

TEPA/NEPA Environmental Assessment

for the

Proposed VUE Palm Springs Tentative Tract Map 38004 Palm Springs, CA

February 2021

Prepared for:

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1.0 PURPOSE AND NEED

Introduction

This Environmental Assessment (EA) has been prepared to comply with the Agua Caliente Band of Cahuilla Indians (the “Tribe”) Tribal Environmental Policy Act (TEPA) Ordinance No. 28, and with the National Environmental Policy Act (NEPA) of 1969, as amended (42 USC 4321 et seq.), and the Bureau of Indian Affairs (BIA) NEPA Guidebook 59 IAM3.

The EA will analyze the potential effects of the proposal by GHA VUE PS, LLC to develop the proposed residential project known as VUE Palm Springs (the “Project”). The Project is proposed on 7.59+/- net acres of vacant land located on Agua Caliente Band of Cahuilla Indians Tribal Trust land. The Project site is located in the City of Palm Springs, on the southeast corner of East Tahquitz Canyon Way and South Hermosa Drive. See Exhibits 1-4 at the end of this chapter.

The Tribe will serve as the lead agency for the Project and will use the EA to determine if the proposed development on Tribal property would significantly impact the quality of the natural environment. The Bureau of Indian Affairs is the lead agency for the land lease between the Tribe and GHA VUE PS, LLC.

Purpose and Need

The BIA is responsible for the review of land leases between the Tribe, its allottees and lessees. As part of this review, the BIA is required to consider the Project’s impacts on the environment consistent with NEPA and the BIA NEPA Guidebook. The Tribe is considering this Project in the context of its economic development and diversification. The development of the Project will generate income for the Tribe, and broaden its economic base by adding a long term revenue stream to Tribal enterprises that supports Tribal self-sufficiency and self-governance.

Proposed Project (Preferred Alternative)

GHA VUE PS, LLC proposes the construction of 46 single family detached residences on approximately 7.59 acres of vacant land. The Project will consist of three one- or two-story home plans with reverse plans throughout the site (see Table 1 below). The residential lot sizes range from 4,998 to 6,146 square feet, with the smaller lots (under 5,100 square feet) located in the middle and southwest corner of the site. Each home will have attached two car garages with two-car driveways and enclosed private yards. All plans will be constructed in a modern architectural style with unique architectural features. Front yard landscaping will feature drought tolerant desert-scape. Rear/side yards will be screened with trees, hedge and/or decorative panels to maintain privacy and avoid impacts to surrounding views. Development Permit, Design Review and Tract Map applications for the Project will be processed through the Tribe.

**Table 1
Proposed Floor Plans**

	Living Area (Square Feet)	Number of Units	Number of Bedrooms	Number of Bathrooms	Casita	Features
Plan 1	1,886	13	3 (Bedroom 3 can be office)	2.5	N/A	One story, covered patio
Plan 2 or 2X	2,072 or 2,649	19	3 or 4 (Bedroom 4 can be office)	2.5 or 3.5	N/A	Plan 2: One story, covered patio Plan 2X: Adds second story guest suite.
Plan 3	2,319	14	2+ 1	3.5	1 (with bathroom)	Two-story, second floor office, guest suite, and optional deck

The Project also includes private roadways with two entrances/exits accessible via South Hermosa Drive – a central main driveway, and a secondary emergency access point near the northern boundary. In addition, the northerly east-west roadway could connect to future development to the east of the site, on property that is currently vacant. The Project proposes a linear park with social seating area and formal garden and landscaping improvements along the existing sidewalk of surrounding streets.

The Project will result in added housing units on Tribal land in the City of Palm Springs, expanding the housing inventory for both Tribal members and the residents of the City. The Project will also broaden the Tribe’s economic development portfolio, and provide added long-term revenues in the form of land lease revenues.

Timeframe

The Project proponent anticipates the beginning of home construction to be in mid-May of 2021. Build out of the Project will depend on market conditions, but is expected within about two years of the start of construction.

General Setting

The Project site is 7.59+/- acres of vacant property located on Tribal Trust land in the City of Palm Springs. The Project site is located in the center of the City of Palm Springs, in an urbanized area within the City’s downtown. The site is within the Agua Caliente Band of Cahuilla Indians’ Reservation, which includes 31,500 acres in the western Coachella Valley. This property is Tribal land, but the Reservation also includes Allotted and Fee land in a checkerboard pattern in Palm Springs, Cathedral City and Rancho Mirage, and portions of unincorporated Riverside County. The Project site is zoned as Tribal Enterprise by the Agua Caliente Indian Reservation Tribal Land Use Ordinance, with permitted uses subject to Tribal Council determination.

Access to the Project site is provided by South Hermosa Drive on the western border of the property. An emergency vehicular access is provided north of the main access on South Hermosa Drive and gated with turf block. The site is located between East Tahquitz Canyon Way and the east prolongation of East Arenas Road. Adjacent land uses include a mix of uses and vacant land, with surrounding development as follows: Courtyard by Marriot and Extended Stay hotels on the north, vacant land to the east, condominium units to the southeast, commercial development on the west, and the temporary location of College of the Desert’s Palm Springs campus to the south. The Project site is currently vacant with sparse desert vegetation.

