part of the Project's density bonus for providing affordable units. The Project would be seeking an amendment to the City's General Plan to account for the difference. With approval of the General Plan Amendment, the proposed Project would not result in an inconsistency with the land use designation in the City's General Plan. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed Project would not result in an inconsistency with the SCAQMD AQMP. Therefore, a less-than-significant impact would occur in relation to implementation of the AQMP.

b. **Less than Significant Impact** The proposed Project would not 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.

Construction Emissions

The Project was analyzed to be operational in 2023; therefore, construction is estimated to start no sooner than the first quarter of 2022 and be completed by 2023. The phases of the construction activities which have been analyzed below are: 1) site preparation, 2) grading, 3) building, 4) paving, and 5) architectural coating. For details on construction modeling and construction equipment for each phase, refer to *Appendix A*.

Construction-Related Regional Impacts

The latest version of the CalEEMod model was used to estimate the on-site and off-site construction emissions. The worst-case summer or winter daily construction-related criteria pollutant emissions from the proposed Project for each phase of construction activities are shown below in Table 2. Since it is possible that building construction, paving, and architectural coating activities may occur concurrently towards the end of the building construction phase, Table 2 also shows the combined regional criteria pollutant emissions from building construction, paving, and architectural coating phases of construction.

Table 2 Construction-Related Regional Criteria Pollutant Emissions[5]

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Site Preparation						
On-Site[2]	3.17	33.08	19.70	0.04	9.28	5.42
Off-Site[3]	0.06	0.04	0.56	0.00	0.15	0.04
Total	**3.23**	**33.12**	**20.26**	**0.04**	**9.43**	**5.46**
Grading						
On-Site[2]	3.62	38.84	29.04	0.06	5.22	2.93
Off-Site[3]	0.07	0.04	0.62	0.00	0.17	0.05
Total	**3.69**	**38.89**	**29.66**	**0.06**	**5.39**	**2.97**
Building Construction						
On-Site[2]	1.71	15.62	16.36	0.03	0.81	0.76
Off-Site[3]	1.55	5.06	14.23	0.05	4.06	1.14
Total	**3.26**	**20.68**	**30.60**	**0.07**	**4.87**	**1.90**
Paving						
On-Site[2]	1.51	10.19	14.58	0.02	0.51	0.47
Off-Site[3]	0.05	0.03	0.43	0.00	0.13	0.03
Total	**1.56**	**10.22**	**15.01**	**0.02**	**0.64**	**0.50**
Architectural Coating						
On-Site[2]	63.31	1.30	1.81	0.00	0.07	0.07
Off-Site[3]	0.26	0.15	2.34	0.01	0.69	0.19
Total	**63.56**	**1.46**	**4.16**	**0.01**	**0.76**	**0.26**
Total of Overlapping Phases[4]	**10.16**	**28.22**	**35.85**	**0.06**	**2.36**	**1.57**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2020.4.0
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings, and paving phases may overlap.
[5] The impacts from Construction related Emissions are fully mitigated.

Table 2, ***Error! Reference source not found.*** shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds during either site preparation, grading, building construction, architectural coating, or the combined building construction, paving, and architectural coatings phases. Therefore, a less than significant regional air quality impact would occur from construction of the proposed Project.

Operational Emissions

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the Project-generated vehicle trips and onsite area source emissions from the on-going use of the proposed Project.

Operations-Related Regional Criteria Pollutant Analysis

The operations-related regional criteria air quality impacts created by the proposed Project have been analyzed through use of the latest CalEEMod model and the input parameters utilized in this analysis have been detailed in Section 6.2.1 of *Appendix A*. The worst-case summer or winter volatile organic compounds (VOC, NOx, CO, SO_2, PM10, and PM2.5) daily emissions created from the proposed Project's long-term operations have been calculated and are summarized below in Table 3.

Table 3 Operational Regional Criteria Pollutant Emissions[5]

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	6.39	0.27	23.49	0.00	0.13	0.13
Energy Usage[1]	0.13	1.08	0.46	0.01	0.09	0.09
Mobile Sources[4]	4.67	5.57	37.99	0.08	7.97	2.17
Total Emissions	**11.19**	**6.92**	**61.94**	**0.09**	**8.19**	**2.39**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2020.4.0
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.
[5] Impacts are fully mitigated from Operational emissions.

The data provided in Table 3 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed Project.

Cumulative Impacts

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature. The Project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development along with the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or

[1] The project site is approximately 0.28 miles in length at its longest point; therefore the on-site mobile source emissions represent approximately 1/25th of the shortest CalEEMod default distance of 6.9 miles. Therefore, to be conservative, 1/10th the distance (dividing the mobile source emissions by 10) was used to represent the portion of the overall mobile source emissions that would occur on-site.

simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project does not exceed any of the thresholds of significance and therefore is considered less than significant.

c. Less than Significant Impact

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from construction-related fugitive dust, diesel emissions, toxic air contaminants, and construction-related odor impacts. The emission thresholds were calculated based on the Coachella Valley, source receptor area (SRA) 30, and a disturbance value of four acres per day (see Table 4). The nearest sensitive receptors are the existing dwelling units located adjacent to the north of the Project boundary; therefore, for conservative purposes, the SCAQMD Look-up Tables for 25 meters was used. As shown in Table 5, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, there would be a less-than-significant impact.

Table 4 Maximum Number of Acres Disturbed Per Day

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2.0
Total Per Phase				**3.5**
Grading	Excavators	2	0.5	1.0
	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Scrapers	2	0.5	1.0
	Tractors/Loaders/Backhoes	2	0.5	1.0
Total Per Phase				**4.0**

Notes:
[1.] Source: CalEEMod output and South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2

Table 5 Local Construction Emissions at the Nearest Receptors

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Site Preparation	33.08	19.70	9.28	5.42
Grading	38.84	29.04	5.22	2.93
Building Construction	15.62	16.36	0.81	0.76
Paving	10.19	14.58	0.51	0.47
Architectural Coating	1.30	1.81	0.07	0.07
Total of Overlapping Phases	**27.11**	**32.76**	**1.39**	**1.30**
SCAQMD Threshold for 25 meters (82 feet) or less[2]	**266**	**1,961**	**11.7**	**6.3**

Notes:
[1]Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for four acres in Coachella Valley Source Receptor Area (SRA 30). Project will disturb a maximum of 4.0 acres per day (see Table 7).
[2]The nearest sensitive receptor is located adjacent to the north; therefore, the 25-meter threshold has been used.

Operations-Related Local Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the SSAB. The Project has been analyzed for the potential local CO emissions impacts from Project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing the future without and with project CO levels to the state and federal CO standards of 20 parts per million (PPM) over one hour or 9 ppm over eight hours.

According to the Project's traffic report prepared by IEG (*Appendix E*), the Project would generate 1,684 average daily trips. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at Project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed Project.

Local Air Quality Impacts from Onsite Operations

Table 6, *Local Operational Emissions at the Nearest Receptors*, shows the calculated emissions for the proposed operational activities compared with the appropriate Localized Significance Thresholds (LSTs). The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-care scenario assessment, the emissions shown in Table 6 include all on-site Project-related stationary sources and 10% of the Project-related new mobile sources. This percentage is an estimate of the amount of Project-related new vehicle traffic that would occur on-site.

Table 6 Local Operational Emissions at the Nearest Receptors

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Area Sources[2]	0.27	23.49	0.13	0.13
Energy Usage[3]	1.08	0.46	0.09	0.09
On-Site Vehicle Emissions[4]	0.56	3.80	0.80	0.22
Total Emissions	**1.91**	**27.75**	**1.01**	**0.43**
SCAQMD Threshold for 25 meters (82 feet)[5]	**266**	**1,961**	**3.3**	**1.7**
Exceeds Threshold?	No	No	No	No

Notes:
[1]Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for four acres in Coachella Valley Source Receptor Area (SRA 30).
[2]Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment
[3]Energy usage consists of emissions from generation of electricity and on-site natural gas usage
[4]On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust
[5]The nearest sensitive receptor is located adjacent to the north; therefore, the 25 meter threshold has been used

The data provided in Table 6 shows that the on-going operations of the proposed Project would not exceed the local NOx, CO, PM10, and PM2.5 thresholds of significance. Therefore, the on-going operations of the proposed Project would create a less-than-significant operations-related impact to local air quality due to on-site emissions.

In conclusion, the Project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

d. Less than Significant Impact Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. An analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from vehicle emissions. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed Project.

3.3.4 Mitigation

No mitigation is required.

3.3.5 Level of Significance after Mitigation

Not applicable.

3.4 Biological Resources

3.4.1 Sources

- ELMT Consulting, *Biological Resources Report for the Troutdale Village Project Located in the City of La Quinta, Riverside County, California*, December 5, 2021 (Appendix B)

3.4.2 Environmental Setting

The City offers unique natural habitats to a range of plants and wildlife due to its climate and natural topography. The City recognizes the value of the wildlands and wildlife and has carefully planned to protect, preserve, and enhance the region's valuable biological resources. The City is located within the Coachella Valley Multiple Species Conservation Plan (CVMSHP). This is a regional plan that is implemented throughout the Coachella Valley in an effort to comply with Federal and State endangered species laws.

A literature review and records search for the site was conducted by ELMT Consulting. The literature search identified 16 special-status plant species, 23 special-status wildlife species, and one special-status plant community as having potential to occur within the City of La Quinta quadrangle.

ELMT also conducted a field survey of the site on November 3, 2021. The Project site is located at an approximate elevation of 42 to 59 feet above mean sea level (AMSL) and slopes generally from northeast to southwest. The Project site supports one plant community, alkali scrub, and one land cover type that would be classified as disturbed.

No special-status plants were observed on the Project site during the field investigation. No fish, amphibians, or hydrogeomorphic features that would provide suitable habitat for fish or amphibians were observed on or within the vicinity of the Project site. The Project site provides suitable foraging and cover habitat for reptilian species adapted to routine human disturbance and desert environments. The only reptilian species observed during the field investigation were Great Basin whiptail (*Aspidoscelis tigris tigris*) and western side-blotched lizard (*Uta stansburiana elegans*). The Project site provides suitable foraging and nesting habitat for avian species adapted to routine human disturbance and desert environments. Bird species detected during the field investigation include mourning dove (*Zenaida macroura*), common raven (Corvus corax), great-tailed grackle (*Quiscalus mexicanus*), white-crowned sparrow (*Zonotrichia leucophrys*), northern mockingbird (*Mimus polyglottos*), American kestrel (*Falco sparverius*), and rock pigeon (Columba liva), and verdin (Auriparus flaviceps). The Project site provides suitable foraging and denning habitat for mammalian species adapted to routine human disturbance and desert environments. However, most mammal species are nocturnal and are difficult to observe during a diurnal field visit. Mammals detected and/or signs observed during the field investigation include desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*). No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. Lastly, the Project site is not located within a federally designated Critical Habitat.

3.4.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

a. Less than Significant with Mitigation Incorporated According to the City's General Plan, the Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which aims to conserve over 240,000 acres of open space and protect 27 plant and animal species.

Special-Status Vegetation Communities & Critical Habitat Analysis

According to the field survey conducted by ELMT Consulting on November 3, 2021, the Project site supports one plant community: alkali scrub, which is dominated by hoary saltbush (*Atriplex canescens*) and is indicative of native bush scrub communities that have been devegetated and allowed to revegetate naturally. Common plant species observed in this plant community include cattle spinach (*Atriplex polycarpa*), barbwire Russian thistle (*Salsola paulsenii*), burrobrush (*Ambrosia salsola*), Mediterranean grass (*Schismus barbatus*), puncturevine (*Tribulus terrestris*), narrow leaved cryptantha (*Cryptantha angustifolia*), fanleaf crinklemat (*Tiquilia plicata*), blue palo verde (*Parkinsonia florida*), creosote (*Larrea tridentata*), and honey mesquite (*Prosopis glandulosa*). The Project site supports disturbed areas throughout the Project associated with formerly graded areas, unofficial walkways, and recreational vehicle trails, within utility easements along the western and southern boundaries. These areas can be

unvegetated or vegetated with a limited variety of hardy native and non-native plant species such as Mediterranean grass, barbwire Russian thistle, and puncture vine. In addition, the northern boundary of the Project site supports disturbed land where ornamental vegetation has invaded the site from adjacent residential developments. Based on observations made during the field survey, the Project would not impact any special-status vegetation community.

According to literature review, one special-status plant community was identified as having potential to occur within the La Quinta quadrangle: Desert Fan Palm Oasis Woodland. However, based on the results of the field survey above, this and no other special-status plant community was observed on-site; therefore, no special-status plant community would be impacted by Project implementation.

The Project site is also not located within a federally designated Critical Habitat. The nearest designated Critical Habitat to the site is located approximately 1.55 miles to the west for Peninsular bighorn sheep (*Ovis canadensis nelsoni*). Therefore, the Project would not cause loss or adverse modification of a Critical Habitat and impacts would be less than significant.

Special-Status Plant Species Analysis

According to literature review, 16 special-status plant species were identified as having potential to occur within the La Quinta quadrangle. Species determined to have a potential to occur within the general vicinity of the site are presented in Table D-1 of *Appendix B*. No special-status plants were observed on the Project site during the field survey conducted on November 3, 2021. Based on habitat requirements for specific species, the availability and quality of on-site habitats, and the isolation of the site and adjacent open space from nearby habitats, it was determined that the Project site does not have potential to support any of the special-status plant species known to occur in the vicinity of the site and all are presumed to be absent. In addition, the Project site is located outside of the known elevation ranges for the majority of the special-status plant species known to occur in the area. Therefore, Project impacts to special-status plant species would be less than significant.

Special-Status Wildlife Species Analysis

According to literature review, 23 special-status wildlife species were identified as having potential to occur within the La Quinta quadrangle. Species determined to have a potential to occur within the general vicinity of the site are presented in Table D-1 of *Appendix B*. No special-status wildlife species were observed on-site during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the Project site has a moderate potential to support prairie falcon (*Falco mexicanus*) and black-tailed gnatcatcher (*Polioptila melaneura*). It was further determined that all other special-status wildlife species known to occur in the vicinity of the site do not have potential to occur and are presumed to be absent.

None of the special-status wildlife species are state or federally listed as threatened or endangered. In order to ensure impacts to these avian species do not occur from implementation of the Project, a pre-construction nesting bird clearance survey shall be conducted prior to ground disturbance as described in Mitigation Measure (MM) BIO-1, below. With implementation of MM BIO-1, impacts to special-status avian species would be less than significant.

The Project site provides suitable foraging and cover habitat for species adapted to routine human disturbance and desert environments that are not special-status species. In conclusion, impacts to reptiles, birds, or mammals would be less than significant.

No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of the breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. However, with implementation of MM BIO-1, impacts to migrating songbirds would be less than significant. No raptors are expected to nest on-site due to lack of suitable nesting opportunities.

b/c. No Impact No jurisdictional drainage and/or wetland features were observed on the Project site during the field survey. It should be noted that a flood control channel occurs outside of the proposed limits of disturbances, east of the Project site; however, Project activities are not expected to encroach into this channel. Furthermore, no blueline streams have been recorded on the Project site and there is no evidence that the Project contained any streams, riparian habitat, marshes, protected wetlands, vernal pools or sensitive natural communities that would be protected by the California Department of Fish and Wildlife (CDFW) or by the U.S. Army Corps of Engineers (USACE). Therefore, no impact would occur.

d. Less than Significant with Mitigation Incorporated The Project site has not been identified as occurring in a wildlife corridor or linkage. The site has limited adjacent open space and available open space is entirely surrounded by existing development, limiting its connectivity to surrounding habitats. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur.

e. No Impact The City has not adopted any ordinances regarding tree preservation. As observed during the field survey, the Project site mainly consists of small and medium size shrubs. No trees are located on the Project site under existing conditions. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and no impact would occur.

f. Less than Significant with Mitigation Incorporated The Project site is located within the boundaries of CVMSHCP but is not located within any conservation areas. The Project would be subject to payment of the Development Mitigation fee per Chapter 3.34, *Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan Mitigation Fee*, as described as MM BIO-2. The fee would mitigate potential impacts to covered species within the CVMSHCP. Although the site is located within the CVMSHCP boundary, as mentioned in Section 2.4.3 (a), the Project site is not located within a biological sensitive or any conservation areas. Because the Project is not located within a conservation area and would implement MM BIO-2, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.4.4 Mitigation

BIO-1 If unavoidable, Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (songbirds) and 500-foot buffer for raptors

in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified of the existence of the buffer zone and avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

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

3.4.5 Level of Significance after Mitigation

With implementation of MM BIO-1 and BIO-2, impacts on biological resources would be less than significant.

3.5 Cultural Resources

3.5.1 Sources

- PaleoWest, *Cultural Resource Investigation in Support of the Troutdale Village Project*, April 25, 2022. (Appendix C)

3.5.2 Environmental Setting

The Project area is situated east of the Peninsular Ranges in the southern extent of the Coachella Valley at the western edge of the Colorado Desert. The Coachella Valley is bordered by the San Jacinto and Santa Rosa mountains (part of the Peninsular Ranges) to the southwest and by the low, rolling Indio and Mecca hills to the northeast. From the steep slopes of the San Jacinto Mountains, the desert floor descends suddenly at less than 3 kilometers (2 miles) eastward to sea level in the city of Indio, where the Project area is located.

A cultural resources survey of the Project area was conducted by PaleoWest on December 15, 2021. The Project site is a vacant, relatively flat parcel that is bounded on the west and south sides by Washington Street and Avenue 50, respectively. The east side of the property abuts a dry storm drain channel. Surficial deposits across the Project area have been disturbed by mechanical and natural processes with modern grading on the western side and undulating dunes on the eastern side. The soils on the western half are not native but a mixture of gravel, construction refuse, modern refuse, and road base from Washington Street and Avenue 50. The soils on the eastern half are native, eolian dune sands with a low density of cobbles. Vegetation within the Project area consists of salt bush (low lying shrubs), patches of mesquite, and bunch grasses. Modern trash was noted throughout the Project area.

The landform of the dunes is active with sands migrating around the parcel during wind events. The dunes appear to have been subject to erosion over the years and show signs of deflation. There is evidence of a recent surface brush fire with burned vegetation observed on the ground surface. A transmission line of unknown age was also noted running west-east along the southern extent of the Project area. Although the age of the line

is not known, a review of aerial imagery indicates that it was not present before 1972 and as such, is likely modern in age.

No new cultural resources were observed. However, cultural materials associated with the previously recorded archaeological sites of 33-001180 and 33-008226 were identified in the Project area.

3.5.3 Impacts

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

a/b. Less than Significant with Mitigation Incorporated On February 4, 2022, a literature review and records search was conducted at the Eastern Information Center. The records search indicated that 117 cultural resources were previously documented within a one-mile radius of the Project area. Two of the prehistoric archaeological sites, 33-001180 (CA-RIV-1180) and 33-008226 (CA-RIV-6074), were previously documented within the Project area.

Site 33-001180 was originally recorded in 1972 as a moderate to heavy surface scatter of prehistoric artifacts in an area of deflating dunes. The site record has been updated over the years to include flaked and ground stone, ceramics, and shell artifacts, as well as fire affected rock (FAR), animal bone, and charcoal. Site 33-001180 is reported to measure 76 by 46 m and is intersected by Avenue 50 and a storm drain channel. Although most of the cultural remains associated with 33-001180 appear to lie east of the storm drain channel and south of Avenue 50, a survey conducted by Parr (1985) noted several concentrations of flaked and ground stone artifacts and modified animal bone immediately north of Avenue 50 in the current Project area. The site likely represents the remains of a habitation locale.

Site 33-008226 was recorded in 1998 as a prehistoric habitation site composed of six loci. The site measured 115 by 80 meters and lies within a sandy dune area with creosote brushes and mesquite. The cultural constituents identified within the site include flaked and ground stone, ceramic artifacts, FAR, animal bone and hardened clay. The mapped boundary of Site 33-008226 overlaps with the previously defined boundary of Site 33-001180.

During the field survey on December 15, 2021, PaleoWest identified the two previously recorded prehistoric archaeological sites, 33-001180 and 33-008226, in the northeast portion of the Project area. The mapped boundary of Site 33-008226 largely overlaps with Site 33-001180. Therefore, PaleoWest has combined these sites into one resource, herein referred to as 33-1001180 The State of California Department of Parks and Recreation records for both 33-001180 and 33-008226 were updated to note that the two resources have been consolidated.

PaleoWest also conducted a Phase II investigation at Site 33-001180 to assess the presence/absence of buried cultural deposits in the Project area. The results of the Phase II investigation indicated that cultural deposits in the Project site are extremely sparse and are limited to the upper 20-30 cm of sediments. The absence of intact features suggests that the area has been extensively disturbed and that any thermal features or structures that were once present in the area have been destroyed. Based on these findings, PaleoWest concluded that the Project area does not contribute to the overall eligibility of the site for listing on the California Register of Historical Resources. Furthermore, the data potential of the prehistoric cultural deposits appears to have been realized fully during the Phase II investigations. PaleoWest recommends a finding of no impact to historical or archaeological resources under CEQA. However, due to the sensitivity of the area, PaleoWest recommends that an archaeological monitor be present to observe ground-disturbing construction activities in the Project area, as described in Mitigation Measure CUL-1. With implementation of Mitigation Measure CUL-1, impacts to historical and/or archaeological resources would be less than significant.

c. Less than Significant Impact with Mitigation Incorporated The Project site is vacant, undeveloped, and does not contain any cemeteries or human remains under existing conditions. However, there is always the possibility that human remains could be uncovered during ground disturbing activities. In the unexpected event that human remains are found during ground disturbing activities, those remains would require proper treatment in accordance with all applicable laws. Through the implementation of Mitigation Measure CUL-2, all construction work taking place within the vicinity of the discovered remains must cease and the necessary steps to ensure the integrity of the immediate area must be taken. The State of California Health and Safety Code 7050.5 and the California Public Resources Code (PRC) Section 5097.98 states that the County Coroner must be notified within 24 hours of the discovered human remains. If the remains discovered are determined by the coroner to be of Native American descent, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would, in turn, contact the Most Likely Descendant (MLD) who would determine further action to be taken. The MLD would have 48 hours to access the site and make a recommendation regarding disposition of the remains. Therefore, with incorporation of Mitigation Measure CUL-2, impacts would be less than significant.