CALIFORNIA

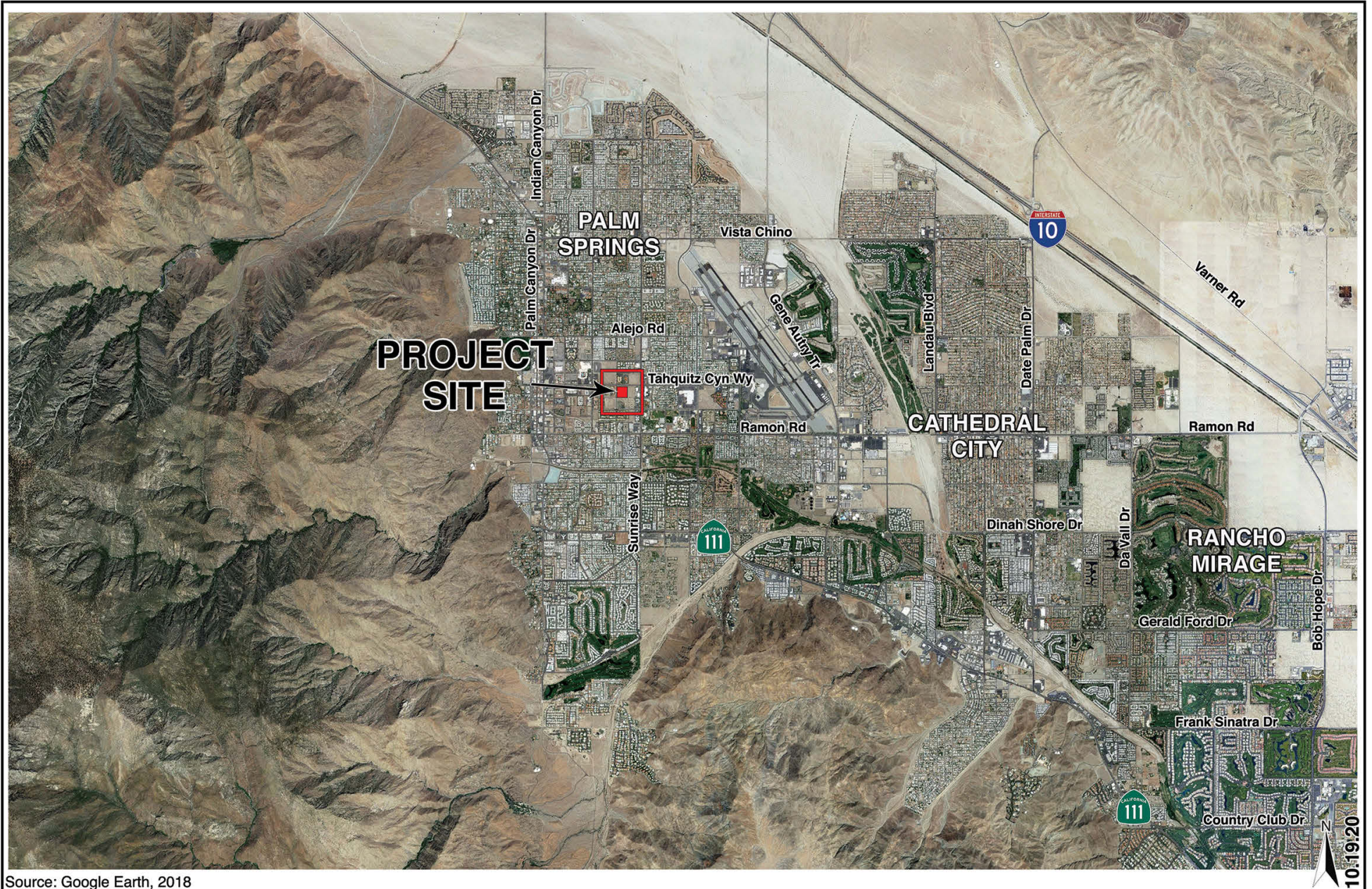
PACIFIC OCEAN

MEXICO



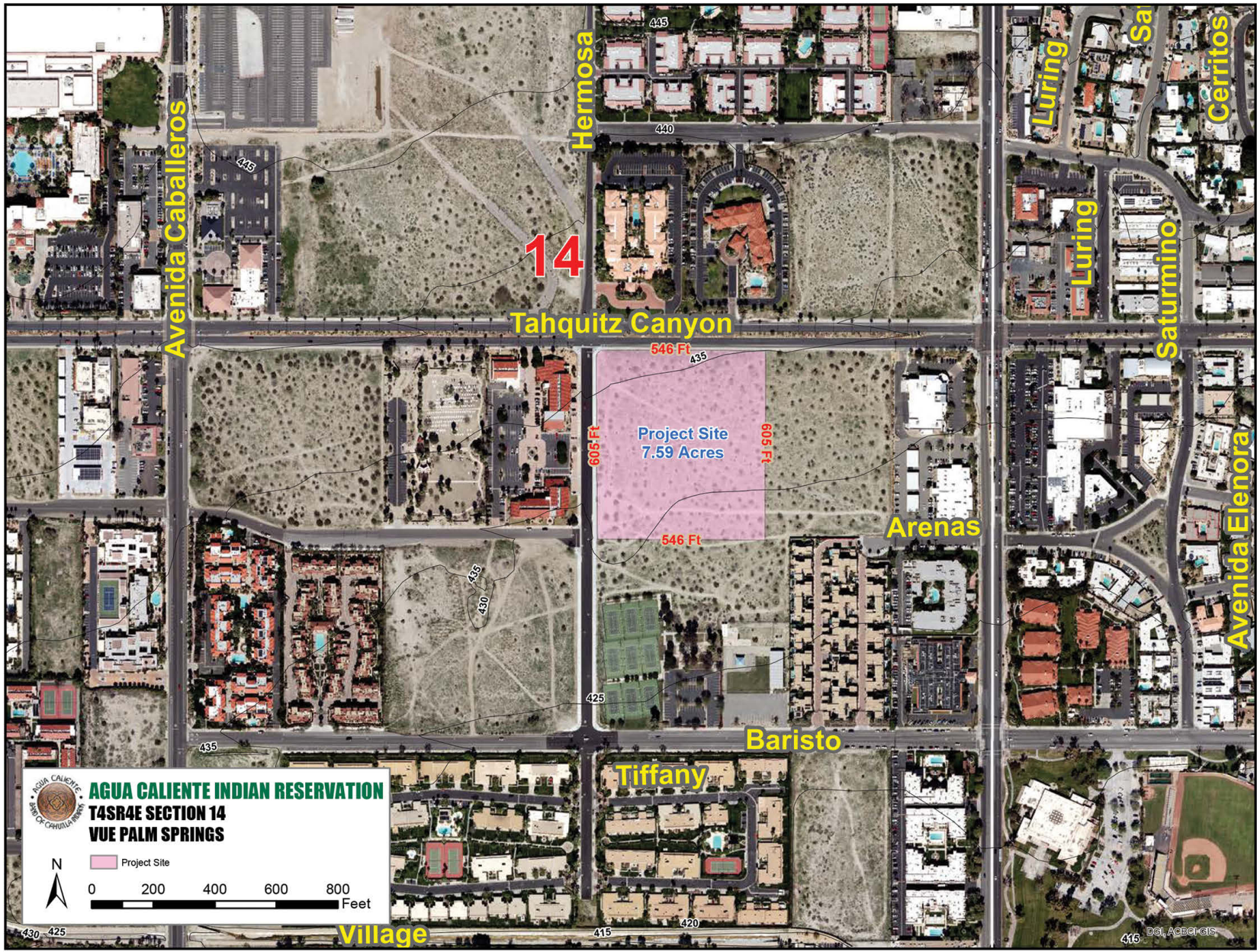
RIVERSIDE COUNTY





Source: Google Earth, 2018

Source: Agua Caliente Band of Cahuilla Indians, 2020



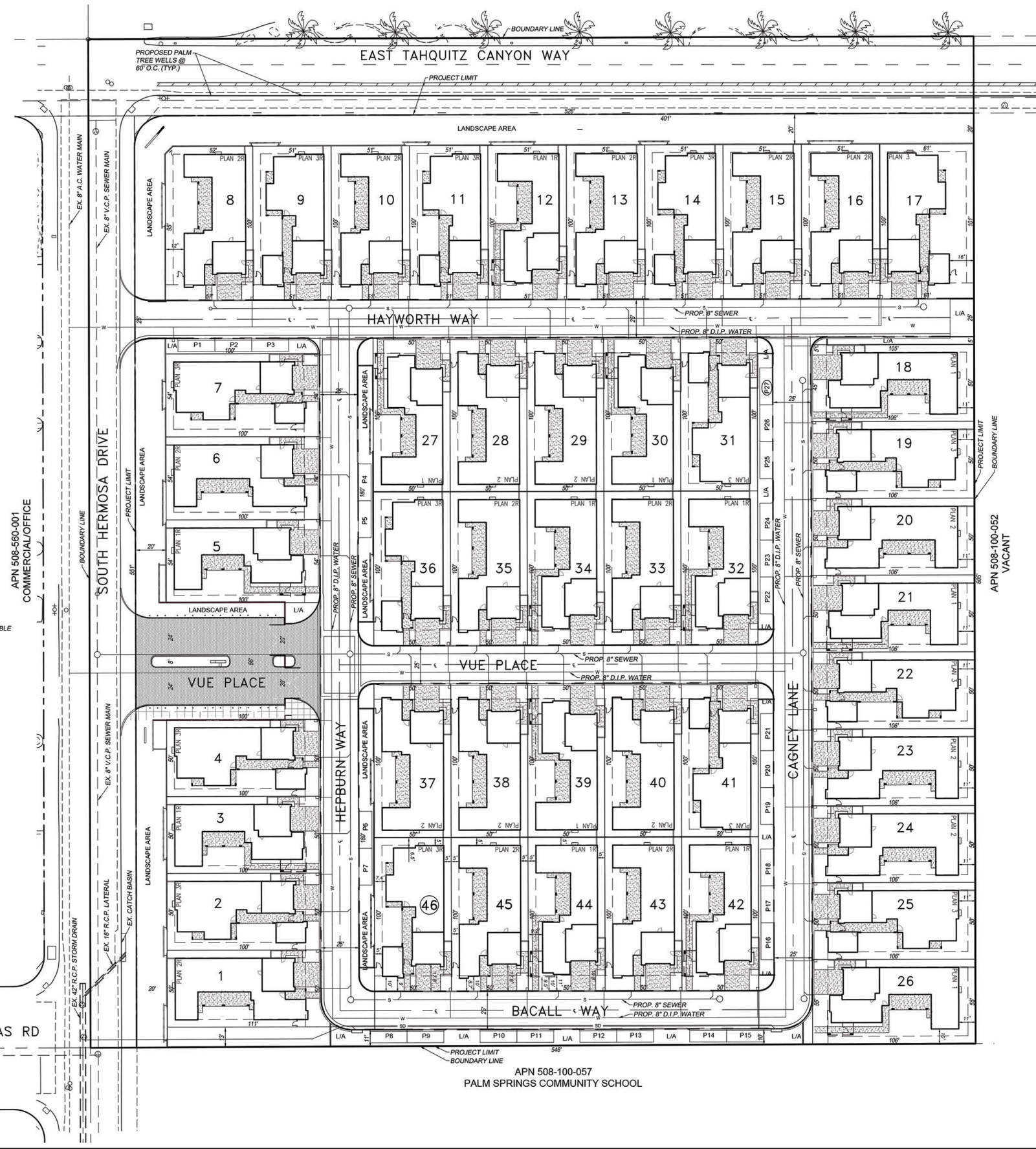
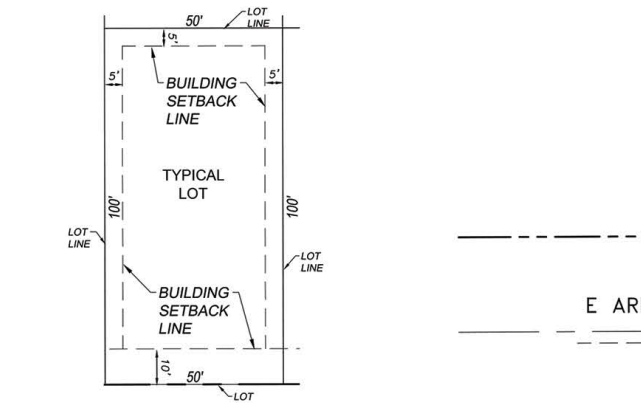
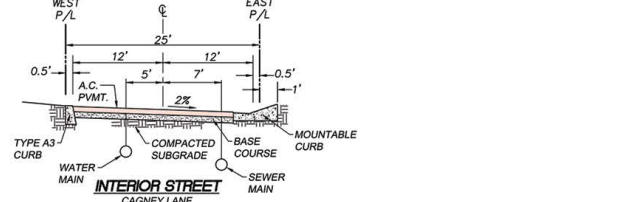
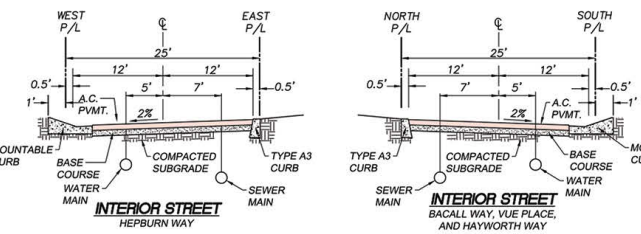
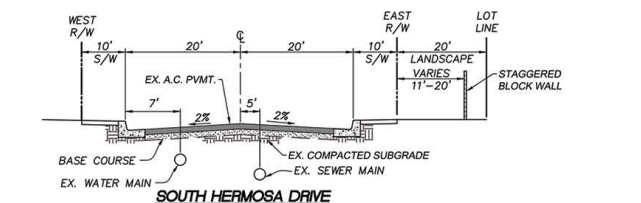
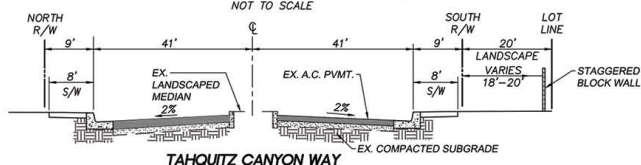
LEGEND:
 NOTE: SOME ITEMS MAY NOT BE APPLICABLE FOR THE LOT SHOWN HEREON.

- 34.D HARDSCAPE
- 34.D PAD ELEVATION
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- S/W SIDEWALK
- L/A LANDSCAPE AREA
- EX. EXISTING
- TC TOP OF CURB
- P12 PARKING SPACE NUMBER
- PUBLIC UTILITY EASEMENT
- SEWER MAIN
- SEWER LATERAL
- STORM DRAIN MAIN
- TOP 2:1 SLOPE (OR OTHERWISE NOTED)
- TOE

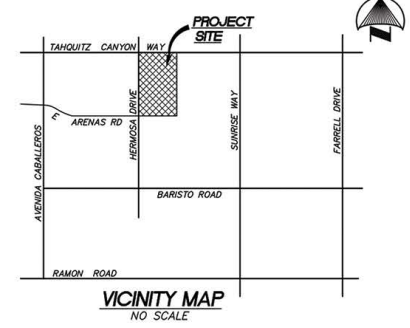
WALLS AND FENCING

- BLOCK WALL
- RETAINING WALL
- GATE
- FENCE

TYPICAL STREET SECTIONS
 NOT TO SCALE



"VUE" PALM SPRINGS
TENTATIVE TRACT MAP 38004
 NOVEMBER 30, 2020

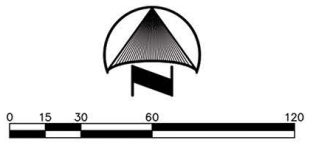
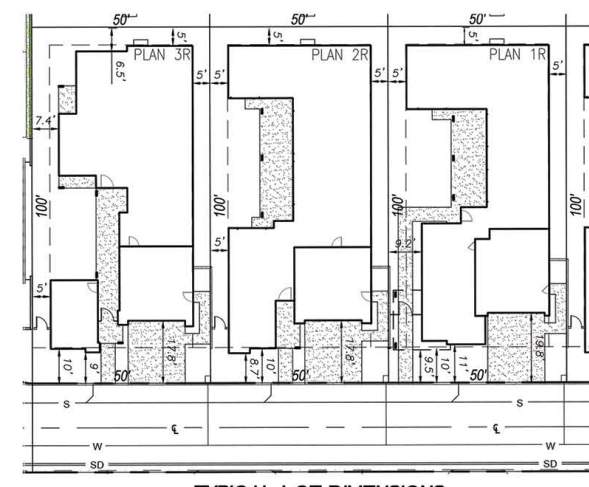


PROJECT SUMMARY

ACREAGE	7.59 NET
(EXCLUDES PUBLIC RIGHT OF WAY EASEMENTS)	
EXISTING ZONE	RA LL
PARALLEL PARKING SPACES PROVIDED (9'x24')	27 SPACES
RESIDENTIAL LOTS	46 LOTS
AVERAGE LOT	50' X 100'
AVERAGE SQ.FT.	5,000 SQ.FT.
PLAN 1 (2,371 SQ.FT.)*	13 HOMES... 47% LOT COVERAGE
PLAN 2 (2,524 SQ.FT.)*	19 HOMES... 50% LOT COVERAGE
PLAN 3 (2,373 S.F.)*	14 HOMES... 47% LOT COVERAGE

NOTE: SQUARE FOOTAGE SHOWN IS FOR LOT COVERAGE PURPOSES ONLY. ACTUAL LIVING SPACE SQUARE FOOTAGE DIFFERS.

NOTE:
 REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR THE FOLLOWING INFORMATION:
 WALL AND FENCE LOCATION AND DETAILS
 PROPOSED LIGHTING ALONG EAST TAHQUITZ CANYON WAY



Source: Heitec Consulting, 2020

12.01.20

Source: C2 Collaborative Landscape Architecture, 2020



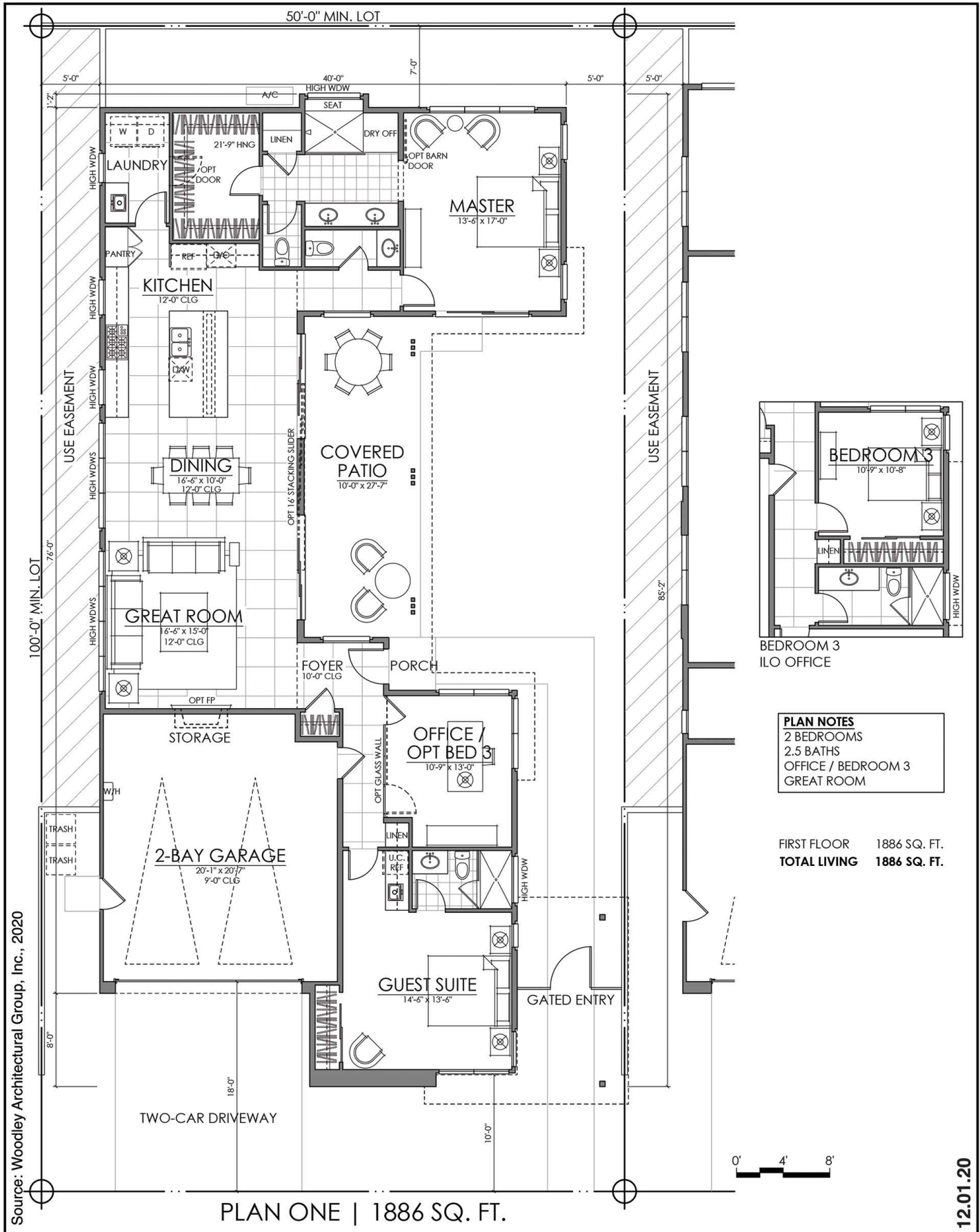
LEGEND

- 1 Gated Community Entry with Enhanced Paving
- 2 Community Monument
- 3 Washingtonia filifera Palm Trees
- 4 Social Plaza with Indian Heritage Interpretive signage opportunity
- 5 Perimeter Wall with Decorative Fence Panel Connection
- 6 Linear Park with Social Seating Area and Formal Garden
- 7 Emergency Vehicular Access Gate with Turf Block
- 8 Accent Landscape Node
- 9 Desert Oasis Planting