3.5.4 Mitigation

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to Federal, State, and local guidelines. No further grading is permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the project site, no further disturbance shall occur and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required, and
2. If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48

hours of notification and may recommend 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.

3.5.5 Level of Significance after Mitigation

With the incorporation of Mitigation Measures CUL-1 and CUL-2, impacts to cultural resources would be reduced to less than significant.

3.6 Energy

3.6.1 Sources

- MD Acoustics, *Troutdale Village Air Quality, Greenhouse Gas, and Energy Study*, December 30, 2021 (Appendix A)
- California Energy Commission, *2019 Building Energy Efficient Standards for Residential and Nonresidential Buildings*, December 2018 https://www.energy.ca.gov/sites/default/files/2021-06/CEC-400-2018-020-CMF_0.pdf
- Imperial Irrigation District, *Troutdale Village Residential Apartment Project in La Quinta, CA*, February 21, 2023.

3.6.2 Environmental Setting

Electricity

Imperial Irrigation District (IID) provides electricity to the City of La Quinta, including the Project site. Electricity is delivered to IID's substations throughout the City at 92 or 161 kilovolts, and decreased to 12 kilovolts for distribution to its customers.

Natural Gas

Natural gas for the Project site is provided by the Southern California Gas Company (SoCalGas). Natural gas supplies are transported from Texas to the Coachella Valley through three east-west trending transmission lines, which cross the Valley near and parallel to Interstate-10 and continues west to Los Angeles. The pipelines include one 30-inch line and two 24-inch lines, with pressures of 2,000 pounds per square inch (PSI).

3.6.3 Impacts

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

a. Less than Significant Impact

Energy Use During Construction

The Project's construction process would consume electricity and fuel. Project-related construction activities would represent a "single-event" demand and would not require on-going or permanent commitment of energy resources. The amount of energy and fuel use anticipated by the Project's construction activities are typical for the type of scale of construction proposed by the Project and there are no aspects of the Project's proposed construction process that are unusual or energy intensive. Furthermore, construction equipment would be required to conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. Based on the foregoing, the Project's construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. Impacts during Project construction would be less than significant.

Energy Use During Operation

Building operations associated with the Project would result in the consumption of natural gas and electricity. The Project provides 284 dwelling units, which are not inherently energy intensive, and the Project energy demands in total would be comparable to, or less than, other apartment homes of similar scale. A letter from IID dated February 21,2023, stated the district would extend its electrical facilities to serve the Project by upgrading the Marshall Substation Bank 2 from 25 MVA to a 40/50 MVA, adding or reconfiguring distribution backbone line extensions, and adding new distribution feeders to the existing Marshall Station that would extend to the Project. Furthermore, the Project would be required to comply with Title 24 standards, which would ensure that the Project's energy demand would not be considered inefficient, wasteful, or otherwise unnecessary. Impacts during Project operation would be less than significant.

b. Less than Significant Impact The Project's proposed 284 apartment homes would be required to comply with the City's Municipal Code, Zoning Ordinance, and other standards including the City's Greenhouse Gas Reduction Plan provisions. Therefore, the Project would have no impact on plans for energy efficiency.

3.6.4 Mitigation

No mitigation is required.

3.6.5 Level of Significance after Mitigation

Not applicable.

3.7 Geology and Soils

3.7.1 Sources

- *Riverside Map My County, 2022.* *https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public*
- *City of La Quinta General Plan, February 19, 2013.*
- *Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* *https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000*

3.7.2 Environmental Setting

The Project site is located in the Coachella Valley portion of the Salton Trough physiographic province and is a geologic, structural depression resulting from large scale regional faulting. The trough is bounded by the San Andreas fault and Chocolate Mountains on the northeast and the Peninsular Range and faults of the San Jacinto Fault Zone on the southwest. The Salton Trough represents the northward extension of the Gulf of California, containing both marine and non-marine sediments since the Miocene Epoch. Tectonic activity that formed the trough continues at a high rate as evidenced by deformed young sedimentary deposits and high levels of seismicity.

The surrounding regional geology includes the Peninsular Ranges (Santa Rosa and San Jacinto Mountains) to the south and west, the Salton Sea Basin to the southeast, and the Transverse Ranges (Little San Bernardino and Orocopia Mountains) to the north and east. Hundreds of feet to several thousand feet of Quaternary fluvial, lacustrine, and Aeolian soil deposits underlie the Coachella Valley. The southeastern part of the Coachella Valley lies below sea level. In the past, the ancient Lake Cahuilla submerged the area. Calcareous tufa deposits may be observed along the ancient shoreline as high as an elevation of 45 to 50 feet above mean sea level (AMSL) along the Santa Rosa Mountains from La Quinta southward. Lacustrine (lake bed) deposits comprise the subsurface soils over much of the eastern Coachella Valley with alluvial outwash along the flanks of the valley.

The Project site is located in Southern California, which is a seismically active area. The type and magnitude of seismic hazards affecting the site are dependent on the distance of causative faults, the intensity, and the magnitude of the seismic event. Existing ground surface elevations range from 40 to 59 feet AMSL.

3.7.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a-i. **No Impact** There are no known active faults crossing or projecting through the Project site. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, or within a fault zone identified by the County of Riverside GIS data. Therefore, ground rupture due to faulting is considered unlikely at this site. No impact would occur.

a-ii. **Less than Significant** The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed buildings in accordance with the California Building Code (CBC), also known as California Code of Regulations (CCR), Title 24, Part 2, and the City of La Quinta Municipal Code (LQMC), which is based on the CBC with local amendments. The CBC and LQMC (Chapter 8.02) provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, which have been specifically tailored for California earthquake conditions. In addition, the Project would be required to comply with the site-specific ground preparation and construction recommendations contained in the Project's geological report, which would be required prior to issuance of a grading permit. Mandatory compliance with these standards along with site-specific design and construction measures set forth in the Project's geotechnical report, the CBC, and the LQMC, potential impacts related to seismic ground shaking would be less than significant. As such, implementation of the Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts would be less-than-significant.

a-iii. **Less than Significant** According to Riverside Map My County, the Project site is located within an area with moderate liquefaction susceptibility. However, prior to issuance of a grading permit, a geotechnical report would be required to be submitted for approval. The Project Applicant would be required to comply with the grading and construction recommendations contained within the geotechnical report for the Project to further reduce the risk of seismic-related ground failure due to liquefaction. Therefore, implementation of the Project would not directly or indirectly expose people or structures to substantial hazards associated with seismic-related ground failure and/or liquefaction hazards. Impacts would be less than significant.

a-iv. **No Impact** The Project site is generally flat and contains no substantial natural or man-made slopes under existing conditions. There are no substantial natural or man-made slopes in the Project site

vicinity either. Accordingly, development on the subject property would not be exposed to landslide risks and the Project would not pose a landslide risk to surrounding properties. Impacts would be less than significant.

b. **Less than Significant Impact** During construction of the proposed Project, soils would be disrupted during grading activities due to exposure of uncovered soils, thereby increasing the potential for wind or water-related erosion and sedimentation until construction is completed. Pursuant to State Water Resources Control Board requirements, the Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, which involves preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP will specify the Best Management Practices (BMPs) that would be required to be implemented during construction activities to ensure that waterborne pollution (erosion and sedimentation) is prevented, minimized, and/or otherwise appropriately treated prior to surface runoff being discharged from the subject property. The Project also would be required to comply with SCAQMD Rule 403 to minimize water and windborne erosion. Lastly, the Project would be required to prepare and implement a Water Quality Management Plan (WQMP), which is a site-specific post-construction water quality management program designed to minimize the release of waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. The WQMP also is required to establish a post-construction implementation and maintenance plan to ensure on-going, long-term erosion protection. Therefore, with adherence to SCAQMD Rule 403, and preparation of a SWPPP and WQMP, the proposed Project would result in less than significant impacts related to soil erosion.

c. **Less than Significant** The Project site does not contain substantial natural or man-made slopes under existing conditions. Additionally, there are no hillsides in the vicinity of the Project site with a potential to expose the site to landslide hazards. Therefore, no impact would occur related to landslides.

Lateral spreading is primarily associated with liquefaction hazards. As previously mentioned in Section 3.7.3(a)(ii), above, the Project Applicant would be required to submit a geotechnical report prior to issuance of a grading permit and comply with the grading and construction recommendations contained within that geotechnical report to further reduce the risk of seismic-related ground failure due to liquefaction. The Project Applicant also would be required to comply with the site-specific ground preparation and construction recommendations contained in the geotechnical report for the Project site, which would attenuate the site's settlement potential. Therefore, impacts associated with liquefaction, lateral spreading, shrinkage/subsidence, and collapse would be less than significant.

d. **Less than Significant Impact** According to the Web Soil Survey, the Project site consists of desert land comprised of Coachella fine sand and Myoma fine sand. Due to the low clay content in underlying soils, these near surface soils can be anticipated to have very low expansion characteristics. The Project site is not located in an area known for expansive soil (as defined in Table 18-1-B of the Uniform Building Code (1994)), and the potential for the Project to create substantial risks to life or property, relating to expansive soils, is very low. Therefore, impacts would be less than significant.

e. **No Impact** The Project would not involve the use of septic tanks or any other alternative wastewater disposal systems. Therefore, there would be no impacts associated with septic tanks or alternative wastewater systems.

f. **Less than Significant with Mitigation Incorporated.** The Project site does not contain any paleontological resources under existing conditions. However, according to the City's General Plan EIR and the Riverside Map My County, the Project site is located within a High Paleontological Sensitivity due to Pleistocene sediments and sediments from ancient Lake Cahuilla beds. Therefore, a professional paleontologist would be retained to prepare and implement paleontological monitoring and mitigation plan (PRMMP) as described in Mitigation Measures GEO-1 through GEO-4. Therefore, with implementation of Mitigation Measures GEO-1 through GEO-4, potential impacts to a unique paleontological resource or site or unique geologic feature would be reduced to less than significant.

3.7.4 Mitigation

The following mitigation measures are required:

GEO-1 Prior to the start of the proposed Project activities, all field personnel will receive a worker's environmental awareness training on paleontological resources. The training will provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be encountered in the project area, the role of the paleontological monitor, outlines steps to follow in the event that a fossil discovery is made and provides contact information for the project paleontologist. The training will be developed by the project paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

GEO-2 Prior to the commencement of ground-disturbing activities, a professional paleontologist will be retained to prepare and implement a PRMMP for the proposed project. The PRMMP will describe the monitoring required during excavations that extend into older Quaternary (Pleistocene) age sediments, and the location of areas deemed to have a high paleontological resource potential. Part-time monitoring, or spot checking, may be required during shallow ground-disturbances (< 10 feet below ground surface) to confirm that sensitive geologic units are not being impacted. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls.

GEO-3 In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the project paleontologist shall complete the following:

1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or project paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the project paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist should have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

2. Fossil Preparation and Curation. The PRMMP will identify the museum that has agreed to accept fossils that may be discovered during project-related excavations. Upon completion of

fieldwork, all significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the project paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

3.7.5 Level of Significance after Mitigation

With implementation of Mitigation Measures GEO-1 through GEO-4, impacts associated with geology and soils would be reduced to less than significant.

3.8 Greenhouse Gas Emissions

3.8.1 Sources

- MD Acoustics, *Troutdale Village Air Quality, Greenhouse Gas, and Energy Study*, December 30, 2021 (Appendix A)

3.8.2 Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO2), methane (CH4), ozone, water vapor, nitrous oxide (N2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO2 and nitrous oxide (NO2) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO2, where CO2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. Table 6 of the Project's greenhouse gas analysis (*Appendix A*) provides a description of each of the greenhouse gases and their global warming potential.

3.8.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a. Less than Significant Impact. The Project allows for the development of 284 dwelling units. The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, solid waste, water, and construction. The CalEEMod Version 2020.4.0 was utilized by MD Acoustics to calculate the GHG emissions from the Project. As shown in Table 8, the Project would result in approximately 1,963.70 metric tons per year of CO2e (MTCO2e) per year and would not exceed the SCAQMD screening threshold of 3,000 MTCO2e per year. Therefore, Project GHG emissions impacts would be less than significant.

Table 7 Project Related Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]					
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	CO_2e
Area Sources[2]	0.00	3.45	3.45	0.00	0.00	3.54
Energy Usage[3]	0.00	449.10	449.10	0.02	0.01	451.60
Mobile Sources[4]	0.00	1,300.55	1,300.55	0.08	0.07	1,323.36
Solid Waste[5]	26.52	0.00	26.52	1.57	0.00	65.70
Water[6]	5.87	65.71	71.58	0.61	0.01	91.24
Construction[7]	0.00	27.44	27.44	0.00	0.00	28.26
Total Emissions	**32.39**	**1,846.26**	**1,878.65**	**2.28**	**0.09**	**1,963.70**
City of La Quinta CAP and SCAQMD Draft Screening Threshold						**3,000**
Exceeds Threshold?						**No**

Notes:
1 Source: CalEEMod Version 2020.4.0
2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3 Energy usage consist of GHG emissions from electricity and natural gas usage.
4 Mobile sources consist of GHG emissions from vehicles.
5 Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30 year amortization rate.

b. Less than Significant. The applicable plan for the Project is the City's Greenhouse Gas Plan, which contains goals and supporting measures that reflect and ensure compliance with Assembly Bill 32 (AB 32), Senate Bill 32 (SB 32), and the 2017 California Air Resources Board (CARB) Scoping Plan. The South Coast Air Quality Management District (SCAQMD) also states that projects that do not exceed the screening threshold of 3,000 MTCO2e per year are considered to have less-than-significant GHG emissions and are in compliance with the AQMP. As mentioned in Section 3.8.3(a) above, the GHG emissions generated by the Project would not exceed the SCAQMD screening threshold of 3,000 MTCO2e. Based on the foregoing, the Project would not have the potential to conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

3.8.4 Mitigation

No mitigation is required.

3.8.5 Level of Significance after Mitigation

Not applicable.

3.9 Hazards and Hazardous Materials

3.9.1 Sources

- *City of La Quinta General Plan, February 19, 2013.*
- *Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* *https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000*
- *State Water Resources Control Board, GeoTracker. Accessed August 10, 2021, https://www.waterboards.ca.gov/.*

3.9.2 Environmental Setting

The Project site occurs in an area of the City of La Quinta that has undergone gradual urbanization since the later decades of the 1900's. The general area is comprised primarily of residential, recreational, institutional, and commercial development. A unique feature of the City of La Quinta is the inclusion of golf courses within residential neighborhoods and the residential developments surrounding the site often support meandering golf courses. The Project site is surrounded to the north by residential development; to the east by an undeveloped flood control channel with a sports complex and school facilities beyond; to the south by Avenue 50 with undeveloped, vacant land and a golf course beyond; and to the west by Washington Street with residential development and a golf course beyond. The site itself is composed of primarily undeveloped, vacant land and developed portions of adjacent roadways and infrastructure. The site is heavily disturbed due to pedestrian and vehicle traffic associated with surrounding development, historic light grading, and routine weed abatement activities. Historic aerials show these disturbances have been ongoing since at least 1972.

3.9.3 Impacts

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

a. Less than Significant Impact. Proposed construction activities for the development of the Project may involve the use and transport of hazardous materials, which include but not limited to fuels, gasoline, hydraulic fluid, lubricants, and other liquids associated with the operation of heavy equipment utilized for construction. Additionally, materials that are consistent with building construction would also be present onsite and these materials may include paints, solvents, concrete, adhesives, roofing materials, and others. Additionally, transportation, storage, use and disposal of hazardous materials during construction activities would be required to comply with all applicable Federal, State, and local statues and regulations. This includes the preparation of a SWPPP that would outline specific BMPs that would be administered during the construction of the Project in order to prevent the discharge of construction-related pollutants that could contaminate nearby water sources. The Resource Conservation and Recovery Act (RCRA; 42 USC 6901 et seq.) would require businesses with substantial quantities of hazardous materials to adhere to strict requirements in regard to handlings, transportation, and storing of supplies. Furthermore, the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq. protects against the risk to life, property, and the environment that are associated with the transportation of hazardous materials in intrastate, interstate, and foreign commerce. Upon completion of the proposed construction, all hazardous materials would be removed from the Project site. Therefore, with all

applicable regulations in place, impacts associated with accidental release of hazardous substances during construction activities would be less than significant.

Long-term operations of the Project would involve limited use of substances typically associated with individual households. Typical materials would include paints, cleaning solvents, fertilizers, and motor oil. The Project would be required to comply with Federal, State, and local regulations to ensure proper use, storage, emission, and disposal of hazardous substances. With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Impacts would be less than significant.

b. **Less than Significant Impact**. Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above under Section 3.9.3(a), the transport, use, and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential use. Based on the operational characteristics of residential uses, there is limited use of hazardous substances; however, as discussed above under Section 3.9.3(a), the Project Applicant would be required to comply with all applicable local, State, and Federal regulations related to the transport, handling, and usage of hazardous material. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project.

c. **Less than Significant Impact.** The nearest school to the Project site is Harry S Truman Elementary School located at 78870 Avenue 50. The school is within 0.25-mile to the east of the proposed Project site. Due to the nature of the proposed use of the Project as a residential development, there would be limited use of hazardous substances. In addition, as previously mentioned under Section 3.9.3 (a), the Project would be required to comply with Federal, State, and local regulations to ensure proper storage, use, emission, and disposal of hazardous substances. Therefore, the proposed Project would have a less than significant impact on schools within a quarter mile of the site.

d. **No Impact.** According to the Department of Toxic Control Substances (DTCS), there are no Federal Superfund sites within the vicinity of the Project site. All environmental cleanups and any permitted hazardous material facilities are listed in the Envirostor database, including Comprehensive Environmental Response, Compensation, and Lability Act (CERLA) sites as well. Additionally, according to the California State Water Resources Control Board's GeoTracker, the Project site is not located within any cleanup sites. The nearest cleanup site is the La Quinta Country Club, located at 77750 Avenue 50, which is approximately 0.71-mile west from the Project site. The La Quinta Country Club contained a potential contaminant of concern: gasoline. However, the case has been closed as of February 4, 1992. Therefore, the Project is not located on or within the vicinity of a site that is listed as a hazardous materials site pursuant to Government Code Section 65962.5. Thus, the Project would not create a significant hazard to the public or the environment. No impact would occur.

e. **No Impact.** The closest airport to the Project site is the Bermuda Dunes Airport, which is approximately 4.1 miles northeast of the Project site. The Project site is not located within the Airport Influence Area and not

within the Airport Land Use Compatibility Zones. Therefore, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur.

f. **No Impact.** The Project site does not contain any emergency facilities under existing conditions, nor does it serve as an emergency evacuation route, so there is no potential for the Project to adversely affect an existing emergency response or evacuation plan. During construction and at Project buildout, the proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. As part of the City's discretionary review process, the City of La Quinta would review the Project to ensure that appropriate emergency ingress and egress would be available to-and-from the proposed dwelling units for public safety. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.

g. **No Impact.** According to Map My County, the Project site is not located within a State Responsibility Area (SRA) or a Local Responsibility Area (LRA). The Project site and its surrounding areas are not located within a very high fire hazard area. Therefore, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. No impact would occur.

3.9.4 Mitigation

No mitigation is required.

3.9.5 Level of Significance after Mitigation

Not applicable.

3.10 Hydrology and Water Quality

3.10.1 Sources

- Egan Civil, *Preliminary Hydrology Study for Troutdale Village*, January 22, 2023. (Appendix F)
- Egan Civil, *Troutdale Village Preliminary Water Quality Management Plan*, January 2023. (Appendix G)
- *FEMA Flood Map Service Center, 2022.*
- *Coachella Valley Water District, 2020 Urban Water Management Plan, 2020.*

3.10.2 Environmental Setting

The Project site is undeveloped and 100% pervious under existing conditions. The Project site is bound to the south and west with fully improved public streets and storm drain facilities. The existing site is not subject to off-site storm flows and there is no existing on-site retention of storm flow.

The proposed impervious area is 65% of the Project site. The new improvements would include paved access around the interior of the site, 11 residential buildings with 284 units, paved parking, storm drain, and water and sewer improvements. Two retention basins would be constructed at the west end of the site to collect and store storm runoff generated during the 100-year design storm per City of La Quinta Drainage Ordinance requirements.

3.10.3 Impacts

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

a. Less than Significant Impact. Construction of the Project would be subject to National Pollutant Discharge Elimination System (NPDES) stormwater regulations for construction which are required when there is a soil disturbance of more than one acre. The Applicant will be required to comply with all rules, regulations, and procedures of the NPDES permit for municipal, construction, and industrial activities as outlined by the California State Water Resources Control Board or any of its Regional Water Quality Control Boards (Colorado River Basin – Region 7). A Project-specific Water Quality Management Plan (WQMP) must also be prepared to determine and describe the Best Management Practices (BMPs) that will be implemented on the Project site. The Project would be required to meet all applicable water quality standards or waste discharge requirements, thus avoiding any violation of such standards or requirements.

Any future development and construction of the Project would require compliance with South Coast Air Quality Management (SCAQMD) Rule 403 and 403.1. SCAQM Rule 403 requires the implementation of best available dust control measures (BACM) during active operations that are capable of generating fugitive dust, such as the construction of the proposed Project. SCAQMD Rule 403.1 is a supplemental rule to 403, which applies only to fugitive dust sources that occur in the Coachella Valley. This rule will assist in reducing fugitive dust and resulting PM10 emissions from man-made sources in the Coachella

Valley. Although, these rules are intended to protect air quality, they would also assist in supporting water quality protection by preventing sediment track out and erosion.