12.01.20

VUE Palm Springs Conceptual Landscape Plan Palm Springs, California

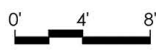


Source: Woodley Architectural Group, Inc., 2020

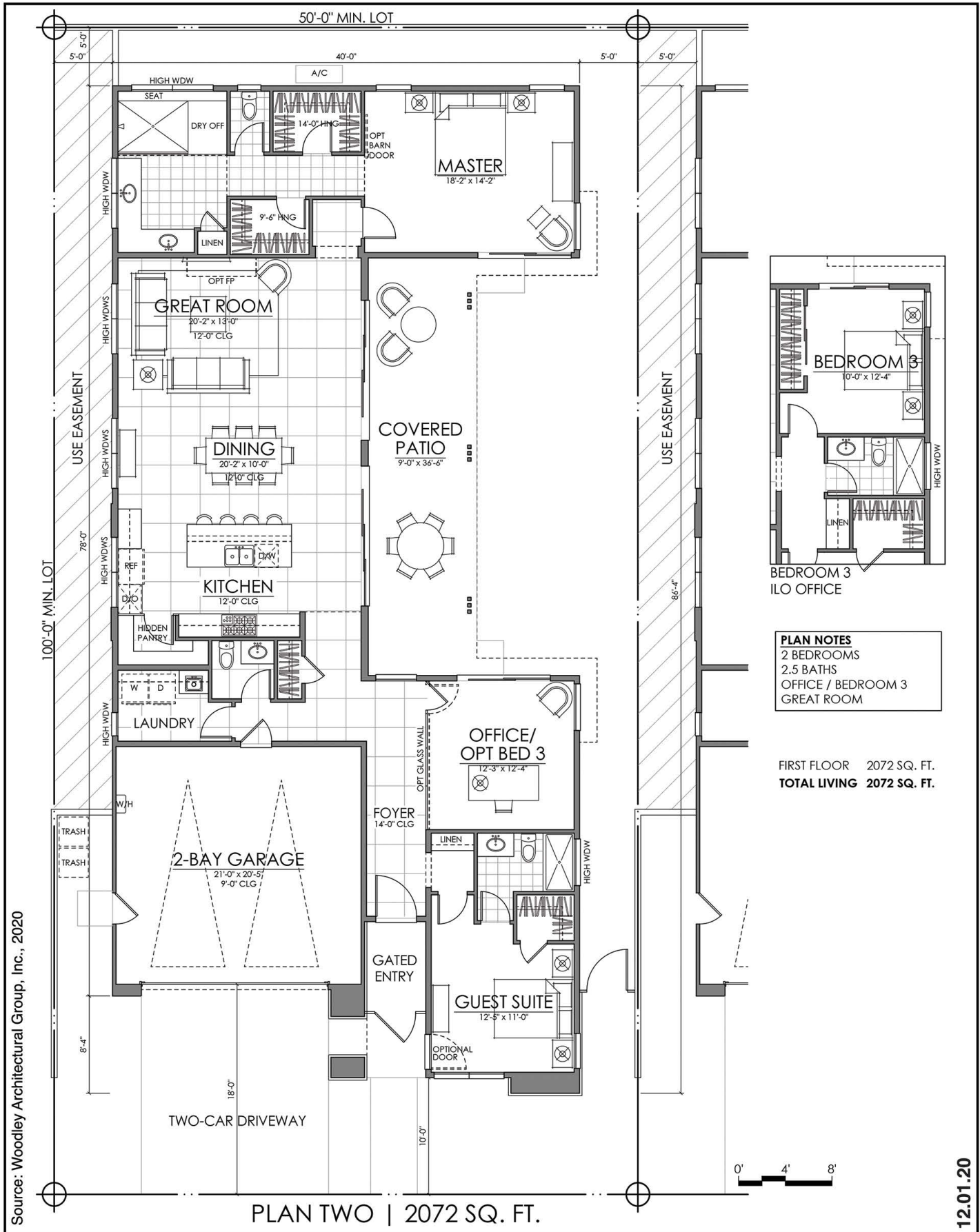
PLAN ONE | 1886 SQ. FT.

PLAN NOTES
 2 BEDROOMS
 2.5 BATHS
 OFFICE / BEDROOM 3
 GREAT ROOM

FIRST FLOOR 1886 SQ. FT.
 TOTAL LIVING 1886 SQ. FT.



12.01.20



PLAN NOTES
 2 BEDROOMS
 2.5 BATHS
 OFFICE / BEDROOM 3
 GREAT ROOM

FIRST FLOOR 2072 SQ. FT.
 TOTAL LIVING 2072 SQ. FT.

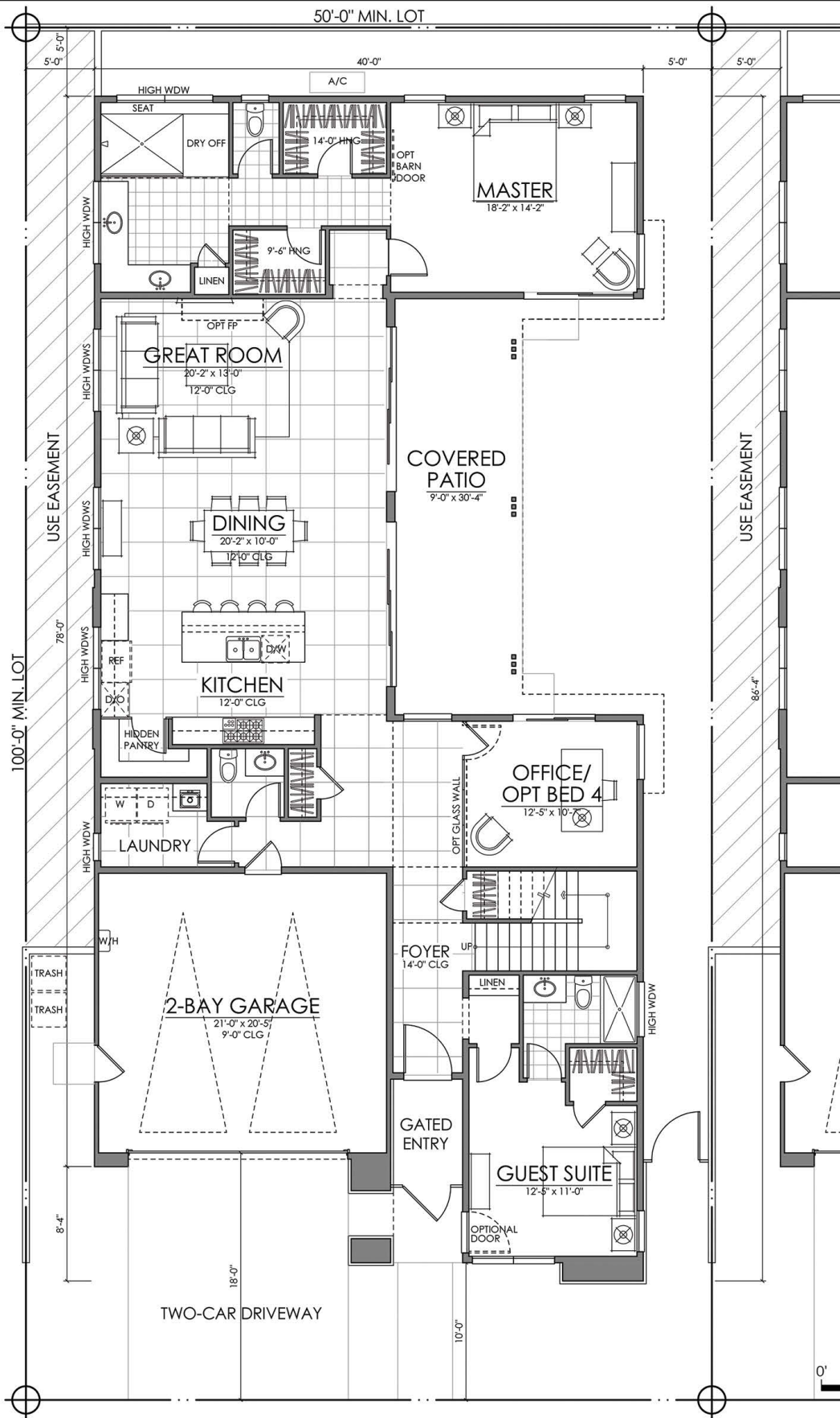


Source: Woodley Architectural Group, Inc., 2020

PLAN TWO | 2072 SQ. FT.

12.01.20

FIRST FLOOR



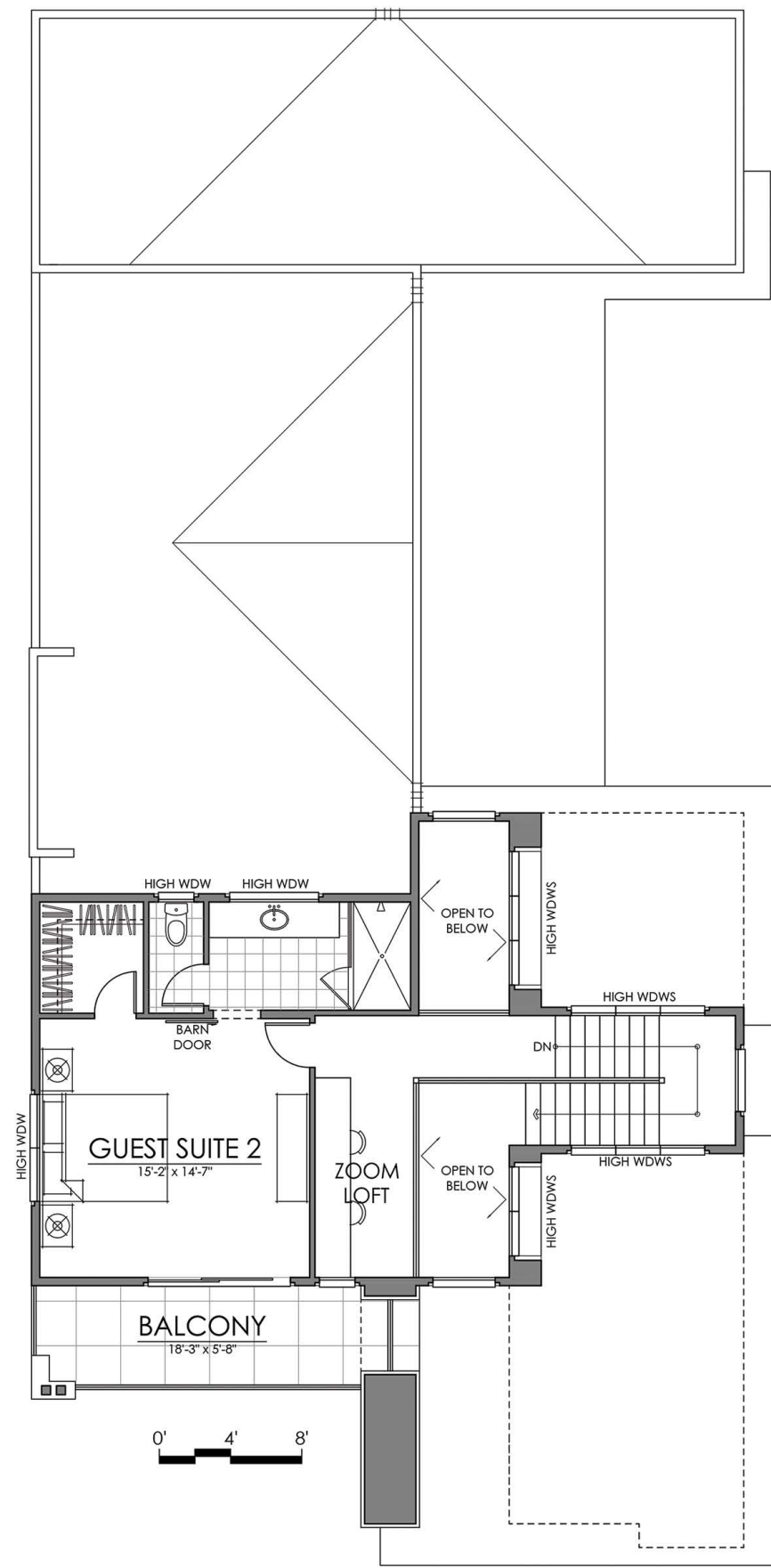
PLAN NOTES
 3 BEDROOMS
 3.5 BATHS
 OFFICE / BEDROOM 4
 GREAT ROOM
 ZOOM LOFT
 BALCONY

FIRST FLOOR 2172 SQ. FT.
 SECOND FLOOR 477 SQ. FT.
TOTAL LIVING 2649 SQ. FT.