Additionally, a Project specific WQMP (*Appendix G*) was prepared to determine and describe the Best Management Practices (BMPs) that will be implemented on the Project site to address pollutants of concern that may potentially be generated from the use of the Project site. Per the WQMP, the BMP's have been selected and implemented to comply with WQMP Section 3.5 and consists of site design BMP concepts, source control, LID/site design and, if/where necessary, treatment control BMP's. Furthermore, the WQMP prepared for the proposed Project would be required to collect and store 100% of the runoff generated during the 100-year storm event on-site per City of La Quinta Drainage Ordinance. The on-site retention basins will be designed in a manner that allows the stored volume generated from the 100-year design storm event to completely evacuate via percolation into the soil within a 72-hour period. Therefore, the proposed Project would not violate any water quality standards, waste discharge requirements, or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

b. No potable groundwater wells are proposed by the Project and the Project would be served with potable water by the Coachella Valley Water District (CVWD). The primary source of water in the Coachella Valley is groundwater extracted by deep wells and replenished with Colorado River water. The CVWD would provide domestic water service to the Project and is a participant in the Coachella Valley Regional Water Management Group that prepared an Integrated Regional Water Management Plan (WMP) in 2018. The *2018 Integrated Regional WMP* determined that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, it is projected that there will be sufficient supplies available to meet the CVWD demand. Based on the *2018 Integrated Regional WMP* projected supply and demand numbers, the CVWD would have a sufficient water supply to serve the Project's water demands.

At Project buildout, water would be required to serve the needs of the proposed development of 284 dwelling units. The Project would connect to an existing water line on Avenue 50. No additional water infrastructure or new wells are proposed. The Project would be required to comply with the CVWD's and the City's water-efficiency requirements, such as including the use of drought-tolerant planting materials and limited landscaping irrigation. The Project would also be required to comply with the CVWD's drought restrictions and water reduction measures as applicable. Therefore, compliance and implementation of CVWD and City requirements would ensure that the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant.

c. i-iv. Less than Significant Impact. Prior to development of the Project site, the City will review and approve the proposed civil plans to ensure the proposed development is in compliance with the City's Municipal Code, which requires the Project to retain the runoff volume from a 100-year, 24-hour storm event for the entire Project site.

In addition, the Project's WQMP (*Appendix G*), includes BMPs, both of which are requirements for the City's NPDES implementation. The implementation of BMPs would allow for the reduction in pollutants of concern and help reduce the impacts both short and long term of water quality during the construction and operation of the Project. The implementation of BMPs is consistent with the Project-specific WQMP and complies with City requirements would ensure the design of the Project would not

result in erosion or siltation on- or off-site. The Project would result in a less than significant impact to downstream water bodies.

d. **Less than Significant Impact**. The majority of the Project site is not located within a flood zone; however, the eastern side of the Project site is located within the U.S Federal Emergency Management Agency (FEMA) Flood Zone AE due to the Project site being adjacent to the Coachella Water District's Whitewater River Storm Water Channel. CVWD provided a letter dated April 5, 2022, which stated approval on the 75-foot setback. Therefore, no channel improvements would be required for the Project. Furthermore, the Project site is not located within the vicinity of any other water bodies. Due to the Project site location being far away from the ocean, lakes, or dams, there is no possibility of dam failure, tsunami or seiche. Therefore, impacts would be less than significant.

e. **Less than Significant Impact**. As described in Section 2.10.3 (b), projected Project water demand does not exceed the projected water supply per the *2018 Integrated Regional WMP.* There would be sufficient water supplies to serve the Project. The Project will adhere to all applicable water quality standards and will implement a Project specific WQMP (*Appendix G*) approved by the City and the Regional Water Quality Control Board for both construction and operational activities. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

3.10.4 Mitigation

No mitigation is required.

3.10.5 Level of Significance after Mitigation

Not applicable.

3.11 Land Use and Planning

3.11.1 Sources

- *City of La Quinta, City of La Quinta 2035 General Plan, Adopted February 19, 2013.*
- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* *https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000*

3.11.2 Environmental Setting

The Project site is designated as "Medium/High Density Residential" per the City's General Plan 2035 Land Use Map and is zoned as "Medium High Density Residential (RMH)" and within the Affordable Housing Overlay per the City's Official Zoning Map. The Applicant proposes a Change of Zone to change the site's zoning designation to "High Density Residential (RH)."

Under existing conditions, the Project site is bordered by a residential community located immediately north; to the west, the Project site is bordered by Washington Street and beyond is a residential community; to the east, the Project site is bordered by a dry channel and beyond is vacant, undeveloped land; and to the south, the Project site is bordered by Avenue 50 and beyond is vacant, undeveloped land.

3.11.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. **No Impact** Development of the Project would not physically disrupt or divide the arrangement of an established community. Under existing conditions, the Project site is bordered by a residential community located immediately north; to the west, the Project site is bordered by Washington Street and beyond is a residential community; to the east, the Project site is bordered by a dry channel and beyond is vacant, undeveloped land; and to the south, the Project site is bordered by Avenue 50 and beyond is vacant, undeveloped land. No impact would occur.

b. **Less Than Significant Impact** The development of the Project would consist of 284 residential homes. Under existing conditions, the Project site is designated as "Medium/High Density Residential" per the City's General Plan 2035 Land Use Map and zoned "Medium High Density Residential (RMH)" and within the Affordable Housing Overlay per the City's Official Zoning Map. Because the Project would be consistent with the underlying General Plan land use designation, the Project would not conflict with the City's General Plan.

As previously mentioned, the Applicant has applied for a Change of Zone, which requests to amend the Zoning Ordinance to change the underlying zone of the Project site from RMH to RH. Approval of the Change of Zone would inherently create consistency with the City's zoning designation. Prior to the development of the Project site, the City would review and approve the proposed architectural plans to ensure the proposed development meets the City's development standards for the Medium/High Density Residential land use and High Density Residential zone. Therefore, the Project would be developed in accordance with the proposed density requirement, zoning designation, and would comply with all applicable policies contained in the General Plan and all applicable development regulations and standards contained in the Zoning Ordinance.

The Project also would not conflict with any applicable goals, objectives, and policies of the SCAQMD's AQMP, SCAG's Connect SoCal, and SCAG's Regional Comprehensive Plan. Impacts would be less than significant.

3.11.4 Mitigation

No mitigation required.

3.11.5 Level of Significance after Mitigation

Not applicable.

3.12 Mineral Resources

3.12.1 Sources

- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000

3.12.2 Environmental Setting

The majority of the City of La Quinta is located in mineral resource zone 1 (MRZ-1), which indicates that little likelihood exists for the presence of significant mineral resources. The western portion of the City is located in MRZ-3, which are areas containing known or inferred mineral occurrences of undetermined mineral resources significances. According to Exhibit III-11, Mineral Resource Zone Map, of the City's General Plan EIR, the Project site is located within MRZ-1.

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a-b. **Less Than Significant Impact.** According to the City's General Plan EIR, the Project site is located in an MRZ-1 zone, which indicates it is located in an area where there is little likelihood for presence of significant mineral resources. The Project site is currently designated Medium/High Density under the City's General Plan and zoned Medium High Density Residential. Neither the existing land use or zoning designation allow for mineral production. In addition, the General Plan consists of several policies that would protect mineral resources and prevent land use incompatibility impacts from mining. Furthermore, if a potential mineral extraction operation were to be located within the Project site, it would be incompatible both with the land use designation and surrounding land uses. Therefore, development of the Project would result in a less than significant impact relating to mineral resources.

3.12.4 Mitigation

No mitigation required.

3.12.5 Level of Significance after Mitigation

Not applicable.

3.13 Noise

3.13.1 Sources

- MD Acoustics, *Troutdale Village Apartment Project Noise Impact Study*, January 12, 2022. (Appendix D)

3.13.2 Environmental Setting

Noise

Noise has been defined as an unwanted sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Vibration

According to the Federal Transit Administration (FTA) *Transit Noise Impact and Vibration Assessment Manual*, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural or human made causes. In addition, vibration sources may be continuous, such as factory machinery, or transient, such as explosions.

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings. Human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration.

3.13.3 Impacts

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

a. Less than Significant Impact. Project construction noise would occur due to the use of equipment that includes a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in stages such as site preparation, grading, building construction, and architectural coating.

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites. Since the reference noise levels were collected at varying distances, all construction noise level measurements presented in Table 6 of *Appendix D*, have been adjusted to describe a uniform reference distance of 50 feet.

Construction Noise Analysis

Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times (7 AM to 7 PM) as described in LQMC Section 6.08.050(A). Construction is anticipated to occur during permissible hours. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. Furthermore, noise reduction measures are provided to further reduce construction noise. The impact is considered less than significant. Construction noise level projections are provided below.

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, two (2) excavators, two (2) backhoes, and a scraper operating at 290 feet from the nearest sensitive receptor (north residences).

Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 290 feet have the potential to reach 70 dBA Leq and 74 dBA Lmax at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 63 to 66 dBA.

Off-Site Traffic Noise Analysis

Traffic generated by the operation of the Project will influence traffic noise levels in surrounding off-site areas. As previously mentioned, the Project is anticipated to generate approximately 2,079 average daily trips. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. In addition, the noise contours for 60, 65 and 70 dBA CNEL were calculated. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed project on the nearby roadways were calculated for the following scenarios: Existing without Project and Existing with Project. Table 8 compares the two scenarios and shows the change in traffic noise levels as a result of the proposed Project. It takes a change of 3 dB or more to hear a perceptible difference.

Table 8 Off-Site Traffic Noise Levels

Roadway	Segment	CNEL at 60 Feet dBA[1,2]			
		Existing Without Project	Existing With Project	Change in Noise Level	Potential Significant Impact
Washington St	Eisenhower Dr to Avenue 50	69.7	69.9	0.2	No
Avenue 50	Washington St to Jefferson St	67.6	67.7	0.1	No

Notes:
[1] Exterior noise levels calculated at 5 feet above ground level.
[2] Noise levels calculated from centerline of subject roadway.

As shown on Table 8, the maximum change in noise level generated from the Project is 0.2 dBA. Therefore, noise impacts to off-site receptors due to Project-generated trips would be less than significant.

On-Site Traffic Noise Analysis

Traffic noise from the local roadway network was evaluated and compared to the City's noise compatibility matrix. Per the City's Land Use Compatibility (LQMC Section 9.100.210), multi-family residential is conditionally acceptable up to 65 dBA CNEL. As shown in Table 5 of *Appendix D,* traffic 70 dBA CNEL noise projections from Washington Street will reach up to 173 feet from the centerline of the roadway. Residential structures are located approximately 180 feet away from Washington Street centerline and fall within the 70 to 65 dBA CNEL contour of the roadway and are located within the conditionally acceptable region for multiple-family residential. In order to ensure interior levels of 45 dBA CNEL, all residential windows would be designed with sound transmission class (STC) ratings of 28 to achieve a 25 dB reduction, as described in Mitigation Measure NOI-1, below. With implementation of Mitigation Measure NOI-1, on-site traffic noise would be reduced to a less than significant impact.

b. Less than Significant Impact The Project does not propose or require uses or activities that would be considered substantive sources of on-going vibration. For the purposes of this analysis, and to substantiate whether the Project would result in "exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels," applicable criteria developed by the California Department of Transportation (Caltrans) were employed. The Caltrans Transportation and Construction Vibration Guidance Manual indicates that received vibration levels of 0.10 Peak Particle Velocity (PPV) (equal to 0.071 Root Mean Square Amplitude [RMS]) could be strongly perceptible (Caltrans

Transportation and Construction Vibration Guidance Manual (Caltrans) September 2013, p. 38). For the purposes of this analysis, received vibration levels exceeding 0.10 PPV (0.071 RMS) would be considered potentially significant.

Ground borne vibration levels resulting from construction activities occurring within the Project site were estimated by using data published by the Federal Transit Administration (FTA). Typical Project construction equipment would generate vibration levels of 0.003 PPV (small bulldozer) to 0.089 PPV (larger bulldozer) as measured at 25 feet. As with received noise levels, received vibration levels attenuate with distance. In general, manmade ground-borne vibrations attenuate rapidly with distance from the source.

At a distance of 290 feet, a large bulldozer would yield a worst-case 0.006 peak particle velocity (PPV) (in/sec) which is below the threshold of perception and any risk of damage. Therefore, the Project would not result in or cause exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise. Impacts would be less than significant.

c. **No Impact** The nearest airport to the Project site is the Bermuda Dunes Airport, located approximately 4.1 miles northeast of the Project site. The Project site is not located within the airport influence area boundary. Furthermore, the noise compatibility contours provided in the Riverside County Airport Land Use Compatibility Plan (RCALUCP) show that the Project site is outside of the 65 dBA CNEL noise contour for the Bermuda Dunes Airport. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airports. No impact would occur.

3.13.4 Mitigation

NOI-1 Prior to building permit issuance, the Project Applicant shall ensure all residential windows be designed with sound transmission class (STC) 28 to achieve a 25 dB reduction.

3.13.5 Level of Significance after Mitigation

With implementation of Mitigation Measure NOI-1, all Project-related noise impacts would be reduced to less-than-significant levels.

3.14 Population and Housing

3.14.1 Sources

- *United States Census Bureau, Quickfacts. July 1, 2021.* https://www.census.gov/quickfacts/fact/table/laquintacitycalifornia/PST045219

3.14.2 Environmental Setting

According to the United States Census Bureau, the City of La Quinta had a population of 37,558 in 2020, and the population increased by 0.2% from 2010. The number of households from 2016-2020 was 16,292 with an average household size at 2.55 persons per household.

3.14.3 Impacts

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

a. Less than Significant Impact. The Project Applicant proposes the future development of 284 residences on 14.03 acres of undeveloped land. According to the United States Census Bureau, the person per household from 2016-2020 in the City of La Quinta is 2.55, which calculates to an estimate of 724 residents. This only leads to a negligible increase in population and is consistent with current population growth projections. Furthermore, the Project site is surrounded to the north and west by residential homes and would be accessible via existing roads and infrastructure. No roads or infrastructure would need to be extended to serve the Project. Because the anticipated increase in population based on the proposed residences would be negligible, within current population growth projections, and induced population growth is also expected to be negligible. Therefore, impacts would be less than significant.

b. No Impact. The proposed development of 284 residences would take place on a vacant parcel. No structures or housing will be eliminated as a result of the Project and no persons would be displaced. Therefore, there would be no impacts relating to the displacement of people or housing.

3.14.4 Mitigation

No mitigation is required.

3.14.5 Level of Significance after Mitigation

Not applicable.

3.15 Public Services

3.15.1 Sources

- *City of La Quinta, City of La Quinta 2035 General Plan, Adopted February 19, 2013.*
- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* *https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000*

3.15.2 Environmental Setting

Fire Protection Services

Fire protection is provided through a contract with the Riverside County Fire Department. There are three City-owned fire stations, each staffed with full-time paid and volunteer firefighters: Fire Station No. 32 at 78-111 Avenue 52; Fire Station No. 70 at 54001 Madison Street; and Fire Station No. 93 at 44-555 Adams Street.

Emergency response in the City is also available through Riverside County Fire Department stations in other cities. These include Station No. 55, located in Indian Wells; Station No. 88, in Indio; and Station No. 39, located at the Desert Resorts Airport, east of the City's eastern Sphere of Influence. County Fire dispatches all calls through its centralized Emergency Command Center, where responding stations are determined based on location and need.

Average Fire Department response times are between 5 and 7 minutes. La Quinta has an Insurance Service Office (ISO) of 4, based on a scale of 1 through 10, with 1 being the highest rating. Ratings are reviewed periodically. A variety of criteria are used to determine the ISO rating, such as staffing levels, response times, safety history and building code standards.

Police Protection Services

Police protection services are provided through contract with the Riverside County Sheriff's Department. Riverside County Sheriff's Station is located at 86-625 Airport Boulevard, Thermal, CA 92274. The Civic Center Community Policing Office is located at 78-495 Calle Tampico, La Quinta, CA 92253.

Schools

There are two school districts providing public education to students in kindergarten through 12th grade in La Quinta: Desert Sands Unified School District (DSUSD) and Coachella Valley Unified School District (CVUSD). Developers are required to pay school mitigation fees for residential and commercial development, which includes the proposed Project.

Parks

The City of La Quinta currently operates 11 City parks, the Civic Center Campus, and three nature preserve areas. The City of La Quinta also contains one public and 22 privately owned and operated golf courses, seven of which are open and available for public use. The City of La Quinta's designated recreational open space totals approximately 5,259 acres.

3.15.3 Impacts

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

a-i. Less than Significant Impact Fire protection services in La Quinta are provided through a contract with the Riverside County Fire Department (RCFD). The nearest fire station (No. 32) is located at 78-111 Avenue 52, approximately 1.0-mile southwest from the Project site. Based on the Project site's proximity to the existing fire station, the Project would be adequately served by fire protection services and no new or expanded unplanned facilities would be required. Additionally, the Project would feature fire safety and fire suppression activities, including type of building construction, fire sprinklers, a fire hydrant system, and paved access. The La Quinta Fire Department and/or RCFD will review and approve Project plans to ensure all applicable fire standards and regulations are met. In addition, the Development Impact Fees paid for the project will fund this project's "fair-share" of capital Improvements for Fire that are needed from this development. Therefore, impacts associated with fire protection services would be less than significant.

a-ii. Less than Significant Impact The La Quinta Police Department serves under contract by the Riverside County Sheriff's Department. The Community Policing Office is located at 78-495 Calle Tampico, which is located approximately 0.5-mile southwest from the Project site. Based on the Project site's proximity to the existing police station and the Sherriff's Thermal Sub-Station, the Project would be adequately served by police protection services and no new or expanded unplanned facilities would be required. The La Quinta Police Department, through the Riverside County Sheriff Department, will review and approve Project plans to ensure all applicable police standards and regulations are met. In addition, the Development Impact Fees paid for the project will fund this project's "fair-share" of capital Improvements for police that are needed from this development. Therefore, impacts associated with police protection services would be less than significant.

a-iii. Less than Significant Impact The nearest school is Harry S Truman Elementary, which is located approximately 0.2-mile east of the Project site at 78870 Avenue 50. The addition of the future 284 homes would not significantly increase the number of students within nearby schools. The Project is required to

pay the State mandated school impact fees which would assist in mitigating impacts to schools. Therefore, this fee would assure that impacts would be less-than-significant levels.

a-iv. Less than Significant Impact The City of La Quinta requires new developments to dedicate land for recreational purposes or pay in-lieu fees and payment of Development Impact Fees. The Project would result in a negligible population increase and a negligible demand for park facilities. Therefore, this fee will assure that the impacts to City parks would be less than significant.

a-v. Less than Significant Impact The Project would result in less than significant impacts to other public facilities. It is not expected that the Project would result in an increase in population that would require the provision of additional public facilities within the City of La Quinta. Access to the Project site is provided by existing roads and would connect to existing utility infrastructure. New public roads or public transportation facilities, or other public facilities, are not required. Regardless of the negligible impact to public services, the Development Impact Fees will be paid for the Project which will fund this project's "fair-share" of capital Improvements for other public facilities that are needed from this development. Therefore, impacts would be less than significant.

3.15.4 Mitigation

No mitigation is required.

3.15.5 Level of Significance after Mitigation

Not applicable.

3.16 Recreation

3.16.1 Sources

- *City of La Quinta, City of La Quinta 2035 General Plan, Adopted February 19, 2013.*
- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.* *https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000*

3.16.2 Environmental Setting

The City of La Quinta currently operates 11 City parks, the Civic Center Campus, and three nature preserve areas. La Quinta's three nature preserves are also available for public recreation, as they all contain trails for hiking and bicycling. There are also a number of public pocket parks located within existing subdivisions. La Quinta is home to one public and 22 privately owned and operated golf courses, seven of which are open and available for public use. La Quinta's designated recreational open space totals approximately 5,259 acres.

3.16.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a/b. Less than Significant Impact. The Project's development of 284 dwelling units would result in a negligible population increase and a negligible demand for park facilities. Since the Project will provide a pickleball court, pool and spa, barbeque areas, multiple open recreational spaces, and a dog park, there is a low potential for the Project to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur, as well as a low potential for construction or expansion of recreational facilities which may have an adverse physical effect on the environment. Furthermore, because the Project is consistent with the existing land use and zoning designation, the City's General Plan has already accommodated for the new residents from this Project. Therefore, the Project would have a less than significant impact on recreational facilities within the City.

3.16.4 Mitigation

No mitigation required.

3.16.5 Level of Significance after Mitigation

Not applicable.

3.17 Transportation

3.17.1 Sources

- *Integrated Engineering Group,* Troutdale Village Transportation Analysis*,* December 2021. (Appendix E)

3.17.2 Environmental Setting

The Project trip generation was calculated using the ITE Trip Generation Manual (10th Edition). It is estimated that the Project would generate 1,684 total daily trips, 109 AM peak hour trips and 134 PM peak hour trips. Project trip distribution and assignment were developed in coordination with the City of La Quinta staff based on the land use characteristics of the proposed Project and surrounding area, existing travel patterns within the study area, anticipated travel patterns to and from the Project site, and approved projects located in the

vicinity of the Project site. Per the City of La Quinta VMT Analysis Policy (June 2021), the Project qualifies for the small project screening criterion as an affordable housing project.

The SunLine Transit Agency (STA) is the main transit agency servicing the City of La Quinta. Currently, STA operates Route 7 within the vicinity of the project. Route 7 operates seven days a week and connects to Indian Wells and Palm Desert north of the site. Weekday and weekend service frequency is 90 minutes. Bus stops for Route 7 are currently located at the northeast corner of the intersection of Washington Street and Avenue 50 for northbound service and at the southwest corner for southbound service. Pedestrian accessibility and connectivity from the Project site to these bus stops is provided along the east and west sides of Washington Street with signalized crossings at the intersection where the bus stops are located.

Pedestrian crosswalks are generally provided at signalized intersections along Washington Street with sidewalks on the east side. Buffered Class II bike lanes are provided in both directions along Washington Street and along the south side along Avenue 50, east of the Project site.

3.17.3 Impacts

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

a. Less than Significant Impact.

Trip generation represents the amount of traffic which is both attracted to and produced by a development. The Project's Traffic Report (*Appendix E*) utilized the trip generation rates for multi-family housing for low-rise and mid-rise homes provided in the Institute of Engineers Trip Generation Manual 10th Edition. As shown in the modeling conducted by IEG, through use of the ITE trip generation rates, the Project is anticipated to generate approximately 1,684 total daily trips, 109 AM peak hour trips, and 134 PM peak hour trips.