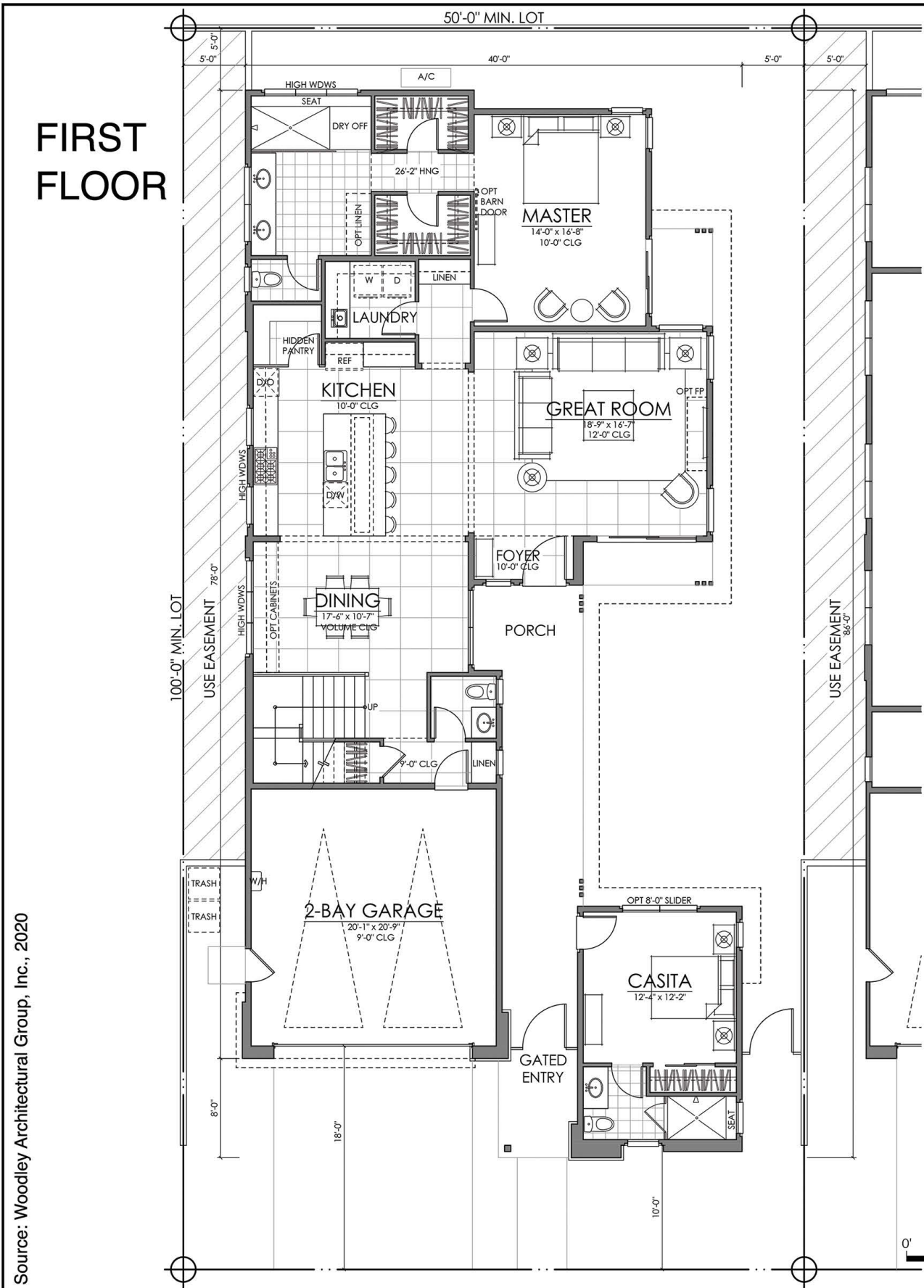
PLAN TWO-X 2649 SQ. FT.



SECOND FLOOR



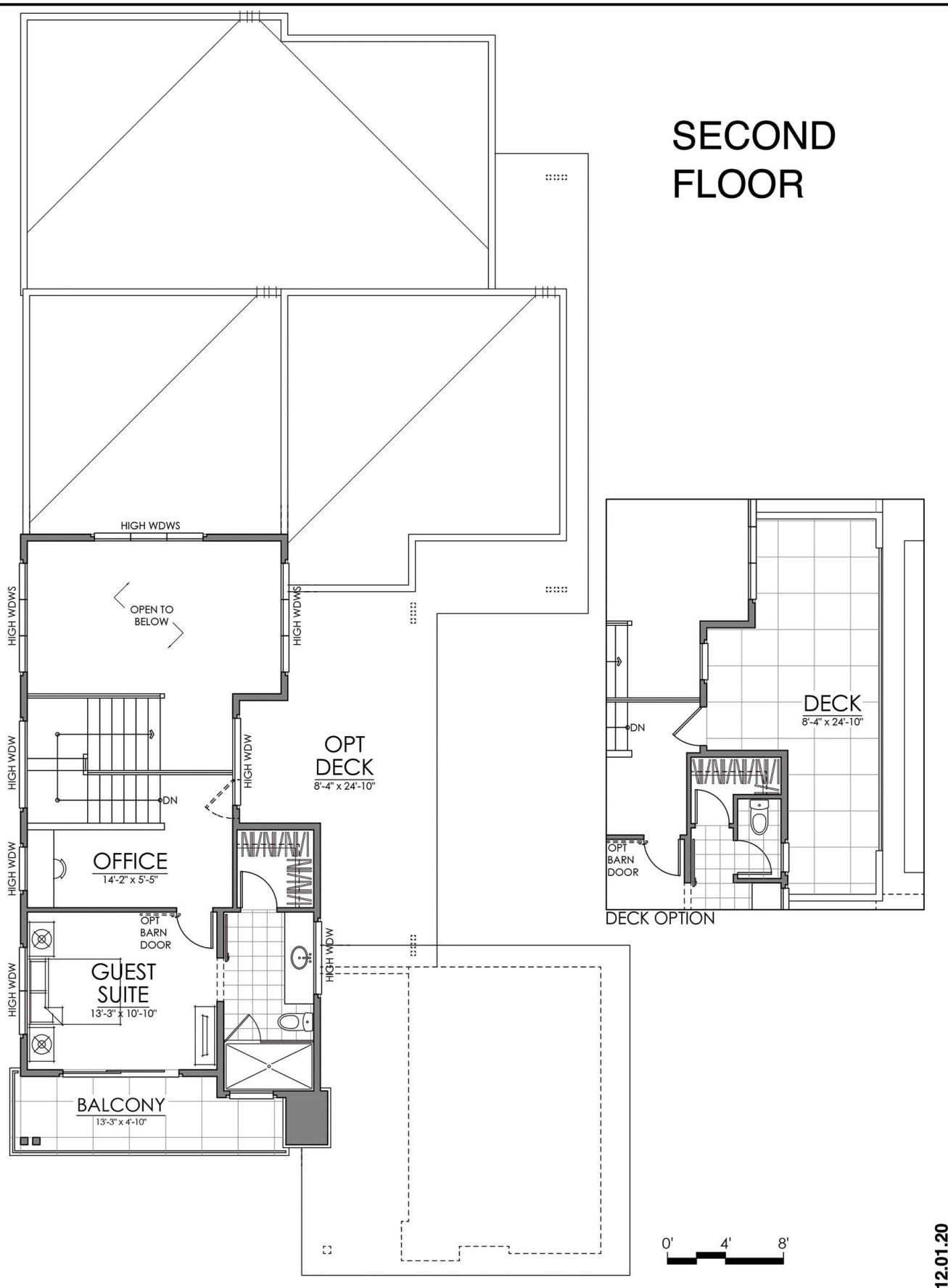
Source: Woodley Architectural Group, Inc., 2020



PLAN NOTES
 2 BEDROOMS
 CASITA
 3.5 BATHS
 GREAT ROOM
 OFFICE
 BALCONY
 OPTIONAL DECK

FIRST FLOOR 1928 SQ. FT.
 SECOND FLOOR 391 SQ. FT.
TOTAL LIVING 2319 SQ. FT.

PLAN THREE
2319 SQ. FT.



Source: Woodley Architectural Group, Inc., 2020



FRONT ELEVATION 'A'

SCHEME 1



FRONT ELEVATION 'B'

SCHEME 4

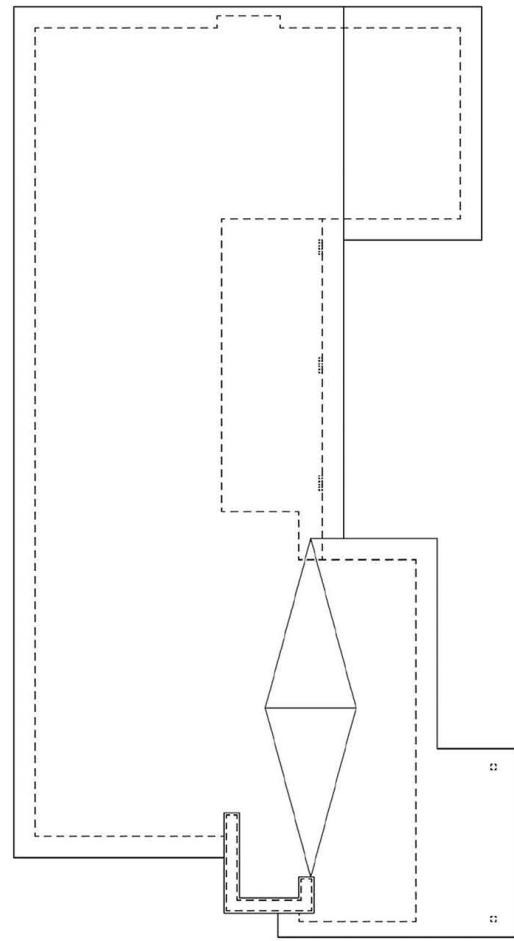


FRONT ELEVATION 'C'

SCHEME 7



11.13.20



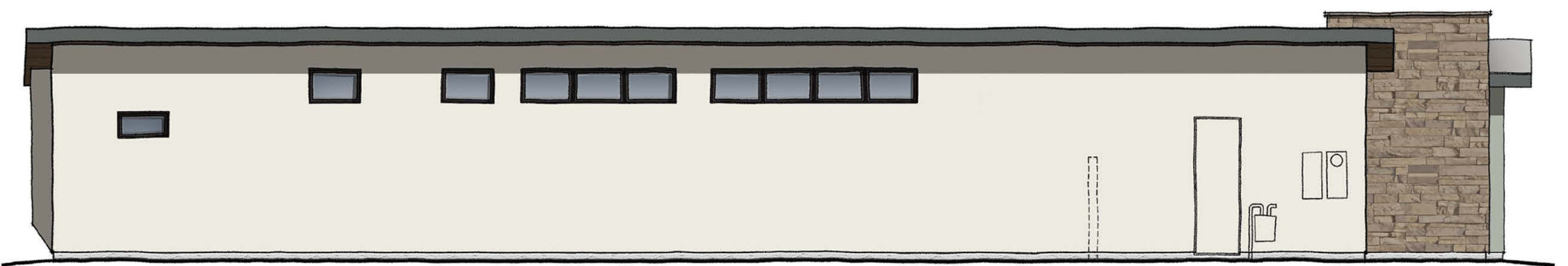
ROOF PLAN 'A'



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

PLAN ONE | ELEVATION 'A'



11.13.20

Source: Woodley Architectural Group, Inc., 2020



FRONT ELEVATION 'A'

SCHEME 2



FRONT ELEVATION 'B'

SCHEME 5



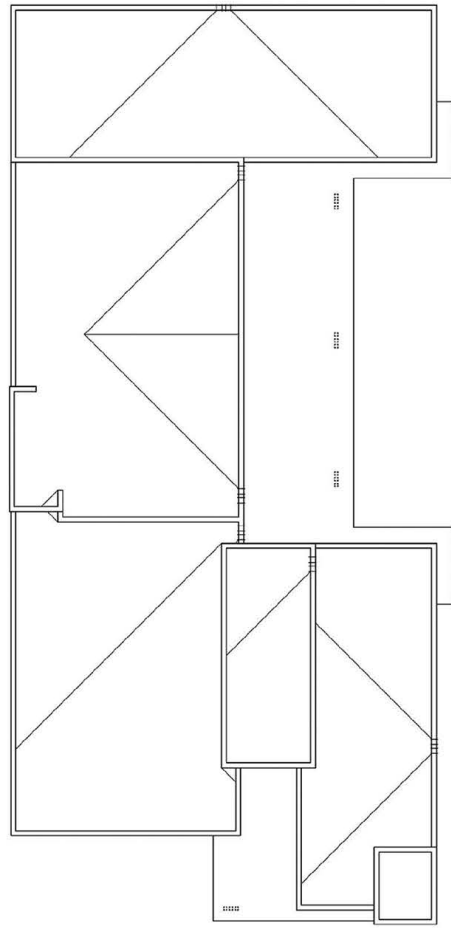
FRONT ELEVATION 'C'

SCHEME 8

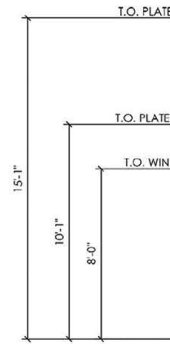
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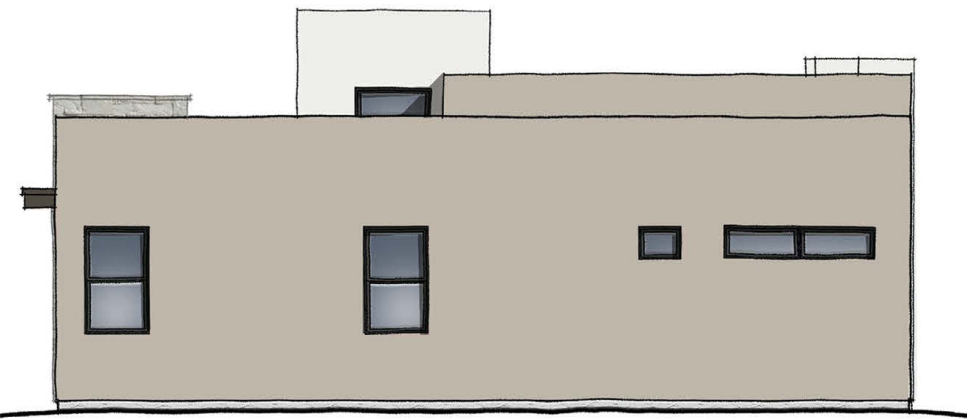
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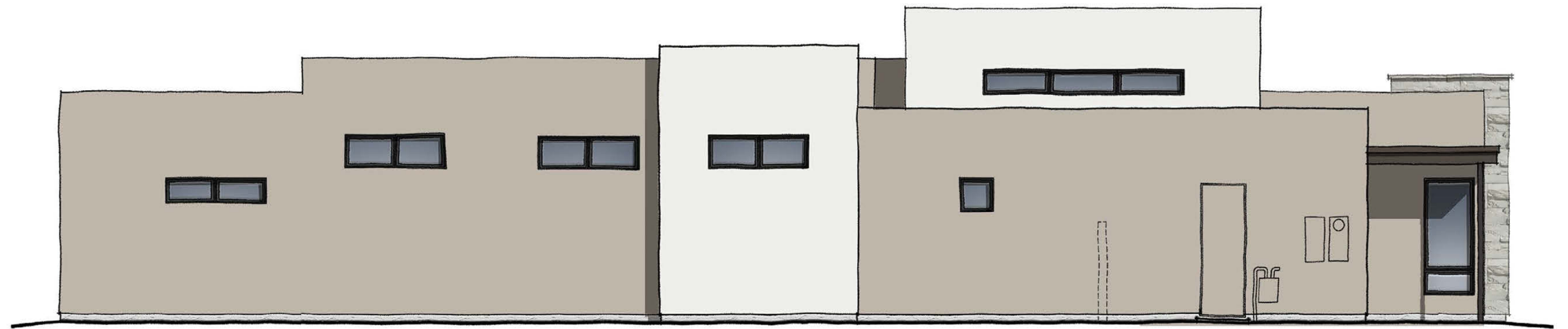
ROOF PLAN 'B'



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

PLAN TWO | ELEVATION 'B'



Source: Woodley Architectural Group, Inc., 2020

11.13.20



FRONT ELEVATION 'A'

SCHEME 2



FRONT ELEVATION 'B'

SCHEME 5



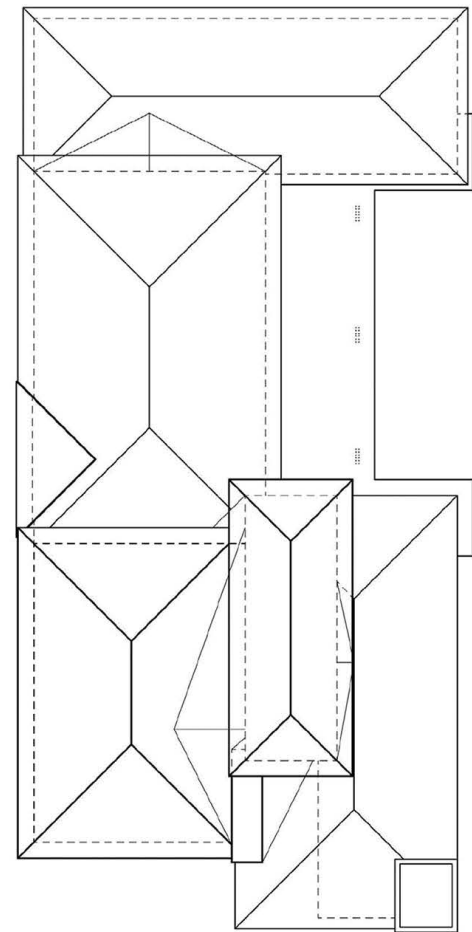
FRONT ELEVATION 'C'

SCHEME 8

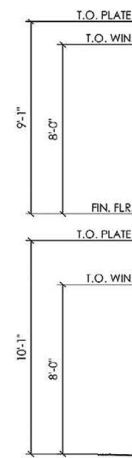
Source: Woodley Architectural Group, Inc., 2020



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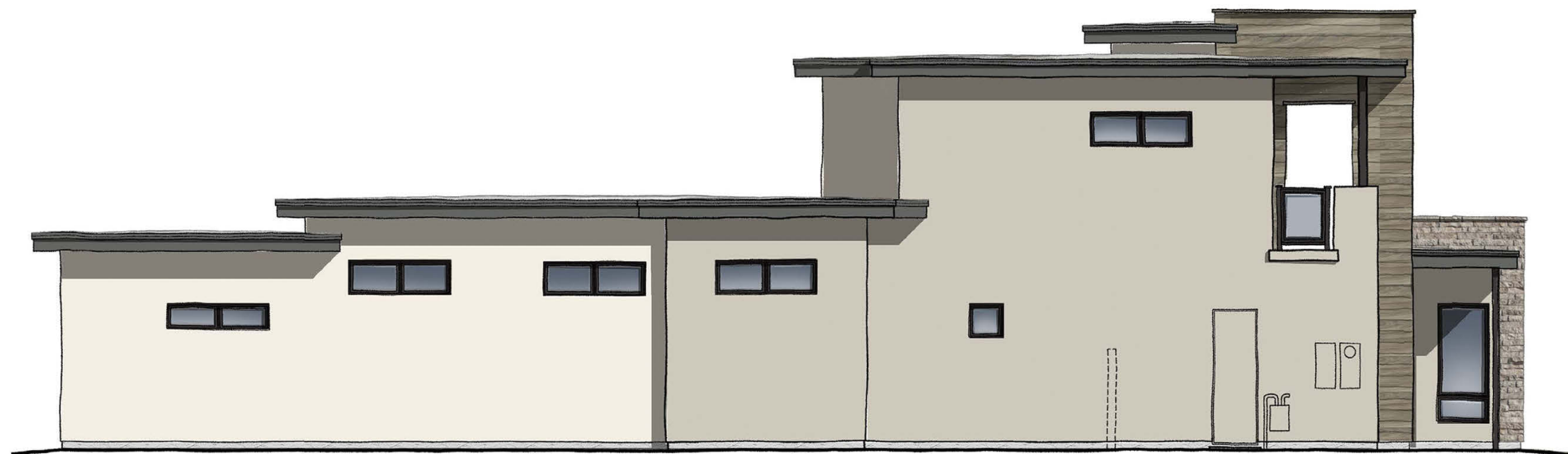
ROOF PLAN 'C'



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

PLAN TWO-X | ELEVATION 'C'



11.13.20

Source: Woodley Architectural Group, Inc., 2020



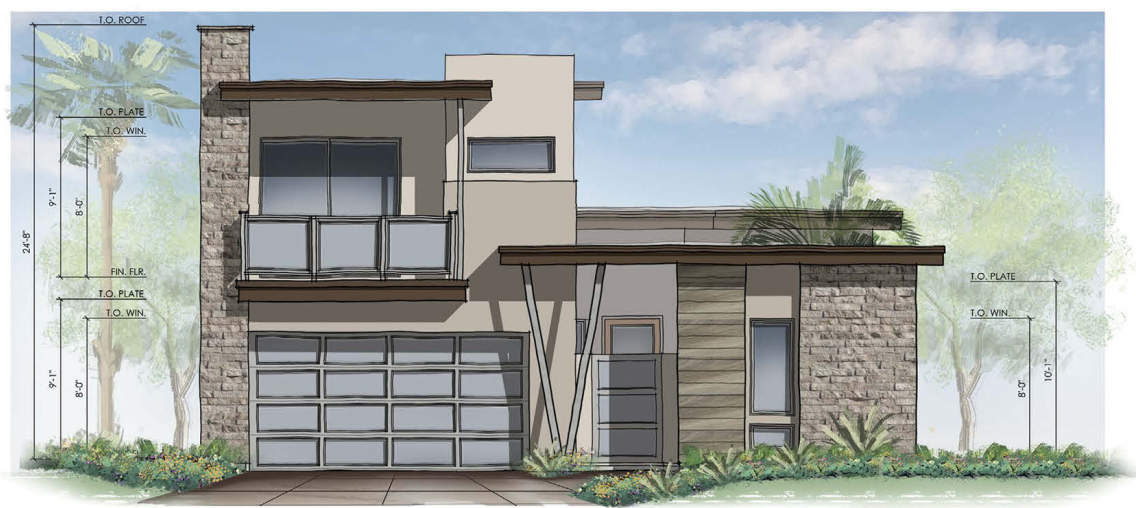
FRONT ELEVATION 'A'

SCHEME 3



FRONT ELEVATION 'B'

SCHEME 6



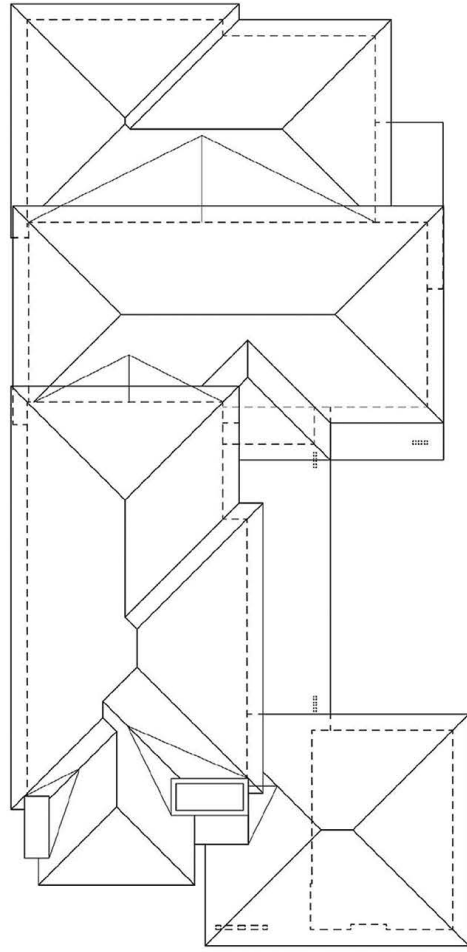
FRONT ELEVATION 'C'