IEG conducted analyses for two scenarios: Existing Conditions (2021), Project Completion Year (2023) (Existing Plus Ambient Plus Project) Conditions, Cumulative (Existing Plus Ambient Plus Cumulative Plus Project) Conditions. As shown in Table 9, *Existing Conditions (2021) Intersection Analysis*, all analyzed intersections are operating at an acceptable LOS under Existing Year (2021) Conditions. Therefore, no improvements are required

Table 9 Existing Conditions (2021) Intersection Analysis

Intersection	Intersection Control	Existing Conditions	
		Delay (a)	LOS (b)
AM/PM Peak			
1. Washington Street & Avenue 50	Signalized	20.7/16.4	C/B
2. Washington Street & Eisenhower Drive	Signalized	15.0/13.7	B/B
3. Washington Street & Avenue 48	Signalized	13.2/11.9	B/B

Notes:
(a) Delay refers to the average control delay for the entire intersection, measured in seconds/vehicle.
(b) LOS calculations are based on the methodology outlined in the Highway Capacity Manual 6th Edition and performed using Synchro 10

The second scenario, Project Completion (2023) was analyzed with a two percent annual growth factor for two years applied to the existing counts. As shown in Table 10, *Project Completion (2023) Intersection Analysis*, all analyzed intersections are operating at an acceptable LOS under Project Completion (2023) conditions. Therefore, no additional improvements are required.

Table 10 Project Completion (2023) Intersection Analysis

Intersection	Existing Conditions		Project Completion Conditions	
	Delay (a)	LOS (b)	Delay (a)	LOS (b)
AM Peak/PM Peak				
1. Washington Street & Avenue 50	20.7/16.4	C/B	22.2/17.4	C/B
2. Washington Street & Eisenhower Drive	15.0/13.7	B/B	16.3/14.7	B/B
3. Washington Street & Avenue 48	13.2/11.9	B/B	14.6/12.7	B/B

Notes:
(a) Delay refers to the average control delay for the entire intersection, measured in seconds/vehicle. At unsignalized intersections, delay refers to the worst movement.
(b) LOS calculations are based on the methodology outlined in the Highway Capacity Manual 6th Edition and performed using Synchro 10

The third scenario analyzed is Cumulative (Existing Plus Ambient Plus Cumulative Plus Project). The Cumulative Conditions traffic volumes were developed by adding cumulative project trips to the Project Completion Conditions traffic volumes. As shown in Table 11, *Cumulative Intersection Analysis*, all analyzed intersections are operating at an acceptable LOS under Cumulative Conditions. Therefore, no additional improvements are required.

Table 11 Cumulative Intersection Analysis

Intersection	Existing Conditions		Cumulative Conditions	
	Delay (a)	LOS (b)	Delay (a)	LOS (b)
1. Washington Street & Avenue 50	20.7/16.4	C/B	22.4/17.7	C/B
2. Washington Street & Eisenhower Drive	15.0/13.7	B/B	16.4/14.8	B/B
3. Washington Street & Avenue 48	13.2/11.9	B/B	14.8/12.8	B/B

Notes:
(a) Delay refers to the average control delay for the entire intersection, measured in seconds/vehicle. At unsignalized intersection, delay refers to the worst movement.
(b) LOS calculations are based on the methodology outlined in the Highway Capacity Manual 6th Edition and performed using Synchro 10

As previously mentioned in Section 3.17.2, STA operates Route 7 within the vicinity of the Project site. Bus stops for Route 7 are currently located at the northeast corner of the intersection of Washington Street and Avenue 50 for northbound service and at the southwest corner for southbound service Pedestrian accessibility and connectivity to and from the Project is provided along the east and west sides of Washington Street with signalized crossings at the intersection where the bus stops are located. Existing bike lanes are located along the Project site's frontage with Washington Street and along the south side of Avenue 50, east of the Project site. The Project would not interfere with the existing bus stops, sidewalks, and bike lanes.

In conclusion, the Project would not conflict with the City's General Plan. Therefore, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

b. Less than Significant Impact. CEQA Guidelines Section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743) for reduction of GHG emissions and development of multimodal transportation networks. SB 743 requires amendments to the CEQA Guidelines to provide for an alternative criteria to the LOS methodology for evaluating transportation impacts. Generally, "vehicle miles travelled" or VMT is considered as the most appropriate measurement of transportation impacts. VMT refers to the amount and distance of automobile travel attributable to a project.

Per the City of La Quinta VMT Analysis Policy and screening criteria for development projects, the proposed Project, consisting of 284 multifamily units of which 70 units are affordable housing units, can be presumed to not have a significant transportation related CEQA impact by qualifying for small and local serving projects screening criteria as affordable housing. Furthermore, as discussed in the GHG section above, the project is estimated to generate less than 3,000 MTCO2e, which also qualifies for screening criteria. Therefore, Project impacts related to VMT would be less than significant.

c/d Less than Significant Impact. The types of traffic generated from the Project (i.e., passenger cars) would be compatible with the type of traffic observed along roadways within the Project vicinity under existing conditions. In addition, prior to development of the Project site, the City will review and approve the proposed architectural plans to ensure all proposed improvements within the public right-of-way would be installed in conformance with City Design Standards and that no hazardous transportation design features would be introduced through implementation of the Project. In addition, the Riverside County

Fire Department, City Fire Services, and the City Police Department will review the proposed site plan to ensure that all safety design features and measures related to emergency access and geometric design are compliant with existing standards prior to final Project approval. Accordingly, the Project would not create or substantially increase safety hazards due to a design feature or incompatible use or result in inadequate emergency access. Impacts would be less than significant.

3.17.4 Mitigation

No mitigation is required.

3.17.5 Level of Significance after Mitigation

Not applicable.

3.18 Tribal Cultural Resources

3.18.1 Sources

- PaleoWest, *Cultural Resource Investigation in Support of the Troutdale Village Project*, April 25, 2022. (Appendix C)
- *AB 52 Tribal Consultation Letters*

3.18.2 Environmental Setting

The Project site is situated east of the Peninsular Ranges in the southern extent of the Coachella Valley at the western edge of the Colorado Desert. The Coachella Valley is bordered by the San Jacinto and Santa Rosa mountains (part of the Peninsular Ranges) to the southwest and by the low, rolling Indio and Mecca hills to the northeast. From the steep slopes of the San Jacinto Mountains, the desert floor descends suddenly at less than 3 kilometers (2 miles) eastward to sea level in the city of Indio, where the Project site is located.

PaleoWest contacted the Native American Heritage Commission (NAHC) on October 19, 2021, for a review of the sacred lands file (SLF). The NAHC responded on November 30, 2021, stating that the SLF was completed with negative results; however, the NAHC requested that 16 individuals representing 11 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. PaleoWest sent outreach letters to the 11 recommended tribal groups on December 21, 2021. These letters were followed up by phone calls on January 12, 2022. To date five Tribes have responded to the notification letters: Soboba Band of Luiseno Indians, Quechan Historic Preservation Department, Los Coyote Band of Cahuilla and Cupeno Indians, Santa Rosa Band of Cahuilla Indians, and Augustine Band of Cahuilla Indians.

3.18.3 Impacts

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

a.i. **Less than Significant with Mitigation Incorporated** As previously discussed in Section 3.5.3(a) and (b), the Project site contains two previously recorded prehistoric archeological sites, which have been combined by PaleoWest into one resource: 33-001180. The resource likely represents a Late Prehistoric Period habitation site, much of which has been destroyed by development in the surrounding area. PaleoWest concluded after a Phase II investigation that the portion of Site 33-001180 in the Project area does not contribute to the overall eligibility of the site for listing on the CRHR. However, due to the sensitivity in the area, Mitigation Measure CUL-1 would be implemented to ensure historical and archaeological resources would be less than significant.

a.ii. **Less than Significant with Mitigation Incorporated** As previously mentioned in Section 3.18.2, PaleoWest contacted the NAHC on October 19, 2021, for review of the SLF. The NAHC responded on November 30, 2021, stating that the SLF was completed with negative results; however, the NAHC requested that 16 individuals representing 11 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the Project. PaleoWest sent outreach letters to the 11 recommended tribal groups on December 21, 2021. These letters were followed up by phone calls on January 12, 2022. To date, six Tribes have responded: Soboba Band of Luiseno Indians, Quechan Historic Preservation Department, Los Coyote Band of Cahuilla and Cupeno Indians, Santa Rosa Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, and Morongo Band of Mission Indians.

The Soboba Band of Indians stated the Tribe would defer to the Torres-Martinez Desert Cahuilla Indians, the Cabazon Band of Mission Indians, and the Agua Caliente Band of Cahuilla Indians. The Quechan Historic Preservation Department sent an email indicating the Tribe does not wish to comment on the

Project and stated they defer to more local tribes. The Environmental Department of the Los Coyotes Band of Cahuilla and Cupeno Indians responded that they have no information to share and no comment on the Project. The Santa Rosa Band of Cahuilla Indians also stated that the Tribe would like to defer to the closest tribes in that area, Torres-Martinez and Augustine Band of Cahuilla Indians. They further noted that the Tribe does not have any comment regarding the Project. The Morongo Band of Mission Indians stated the Project was not located within the boundaries of the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. The Augustine Band of Cahuilla Indians stated that they are not aware of any cultural resources that would be impacted by the Project but would like to be informed if any additional resources, beyond the two resources already identified within the Project site, are identified during development of the Project. A representative of the Ramona Band of Cahuilla requested that the letters be resent for review. The letter was resent to the Tribe on January 12, 2022. On January 28, 2022, the Agua Caliente Band of Cahuilla Indians responded stating that the Project site is located within the Tribe's Traditional Use Area and therefore, requested to monitor during Project construction. On April 19, 2022, the Agua Caliente Band of Cahuilla Indians requested a formal government to government consultation under AB-52, a cultural resources inventory by a qualified archaeologist prior to any development activities, a copy of the records search with associated survey reports and site records from the information center, copies of any cultural documentation, a representative from the Agua Caliente Native American Cultural Resource, and an informational meeting with the developer, lead agency, and archaeologist. There was a joint SB18 and AB52 Revie conducted and on July 21, 2022, The Agua Caliente Band of Cahuilla Indians stated the Troutdale Village project had addressed all the Tribals Historic Preservation Office concerns and proper mitigation measures have been proposed to ensure the protections of tribal cultural resources, thus concluding AB52 consultation efforts. With implementation of Mitigation Measure TCR-1, as described below, impacts to tribal cultural resources would be less than significant.

3.18.4 Mitigation

TCR-1 Prior to any ground disturbing activities on the Project site, an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be present to monitor the site. Should buried cultural deposits be encountered, the Monitor may request destructive construction halt and the Monitor shall notify a qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

3.18.5 Level of Significance after Mitigation

With implementation of Mitigation Measure TCR-1, impacts regarding tribal cultural resources would remain less than significant.

3.19 Utilities and Service Systems

3.19.1 Sources

- *City of La Quinta, City of La Quinta 2035 General Plan, Adopted February 19, 2013.*
- *City of La Quinta, Draft Environmental Impact Report (SCH #2010111094) for the City of La Quinta General Plan, July 2012.*
  https://www.laquintaca.gov/home/showpublisheddocument/15858/635338594527270000

3.19.2 Environmental Setting

Domestic Water

Domestic water for the majority of the City is provided by the Coachella Valley Water District (CVWD). Groundwater is the principal source of municipal water supply in the Coachella Valley. The main groundwater source for the entire valley is the Coachella Valley Groundwater Basin, Indio Subbasin, and the Whitewater River Subbasin. The Whitewater River Subbasin underlies a major portion of the valley floor and encompasses approximately 400 square miles.

Wastewater

CVWD also provides wastewater and sewage collection and treatment services in the City and Sphere of Influence (SOI). CVWD sewer lines utilize a system of trunk lines ranging in diameter from 4 to 24 inches. There are 18-inch diameter force mains in Washington Street, Jefferson Street, Madison Street, and Avenues 50, 58, and 60. There are two CVWD wastewater treatment plants that serve La Quinta. Water Reclamation Plant 7 (WRP-7) is located at Madison Street and Avenue 38, northeast of the City in Indio. It provides wastewater treatment for development in the City north of Miles Avenue. The capacity of WRP-7 is 5 million gallons per day (MGD), and the plant processes approximately 2.8 to 3.0 MGD. It has the capacity to expand to 7.5 MGD. The Mid-Valley Water Reclamation Plant (WRP-4), located in Thermal, serves lands in the City and SOI that are located south of Miles Avenue. The Mid-Valley plant has a current capacity of just under 10 MGD, and processes approximately 5 MGD.

Solid Waste

Solid waste disposal services in the City of La Quinta are provided by the commercial vendor, Burrtec. Solid waste collected from the City of La Quinta residents and businesses is hauled to the Edom Hill Transfer Station in Cathedral City and is then transported to Lambs Canyon in the City of Beaumont.

3.19.3 Impacts

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

a-e. Less than Significant Impact.

Domestic Water

CVWD provides domestic water services to the Project site. CVWD based its water demand calculations for its UWMP on the City's Anticipated Land Use Plan which the Project will remain consistent with its designated land use. Additionally, the Project would be required to implement all water conservation measures imposed by CVWD under normal and drought conditions over the life of the Project. These include requirements of Executive Order B-29-15, which was issued in 2015 and is still in effect. This Executive Order mandates reductions in water use by 36% in the Coachella Valley. In response to the Executive Order, CVWD has adopted restrictions on water use that include limiting days on which landscaping can be irrigated, a prohibition on the use of fountains or water features, a prohibition on irrigation by any means other than drip or micro-spray systems, and a requirement that hotels offer their guests the option of not having towels and linens laundered daily. Should additional restrictions or regulations be implemented, the Project would be required to comply with them also. No new wells or additional water infrastructure or entitlements will be required. Based on the foregoing, CVWD would be able to fulfill the Project's demand during normal and dry years. Impacts would be less than significant.

Wastewater

Wastewater generated from the Project site would be treated at either CVWD's WRP 7 or WRP 4, which contains an excess of 2.0 MGD or 5 MGD, respectively. Implementation of the Project would generate wastewater at a rate of 230 gallons per day per dwelling unit. As the Project includes the development of 284 dwelling units, the Project would generate approximately 65,320 gallons per day of wastewater. Therefore, implementation of the Project would result in an approximately 3.3 percent or 1.3 percent of the total capacity of wastewater treated at WRP 7 or WRP 4, respectively. This increase is considered minimal as these plants currently treat approximately 5 MGD (WRP 7) or 10 MGD (WRP 4) and would not result in a significant impact.

Stormwater

The City requires on-site retention basins for all new developments to manage surface water flows and reduce runoff from sources such as stormwater and landscape irrigation. The Project complies with this requirement by including two on-site retention basins to ensure stormwater is retained on-site. Additional measures to address onsite stormwater management are described in Section 3.10, *Hydrology and Water Quality*. Project-related impacts to stormwater management systems are expected to be less than significant. Therefore, impacts would be less than significant.

Solid Waste

Solid waste disposal service for the City would be provided by Burrtec, which is required to meet all local, regional, state, and federal standards for solid waste disposal. Implementation of the Project would generate solid waste at a rate of 12.23 pounds per dwelling unit per year. As the Project includes the development of 284 dwelling units, the Project would generate approximately 1.7 tons of solid waste per year.

Solid waste generated at the Project site would be transported to the Edom Hill Transfer Station in northern Cathedral City and disposed of at Lamb Canyon Landfill in the City of Beaumont, which has a remaining capacity of 19.2 million cubic yards (2015). Due to the small scale of the Project, the Lamb Canyon Landfill has more than enough capacity to serve the proposed Project. Furthermore, Burrtec is required to meet all local, regional, state, and federal standards for solid waste disposal. Impacts would be less than significant.

3.19.4 Mitigation

No mitigation is required.

3.19.5 Level of Significance after Mitigation

Not applicable.

3.20 Wildfire

3.20.1 Sources

- *California Department of Forestry and Fire Protection (CAL FIRE), Map of CAL FIRE's Fire Severity Zones in Local Responsibility Areas – Western Riverside County, December 24, 2009. Accessed August 13, 2021* https://osfm.fire.ca.gov/media/6754/fhszl_map60.pdf

- *CAL FIRE, Fire Hazard Severity Zones in SRA, November 7, 2007. Accessed August 31, 2021* *https://osfm.fire.ca.gov/media/6752/fhszs_map60.pdf*

3.20.2 Environmental Setting

The Project site is located within an area of the City that is somewhat developed. According to CAL FIRE maps, the Project site is not located within a very high fire hazard severity zone or a fire hazard severity zone in a State Responsibility Area (SRA).

3.20.3 Impacts

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

The Project site is not located in or near SRA or lands within a very high fire hazard severity zone; therefore, the Project would not exacerbate wildfire hazard risks or expose people or the environment to adverse environmental effects related to wildfires. As such, no impact would occur.

3.20.4 Mitigation

No mitigation is required.

3.20.5 Level of Significance after Mitigation

Not applicable.

3.21 Mandatory Findings of Significance

3.21.1 Sources

All sources previously listed were used to support the conclusions made in this section.

3.21.2 Environmental Setting

The environmental setting for the project site is summarized within Sections 2.1 through 2.20 of the Initial Study for each environmental issue.

3.21.3 Impacts

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

a. Less than Significant with Mitigation Incorporated. All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be reduced to less than significant levels with mitigation incorporated.

b. Less than Significant with Mitigation Incorporated. The environmental evaluation of this Initial Study concluded that, with adherence to all mitigation measures, the Project's cumulatively considerable impacts would be mitigated to less than significant levels.

c. Less than Significant with Mitigation Incorporated. The Project could result in environmental impacts to humans directly or indirectly. All Project environmental impacts would be less than significant or less than

significant with mitigation incorporated. The Project would, therefore, not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

3.21.4 Mitigation

BIO-1 If unavoidable, Project construction activities must begin during the nesting bird season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting pre-construction bird survey shall be conducted by a biologist familiar with identification of avian species known to occur in Riverside County. The nesting bird survey shall be conducted on foot inside the project boundary, including a 300-foot buffer for passerines (songbirds) and a 500-foot buffer for raptors in areas of suitable habitat. Inaccessible areas will be surveyed using binoculars to the extent practical. If nests are found, an avoidance buffer (dependent upon species, the proposed work activity, the existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. If a raptor nest is observed in a tree proposed for removal, the applicant must consult with CDFW. All construction personnel shall be notified of the existence of the buffer zone and avoid entering the buffer zone during nesting season. No ground disturbing activities shall occur within this buffer area until the avian biologist has confirmed the breeding/nesting is completed and the young have fledged. Encroachment into the buffer shall occur only at the discretion of the qualified biologist.

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

CUL-1 A qualified archaeologist monitor shall be present during any ground disturbing activities during the project construction phase. In the case that archaeological materials are encountered during ground disturbing activities, work in the area shall cease and any deposits shall be treated according to Federal, State, and local guidelines. No further grading is permitted in the area of the discovery until the City approves the appropriate measure to protect the discovered resources.

CUL-2 In the event that human remains are uncovered during ground disturbing activities on the project site, no further disturbance shall occur, and all work shall cease until the County Coroner has made a determination of the origin and disposition of the remains. Ground disturbing activities and excavations shall not resume until the following has been addressed:

1. The County Coroner has been contacted and determined that no investigation to the cause of death is required, and
2. If the County Coroner determines that the remains are of Native American decent, the Coroner must notify Native American Heritage Commission (NAHC), which will then determine the Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend 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.

GEO-1 Prior to the start of the proposed Project activities, all field personnel will receive a worker's environmental awareness training on paleontological resources. The training will provide a description of the laws and ordinances protecting fossil resources, the types of fossil resources that may be

encountered in the Project area, the role of the paleontological monitor, outlines steps to follow in the event that a fossil discovery is made and provides contact information for the Project Paleontologist. The training will be developed by the Project Paleontologist and can be delivered concurrent with other training including cultural, biological, safety, etc.

GEO-2 Prior to the commencement of ground-disturbing activities, a professional paleontologist will be retained to prepare and implement a PRMMP for the proposed Project. The PRMMP will describe the monitoring required during excavations that extend into older Quaternary (Pleistocene) age sediments and the location of areas deemed to have a high paleontological resource potential. Part-time monitoring, or spot checking, may be required during shallow ground-disturbances (< 10 feet below ground surface) to confirm that sensitive geologic units are not being impacted. Monitoring will entail the visual inspection of excavated or graded areas and trench sidewalls.

GEO-3 In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and, if appropriate, collected. If the resource is determined to be of scientific significance, the Project Paleontologist shall complete the following:

1. Salvage of Fossils. If fossils are discovered, all work in the immediate vicinity should be halted to allow the paleontological monitor, and/or Project Paleontologist to evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the Project Paleontologist (or paleontological monitor) should recover them following standard field procedures for collecting paleontological as outlined in the PRMMP prepared for the project. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the paleontologist should have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

2. Fossil Preparation and Curation. The PRMMP will identify the museum that has agreed to accept fossils that may be discovered during project-related excavations. Upon completion of fieldwork, all significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. Preparation may include the removal of excess matrix from fossil materials and stabilizing or repairing specimens. During preparation and inventory, the fossils specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited museum. The fossil specimens must be delivered to the accredited museum or repository no later than 90 days after all fieldwork is completed. The cost of curation will be assessed by the repository and will be the responsibility of the client.

GEO-4 Upon completion of ground disturbing activity (and curation of fossils if necessary) the Project Paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report should include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.

TCR-1 Prior to any ground disturbing activities on the Project site, an approved Agua Caliente Native American Cultural Resource Monitor(s) shall be present to monitor the site. Should buried cultural deposits be encountered, the Monitor may request destructive construction halt and the Monitor shall

notify a qualified Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

3.21.5 Level of Significance after Mitigation

With incorporation of the above-mentioned mitigation measures, all Project-related impacts in regard to Mandatory Findings of Significance would be reduced to less than significant.

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