SCHEME 9



Source: Woodley Architectural Group, Inc., 2020

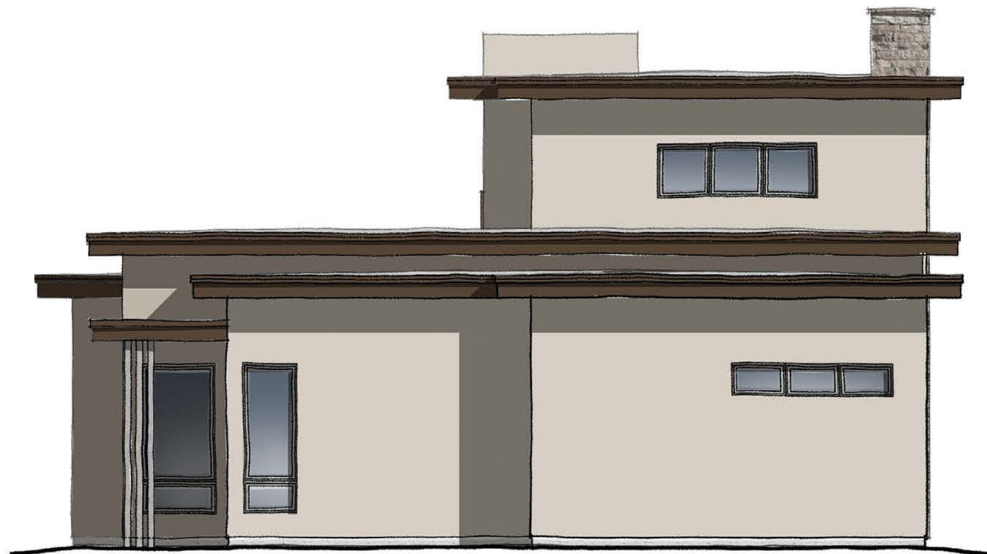
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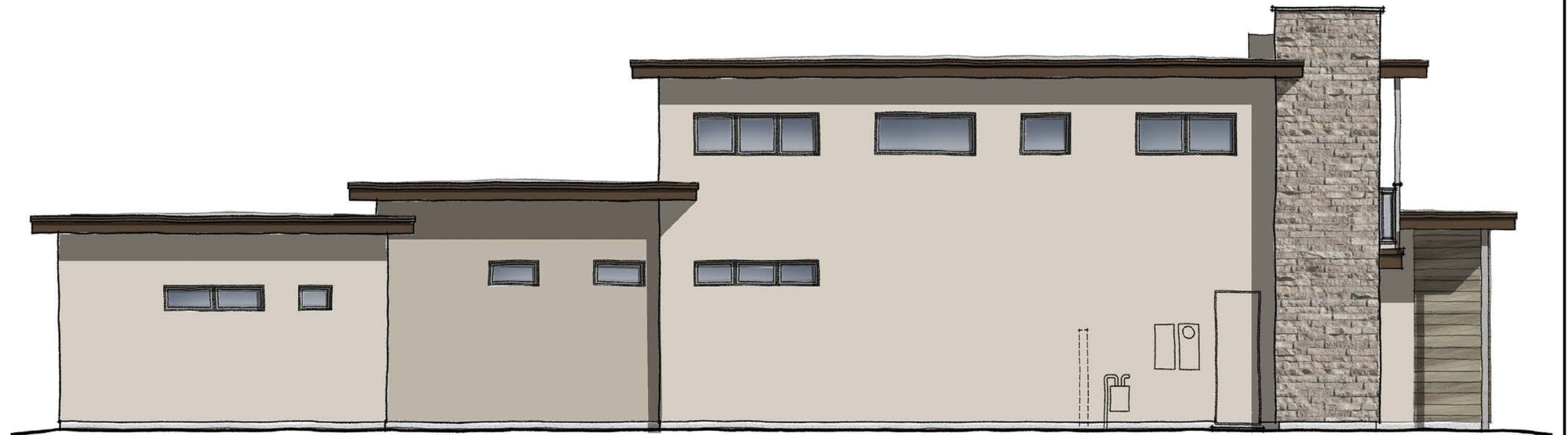
ROOF PLAN 'C'



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

PLAN THREE | ELEVATION 'C'



11.13.20

Source: Woodley Architectural Group, Inc., 2020

2.0 PROJECT ALTERNATIVES AND COMPARISON

2.1 No Action Alternative

The No Action Alternative would leave the Project site in its existing vacant condition. The No Action Alternative would not diversify Tribal enterprises, and would not increase the Tribe's long term income opportunities. This alternative would not support the Tribe's economic development goals, but provides a baseline for the analysis of the other alternatives considered in this Environmental Assessment.

2.2 Allowed by Zone Alternative

The Project is located within the planning area of the City's Section 14 Specific Plan, but is not subject to it due to the Tribal Trust land status. The Project site is under the Specific Plan's Resort-Attraction (RA) land use designation, and the Allowed by Zone Alternative considers a hotel development that is a permitted use under the RA designation. The Specific Plan estimated a development potential of 2,867 rooms on the 124.4 acres under Resort-Attraction designation, which equates to 23 rooms per acre. Using that average, this alternative would consist of a 175-room hotel on 7.59 acres. This alternative would comply with all commercial development standards applicable to hotel uses in the Section 14 Specific Plan. The hotel buildings would consist of two floors with a maximum height of 35 feet and potential rooftop structures such as a partially covered bar and entertainment area. Event space would total up to 1,800 square feet including the rooftop venue. The hotel would provide 40% (3.04 acres) open space that would consist of usable landscaped area and outdoor living and recreation area, including a 1,000 square foot pool area. A total of 165 parking spaces would be provided for all uses, including 10 EV charging spaces and 6 handicapped spaces, and 50% of all spaces would be shaded with trees. The infrastructure (water, sewer and storm drain) required to serve this alternative is available in surrounding streets, and would be capable of serving the hotel use based on the limited number of hotel rooms proposed.

Because of the more intense use associated with 175 hotel rooms, this alternative would have greater impacts than the Preferred Alternative, such as traffic, noise and air; but impacts to natural resources would be similar insofar as the Allowed by Zone Alternative would disturb the same land area as the Preferred Alternative. Therefore, impacts associated with biological, cultural and land resources would be similar under both alternatives.

Land Resources

Both the Preferred Alternative and the Allowed by Zone Alternative would disturb the entire site, and require similar amounts of grading, soil compaction and compliance with seismic requirements. Soils, geology and topography would be impacted equally under either alternative.

Water Resources

The 175 hotel rooms that would occur under the Allowed by Zone Alternative would result in substantially greater water use than the Preferred Alternative's 46 single family homes because of the greater number of units.

Impacts associated with surface water and flooding would be similar under either alternative because the entire site would be disturbed and built upon in either case. The same standards for flood control and surface water pollution protection would be applied to either alternative, and the method of flood control, which would require connection to the City's storm drain in Hermosa Drive, would be implemented for both alternatives.

Air Quality

Both the Preferred and Allowed by Zone Alternatives would have similar air quality impacts during the construction period, since grading areas and construction equipment use would be similar in both cases. Operational emissions over the life of either project would be higher under the Allowed by Zone Alternative, as would cumulative air quality impacts, because of the higher traffic volumes generated by 193 hotel rooms, rather than 46 single family homes.

Living Resources

There are no agricultural lands in Palm Springs, so impacts to those resources would not occur under either the Preferred or Allowed by Zone Alternatives. Impacts to wildlife, vegetation and ecosystems would be similar for either alternative, since the site will be fully graded and currently occurring living resources would be removed. However, the site occurs in an urbanized area, and the species expected to occur on the site are common species. In addition, projects under both alternatives would be required to contribute the mitigation fee required for the Valley Floor under the Tribal Habitat Conservation Plan, which is designed to lower impacts to sensitive species.

Cultural Resources

Potential impacts on historical, archaeological and religious resources will be similar for both alternatives. Both alternative projects would be required to undertake consultation with the Tribal Historic Preservation Office prior to disturbance of the site. The Tribal Historic Preservation Office also requires, as a standard requirement, that there be Tribal monitoring during the grading and trenching phases of both the Allowed by Zone and Preferred Alternatives.

Socioeconomic Conditions

The Allowed by Zone Alternative would likely generate greater revenue than the Preferred Alternative, due to the generation of sales and transient occupancy tax, in addition to the likely greater value associated with a commercial lease of Tribal lands. The costs associated with police, fire and utilities would be somewhat greater for the Allowed by Zone Alternative due to the more intense land use. The Allowed by Zone Alternative will also generate new jobs at the site, both for Tribal members and residents of Palm Springs in general. Although some jobs will be generated by the Preferred Alternative, these would be limited to service jobs associated with maintenance of both private residences and common areas.

Resource Use Patterns

Neither the Allowed by Zone or the Preferred Alternatives would have any impact on hunting, timber or mineral resources, insofar as neither hotel nor residential projects would generate a need for these activities.

Transportation

The Preferred Alternative would have lower impacts on traffic than the Allowed by Zone Alternative, due to the intensity of development associated with the hotel. Both Hermosa Drive and Tahquitz Canyon Way are paved, improved roadways that are fully built out. Both alternatives would be required to provide curbs, sidewalks and parkway improvements, as necessary, as part of Project construction. Both alternatives would have access to SunLine Transit bus routes which currently operate on Tahquitz Canyon Way. Because of the higher trip generation associated with the Allowed by Zone Alternative, it would have a greater impact on the City's street system, but as identified in the Section 14 Specific Plan EIR/EIS and subsequent Environmental Assessment for the Specific Plan's 2014 Update, the impacts were to be less than significant on area roadways for development consistent with the Allowed by Zone Alternative. Therefore, since the Preferred Alternative would generate fewer trips, it also would have less than significant impacts on area roadways.

Other Values

The Allowed by Zone Alternative would have greater impacts associated with noise, light and visual resources because of the greater intensity of development, and the mass of a hotel building, when compared to 46 single family homes which would be mostly single story and smaller structures. Also, the activity level associated with the Preferred Alternative would be less, resulting in lower noise impacts and public health and safety impacts. The use of hazardous materials associated with cleaning and pool maintenance products would be greater for the Allowed by Zone Alternative than the Preferred Alternative, again due to the scale of development.

The Allowed by Zone Alternative would generate higher levels of greenhouse gases than the Preferred Alternative because of the higher number of trips associated with that alternative. However, the quantity expected to be generated by both alternatives would be below the 3,000 Metric Tons of CO₂-equivalent emissions per year threshold established by SCAQMD.

Both alternatives would improve Tribal assets, insofar as they would result in increased revenues to the Tribe. As discussed above, the Allowed by Zone Alternative would result in higher revenues than the Preferred Alternative, due to sales and transient occupancy tax revenues associated with a hotel use.

2.3 Preferred Alternative

As summarized above, and described in greater detail in Section 3 of this document, the Preferred Alternative would not result in any significant impacts to the human environment, with the inclusion of the Tribe's standard conditions, and the mitigation measures included in Section 4 of this document. The No Action Alternative would have no impact on the human environment because no construction would occur, but this alternative would also not provide the Tribe with any revenue stream, nor would it expand available housing stock in the region.

The Allowed by Zone Alternative would provide increased revenues to the Tribe, but would result in greater impacts than either the No Action or Preferred Alternatives. The Tribe has marketed the Project site for hotel or commercial use for some time, and has not seen an interest in this type of development. Therefore, the likelihood for development of the Allowed by Zone Alternative is very low. The City and region are experiencing a high demand for housing, which the Preferred

Alternative will provide, while providing the Tribe with a steady long-term revenue stream. The Preferred Alternative has therefore been identified as the most effective in meeting the purpose and need for the Project.

3.0 ENVIRONMENTAL IMPACTS

3.1 Land Resources

A Project specific Geotechnical Analysis was generated to address specific site improvements. The consulting geologist conducted site reconnaissance, percolation/infiltration and other lab testing, analyzed site soils, and reviewed aerial photographs and background information from other sites in the area. The geotechnical investigation did not identify any soils or seismic issues which would limit the development of the proposed Project. The site consists of vacant desert land with scattered native and non-native vegetation.

A. Topography

The Project site is generally flat with no discernible surface gradients. The site slopes slightly from northwest to southeast, having an elevation of about 435 feet above mean sea level at its northwest corner, and 427 feet at its southeast corner. The site's surroundings are at similar elevations, as the area is part of the Coachella Valley floor, whose topography is relatively flat. No natural ponding of water or surface seeps were observed at or near the site during the field investigation conducted on July 29, 2020. Site drainage under current conditions consists of sheet flow and surface infiltration.

Groundwater

The site is within the Whitewater Subbasin and no groundwater was encountered to a maximum explored depth of approximately 51 feet below ground surface during the geotechnical field investigation. The Project Geotechnical Investigation concluded that groundwater should not be a factor during construction of the proposed Project.

B. Soils

The Project site and vicinity have been mapped to be immediately underlain by undifferentiated Quaternary-age alluvium (Qal). During the field investigation, the geologist found a thin mantle of disturbed soil generally less than two feet in depth within each of the six exploratory boreholes he completed. Alluvium was encountered below the disturbed soil and consisted primarily of gravelly sand (SP) with minor portions of silty sand (SM), with cobble scattered across the property. Based on the laboratory testing results, the surface materials underlying the site are considered to have a very low expansion potential. Static settlement resulting from the anticipated foundation loads should be minimal provided that the recommendations included in the geotechnical report are considered in foundation design and construction.

C. Geologic Hazards

The proposed Project is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. The Project site is located within the Salton Trough, a northwest-southeast trending structural depression extending from the Gulf of California to the Banning Pass. The Salton Trough is dominated by several northwest trending faults, most notably the San Andreas Fault system. The Salton Trough is bounded by Santa Rosa and San Jacinto Mountains on the southwest, San Bernardino Mountains on the north, and Little San Bernardino – Chocolate – Orocopia Mountains on the east and extends beyond the Coachella Valley, through the Imperial Valley into the Gulf of California on the south.

Seismic Faults

The closest known active fault is the San Andreas Fault Zone, located approximately 7.58 miles north of the Project site and capable of producing earthquakes at a maximum 7.2 on the Richter scale. No known faults are mapped on or projecting towards the site. No signs of active surface faulting were observed during the review of non-stereo digitized photographs of the site and site vicinity, and no signs of active surface fault rupture or secondary seismic effects (lateral spreading, lurching etc.) were identified on-site during the geological field investigation. The Project Geotechnical Investigation concluded that risks associated with primary surface ground rupture should be considered negligible.

Seismic Groundshaking

The Project site has been subjected to strong seismic shaking related to San Andreas Fault Zone activity. Strong groundshaking from nearby active faults is expected to occur on the Project site during the design life of the proposed Project. Based on site-specific ground motion parameters developed for the property, the site's modified peak ground acceleration is estimated to be 0.679. Homes proposed for the site will be required to be constructed in accordance with the Tribal Building and Safety Code, which incorporates the most recent edition of the California Building Code (CBC) to provide collapse-resistant design. According to the CBC, Site Class D may be used to estimate design seismic loading for the proposed structures. Conformance with the site-specific seismic design parameters will ensure that Project-related impacts associated with seismic ground shaking will be less than significant.

The site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site. The potential for landslides, rock fall or debris flows is therefore negligible.

No signs of flooding or erosion were observed during the geologic field investigation. Development of the Project site has the potential to result in the erosion of soils during site preparation, grading, and building construction. However, the applicant will be required to adhere to erosion control measures including SCAQMD Rule 403.1 that requires a fugitive dust control plan. At buildout, there would be a low potential for soil erosion due to the relatively level topography and the construction of buildings, impervious roads and stabilized landscaped areas.

The Project geologist did not observe any signs of subsidence on the site, nor has subsidence been observed in the area of the Project site. Subsidence occurs when groundwater basins have been significantly drawn down; however, Desert Water Agency and Coachella Valley Water District recharge the aquifer with Colorado River water to minimize overdraft. Therefore, land subsidence is not expected to occur at the Project site.

The main geotechnical concerns are the presence of loose disturbed and potentially compressible near surface native soil. This includes susceptibility of surface soil to caving in deeper excavations, and unconsolidated soils. As a result, the geotechnical investigation recommended that remedial grading work within the proposed residential building areas include over-excavation and re-compaction of the primary foundation bearing soil, and standard CalOSHA excavation criteria. These recommendations will be incorporated into grading plans, and implemented through the Tribe's grading permit process at the time construction is initiated for the proposed Project. These requirements will assure that the structures proposed for the Project will be constructed on stable soils.

Liquefaction

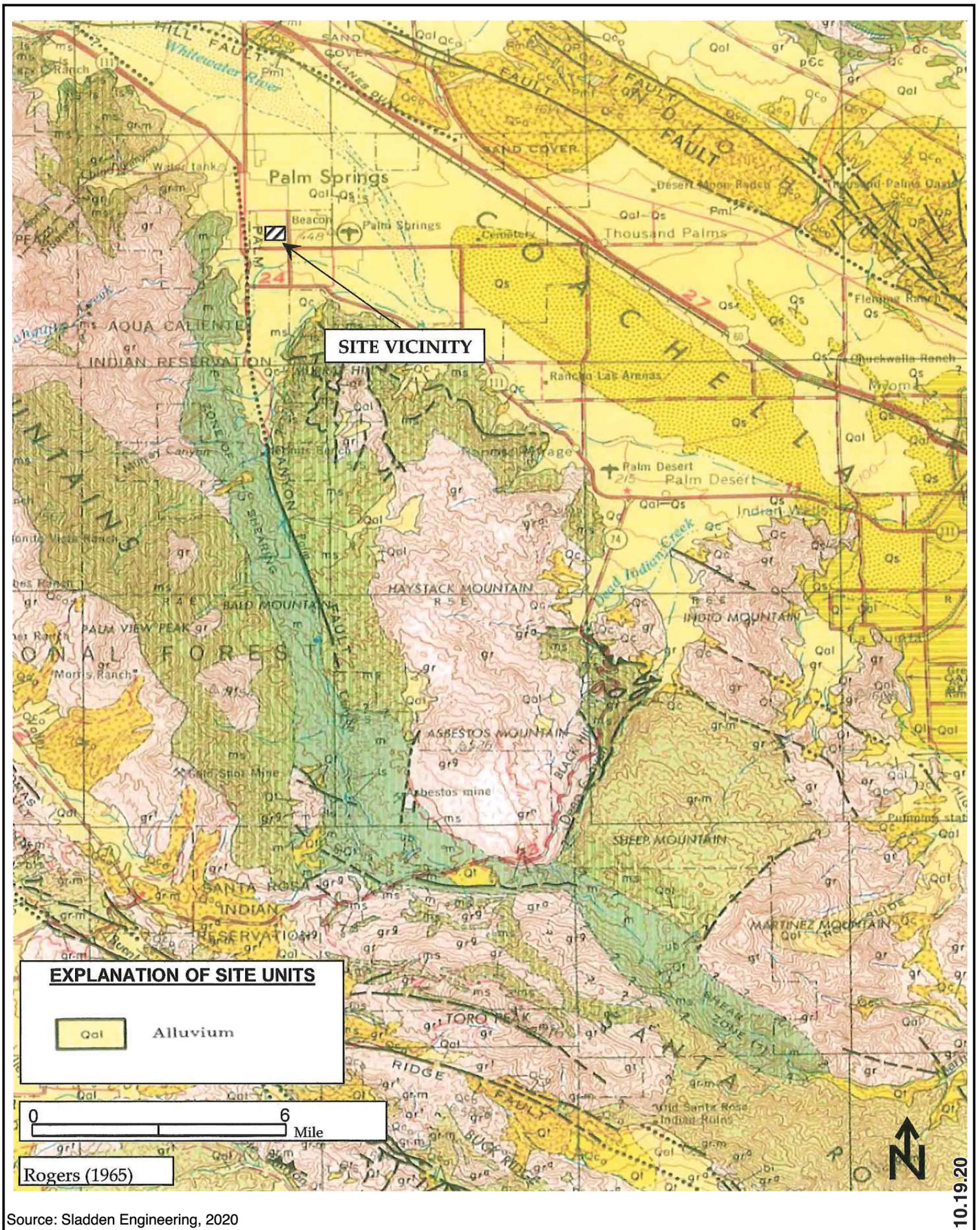
Liquefaction occurs during seismic events when soils and water mix, causing the formation of loose, moving sands. In order for liquefaction to occur, water levels must be within 50 feet of the ground surface, and the soils on a site are susceptible to liquefaction. The Project geotechnical investigation found that groundwater in the area of the Project site is more than 100 feet below ground surface. Therefore, risks associated with liquefaction and liquefaction related hazards should be considered negligible.

Paleontological Resources

The site is underlain by alluvium, and not suitable for paleontological resources. The Riverside County General Plan Draft EIR (Figure 4.9.3) designates the City as low sensitivity area for paleontological resources. No deep excavation is expected for the proposed single-family residential development, and potential impacts on paleontological resources are expected to be negligible.

Conclusion

Overall, incorporation of the Project-specific geotechnical recommendations and compliance with building codes and other applicable regulations and standard requirements will ensure that the Project structures can be safely constructed and that future development of the site as proposed would not result in any increase of geologic hazards to the proposed Project.



Source: Sladden Engineering, 2020

3.2 Water Resources

Surface Water and Drainage

The Project site lies within the level valley floor portion of the Coachella Valley where the average rainfall is approximately 3.76 inches per year. Several watersheds drain the adjoining elevated terrain of the San Jacinto and Santa Rosa Mountains towards the valley floor. Drainage planning for Section 14, including the Project site, is provided in the Palm Springs Master Drainage Plan and the Riverside County Flood Control and Water Conservation District. Drainage is primarily generated by the San Jacinto Mountains to the west, where storm water flows through the Tachevah and Tahquitz Canyons into retention/debris basins constructed on the valley floor at the terminus of both canyons. Basin overflow is collected in the Tachevah outlet and Line 15 storm drains, and conveyed into Section 14 to the Baristo Channel, through to Tahquitz Creek and Palm Canyon Channel. Tahquitz Creek and Palm Canyon Channel merge with the Whitewater River, the major drainage course in the region.

The Project site is relatively flat with a gentle slope to the south-southeast. Under current conditions, sheet flows across the site flow southerly and into the City's MS4 drainage system to the Baristo Channel and eventually to the Whitewater River to the east.

The Project site is projected to generate 100 year storm flows of 22.12 cubic feet per second when the Project is constructed. Drainage on the Project site will integrate into the existing drainage system. Two drainage areas have been established by the Project engineer. For the frontage of the Project along Hermosa and Tahquitz Canyon, the planned landscape parkways will be designed to retain localized flows. The balance of the site, which consists of 7.07 acres, will be designed to allow storm flows to drain to the south, where they will be collected into catch basins proposed at the south Project property line. The catch basins have been designed to accommodate the 10 year storm. In order to accommodate the 100 year storm, a channel and under-sidewalk drain will be provided from the catch basins to Hermosa, where they will be conveyed through the existing storm drainage system to the Baristo Channel and the Whitewater River.

The drainage system has been designed in accordance with applicable state and local ordinances. Water quality will be protected by the installation of Filterra catch basins, which will intercept storm flows on site and remove pollutants. Therefore, if developed as planned, the drainage from this site will not adversely affect persons or property onsite or downstream.

Flooding

No signs of flooding or erosion were observed during the geotechnical field investigation. The Project site is bounded by South Hermosa Drive on the west and East Tahquitz Canyon Way on the north, both with existing curb and gutter on the site's boundaries. Given that drainage within the Section 14 area generally flows southeasterly until intercepted by the Baristo Flood Control Channel, minimal surface flows may impact the site in its current state with curb and gutter diverting flows from the north and west away from entering the site.

The Federal Emergency Management Agency (FEMA) has mapped the Project site in Flood Insurance Rate Map (FIRM) Number 06065C1558G and 06065C1559G, dated August 28, 2008. The FIRM indicates that the property is within Zone X, Area of Minimal Flood Hazard. (See

Exhibit 8) As described above, the Project’s hydrology study includes a plan to control and convey on-site flows created by the Project into the existing drainage system. The Project will not generate flooding on- or off-site.

Groundwater

The upper portion of the Whitewater River Subbasin of the Coachella Valley Groundwater Basin is the aquifer that serves Palm Springs. The Project site and the City are served by the Desert Water Agency (DWA), which pumps water from 29 active wells throughout the western Coachella Valley to supply domestic water to the majority of Palm Springs, part of Cathedral City, and the southern part of Desert Hot Springs. Natural recharge to the region’s groundwater basins occurs through surface runoff and recharge. The bulk of groundwater recharge takes place through artificial means through three operating recharge facilities, two of which are located within the Whitewater River Subbasin, and one located within the Mission Creek Subbasin.

The Coachella Valley Groundwater Basin had been in an overdraft condition since the 1930s, but after implementation of groundwater recharge programs, water conservation efforts, and the processing and use of tertiary treated water over several decades, rising water levels in the Palm Springs area and slowing water level declines in the mid-Valley portion of the Whitewater River (Indio) subbasin have occurred. Local and regional water agencies have developed and are implementing long-range plans and programs to assure the availability and provision of adequate high-quality water for the future. DWA programs are largely focused on expanding water conservation efforts and groundwater recharge and replenishment activities.

Water Use

The proposed Project will require water for domestic use and landscape irrigation. The Water Research Foundation (WRF) has developed demand factors for land use categories including residential uses. According to the Project water budget, the public landscaped area totals 59,467 square feet, yielding a water demand of 3.1 acre-feet per year. As shown in Table 2, buildout of the proposed Project has the potential to generate a demand of 10.21 acre-feet per year, approximately 0.02% of the 2020 total projected demand (42,708 acre-feet) for DWA.

**Table 2
Water Demand at Project Buildout**

Proposed Land Use	Max/Min Allowed	Water Consumption Factor	Water Demand (gpd)	Total Water Demand At Buildout (AFY)
Single-Family Residential	46 DU	138 gallons per unit per day	6,348	7.11
Landscaping	59,467 sq.ft.	Varies based on vegetation type	-	3.1
			TOTAL	10.21

The DWA Urban Water Management Plan (2020) demonstrates that with the reliability of its groundwater, surface water, and recycled water supplies, DWA can meet demands through 2040 during normal, single dry year, and multiple dry year periods.

The development of 46 single-family residences is not expected to result in a significant increase in demand for local water resources which would impact the local groundwater resources. Further, the Project, which will result in fewer units and less development intensity than currently allowed on the site under the Section 14 Specific Plan, will also result in reduced water demand. In addition, water efficiency requirements in the Agua Caliente Band of Cahuilla Indians Tribal Building and Safety Code, which have become and will continue to be more stringent would help reduce the Project's overall demand. Less than significant impacts are anticipated.

Water Quality

The US Environmental Protection Agency (EPA) administers and implements the Clean Water Act of 1972, as amended. The purpose of the Act is to protect water quality from the discharge of pollutants generated by the man-made environment.

The programs established under the Act include the National Pollution Discharge Elimination System (NPDES), which is a program that protects receiving waters from surface water pollution. Although the Tribe is not required to be a permittee under the NPDES, the Project will generate surface water flows which will enter the City of Palm Springs' drainage system, and the City will require that these flows comply with its permit requirements. The City operates under the Whitewater River Watershed plan (MS4), under permit by the Colorado River Basin region of the Water Quality Control Board. The regulatory requirements include the preparation of a Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) for Project-specific surface water management. Both the WQMP and the SWPPP will include best management practices (BMPs) that control, manage and/or eliminate pollution in surface waters. The Project-specific BMPs will be included in Project designs, and could include a wide range of structural and non-structural measures, including sand fences, sand bags and filtration ponds. These measures will be fully developed prior to the approval of grading plans for the Project, and will assure that impacts to regional water quality, including the water quality of storm flows entering the Baristo Channel and the Whitewater River, are less than significant. Please see Section 4 for standard conditions and mitigation measures.

National Flood Hazard Layer FIRMette

116°32'10"W 33°49'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



Source: FEMA's National Flood Hazard Layer (NFHL) Viewer, 2020



116°31'32"W 33°49'7"N

USGS The National Map: Orthoimagery. Data refreshed October, 2020.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2020 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

10.19.20



VUE Palm Springs FEMA Flood Hazard Map Palm Springs, California

3.3 Air Quality

The Project site lies within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Existing air quality is measured at established SCAQMD air quality monitoring stations and evaluated in the context of ambient air quality standards. The State of California and the U.S. Environmental Protection Agency (EPA) have established ambient air quality standards (AAQS) for seven most common air pollutants, known as criteria pollutants: ground-level ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter with a diameter of 10 microns or less (PM₁₀), particulate matter less than 2.5 microns (PM_{2.5}), and lead (Pb). California has also set limits for sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles.

The Coachella Valley is designated as both a federal and state non-attainment area for ozone and PM₁₀ according to the most recent California Air Resources Board (CARB) area designation maps (October 2020). In order to achieve attainment for PM₁₀ in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals.

Regulatory Setting

National Environmental Policy Act (NEPA)

The National Environmental Policy Act of 1969 requires federal agencies to evaluate the environmental and related social and economic effects of a proposed action, including the potential to significantly impact air quality. To determine the level of significance under NEPA, the annual direct and indirect project-related emissions of all criteria pollutants resulting from the project's construction and operation activities were compared to the applicable EPA General Conformity de minimis levels. De minimis levels are defined in 40 CFR § 93.153 as the minimum threshold for which a conformity determination must be performed for various criteria pollutants in a nonattainment or maintenance area. (See the General Conformity and De Minimis Levels discussion, below).

Federal Clean Air Act (CAA)

The Federal Clean Air Act (CAA), as amended, is the primary federal law that governs air quality. The CAA, and related regulations by the U.S. Environmental Protection Agency (U.S. EPA), set standards for the concentration of pollutants in the air known as National Ambient Air Quality Standards (NAAQS). The EPA has established NAAQS for six common criteria pollutants that have been linked to potential health concerns, including carbon monoxide (CO), lead, ground-level ozone (O₃), particulate matter (PM₁₀ and PM_{2.5}), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). A national standard also exist for lead (Pb). The NAAQS are set at levels that protect public health with a margin of safety, and are subject to periodic review and revision.

Federal air quality standards and regulations provide the basic scheme for project-level air quality analysis under the National Environmental Policy Act (NEPA).

General Conformity and De Minimis Levels

The General Conformity Rule is established under section 176(c) of the CAA and requires Federal agencies to assure that their actions conform to applicable implementation plans for achieving and maintaining the NAAQS for criteria pollutants. Under this Rule, federal agencies must work with

state, tribal and local governments in a nonattainment or maintenance area to ensure that federal actions conform to the air quality plans established in the applicable state or tribal implementation plan. Conformity requirements apply only in nonattainment and “maintenance” (former nonattainment) areas for the NAAQS, and only for the specific NAAQS that are or were violated. U.S. EPA regulations at 40 Code of Federal Regulations (CFR) 93 govern the conformity process.

The General Conformity Rule applies to all federally funded or approved actions within nonattainment or maintenance areas with three exceptions: (1) actions covered by the Transportation Conformity rule, (2) actions with associated emissions below specified de minimis levels; and (3) other actions which are either exempt or presumed to conform. Exempt actions include: (1) federal actions covered by the Transportation Conformity; (2) actions with total direct and indirect emissions below specified de minimis levels; (3) actions specifically listed as exempt in the rule; or (4) actions included on any list of Presumed-to-Conform actions. Conformity requirements do not apply in unclassifiable/attainment areas for NAAQS.

Tribal Authority Rule (TAR)

The EPA is responsible for the implementation of the Clean Air Act on Tribal lands. The EPA’s Tribal Authority Rule (TAR) provides federally recognized tribes the opportunity to develop and implement only those parts of the Clean Air Act that are appropriate for their lands, including air quality management programs. Indian Tribes are not required to adhere to state or local agency implementation plans, such as CARB or SCAQMD. Instead, a tribe may voluntarily comply with state/local regulations as they see fit.

Greenhouse Gases

The Council on Environmental Quality (CEQ) was established under NEPA and provides guidance and recommendations in line with national policies and goals intended to improve environmental quality. The CEQ’s 2016 guidance document, “Final Guidance for Federal Departments and Agencies on Consideration of Greenhouse Gas Emissions and the Effects of Climate Change in National Environmental Policy Act Reviews,” (81 Fed. Reg. 51866 (August 5, 2016)) is currently under review for consistency with current law, and is the standard upon which NEPA review of greenhouse gases is conducted.

Existing Conditions

Meteorological conditions in the Project vicinity are largely attributable to the low desert geographic setting and the mountains surrounding the region that isolate the Coachella Valley from moderating coastal influences and create a hot and dry low-lying desert condition. As the desert heats up a large area of thermal low pressure develops, which draws dense, cooler coastal air through the narrow San Geronio Pass and into the valley, generating strong winds that cross the most active fluvial (water-related) erosion zones in the valley. These strong winds sweep up, suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat. The region is also subject to seasonal northeasterly Santa Ana winds that are associated with high pressure parked over Nevada and the four corners region.

Air inversions, where a layer of stagnant air is trapped near the ground and is loaded with pollutants from motor vehicles and other sources, occasionally occur in the Coachella Valley due to local geological and climatic conditions. Inversions create conditions of haziness caused by suspended water vapor, dust, and a variety of chemical aerosols. Due to local climactic conditions, inversion layers generally form 6,000 to 8,000 feet above the desert floor.

Alternative Transportation

As discussed in the Transportation section of the document, the Section 14 Specific Plan identifies existing Class II Bike Routes in both directions on E. Tahquitz Canyon Way adjacent to the Project site. This bike lane includes a buffer to separate bicycle and auto traffic on Tahquitz Canyon Way, and future Class III bike facilities are also planned for Hermosa Drive adjacent to the Project site. From the Project site, bicyclists are able to access at least two established Bike Routes within Palm Springs, the Citywide Loop and the Canyon Country Club Loop.

The Project site is also on the Sunline Transit Agency Bus Route 14, which provides service on Tahquitz Canyon Way. An existing bus stop occurs on westbound Tahquitz Canyon at Hermosa, immediately across Tahquitz Canyon from the Project. Line 14 connects Palm Springs to Desert Hot Springs, and connects to two other SunLine bus routes, Line 24 and 30, which provide service within Palm Springs and to Cathedral City, respectively. SunLine utilizes clean/alternative fuel vehicles.

Project Emissions

The Project proposes to develop 46 Single Family Residential (SFR) Units. According to the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012), proposed Project will generate 438 average daily trips (ADT) at buildout. For purposes of analysis, it is assumed that construction will occur over a 12-month period starting mid-2021 with buildout in 2022.

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to project air quality emissions that will be generated by the proposed Project (Appendix A). Criteria air pollutants will be released during both construction and operation phases of the proposed Project, as shown in Tables 3 and 4. Table 3 summarizes short-term construction-related emissions, and Table 4 summarizes ongoing emissions generated during operation.

Impact Significance Considerations

Construction Impacts

The construction period includes all aspects of project development, including site preparation, grading, paving, building construction, and application of architectural coatings.

As shown in Table 3, emissions generated by construction activities will not exceed SCAQMD thresholds for any criteria pollutant during construction. The data reflect average daily unmitigated emissions over the 1-year construction period, including summer and winter weather conditions. The analysis assumes cut of 3,000 cubic yards and fill of 3,000 cubic yards of dirt/soil materials per the Project specific preliminary grading plan. Applicable standard requirements and best management practices include, but are not limited to, the implementation of a dust control and management plan in conformance with SCAQMD Rule 403 and phased application of architectural coatings and the use of low-polluting architectural paint and coatings per SCAQMD

Rule 1113. Please see Section 4 for standard conditions and mitigation measures. The dust control and management plan will include methods of maintaining/cleaning construction equipment, soil stabilization and wind fencing. Proposed permanent hardscape and landscaping for the development will help reduce the future levels of fugitive dust in the area.

Table 3 shows the *de minimis* levels for ozone and PM₁₀, for which the Coachella Valley is designated as non-attainment areas. De minimis levels defined in 40 CFR § 93.153 as the minimum threshold for which a conformity determination must be performed for various criteria pollutants in a nonattainment or maintenance area. Project actions with total direct and indirect emissions specified de minimis levels are assumed to conform to Federal Implementation Plans and are not subject to a conformity determination. With the application of standard best management practices during construction, the mitigated emissions of ozone and PM₁₀ during the 12-month construction period would be below the General Conformity *de minimis* levels, and therefore a conformity determination is not required. Please see Section 4 for standard conditions and mitigation measures.

Table 3
Maximum Daily/Annual Construction-Related Emissions Summary

Construction Emissions	CO	NO_x	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Maximum ¹ (pounds/day)	21.82	40.56	73.87	0.08	9.24	5.79
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
Annual Maximum (tons/yr)	1.24	1.56	0.84	0.0027	0.27	0.16
De minimis levels (40 CFR § 93.153)	-	100	10²	-	70³	-
Exceeds?	-	No	No	-	No	-
¹ Average of winter and summer emissions. Standard dust control measures have been applied to the PM emissions. ² The most strict standard is 10 tons/year for Extreme NAAs. ³ The most strict standard is 70 tons/year for Serious NAAs. Emission Source: CalEEMod model, version 2016.3.2.						

The City of Palm Springs requires specific air quality construction mitigation through its General Plan. Although the Project is subject to the Tribe's, and not the City's requirements, the Tribe has voluntarily imposed these requirements on projects located in the City within its jurisdiction, and will in this case. These requirements include Tier 1 or higher construction equipment, the preparation of dust management plans, and other measures enumerated in Section 4 of this document.

Operational Impacts

Operational emissions are ongoing emissions that will occur over the life of the Project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. Table 4 provides a summary of projected emissions during operation of the proposed Project at build out. As shown below, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants for operations. The operational emissions of ozone and PM₁₀ would be below the General Conformity *de minimis* levels, and therefore a conformity determination is not required. Project-related operational impacts are expected to be less than significant. In addition, the Project will have access to existing and planned bike routes and Sunline bus routes, which will encourage the use of alternative transportation sources and help decrease vehicle miles traveled and associated emissions.

Table 4
Maximum Daily Operational-Related Emissions Summary
(pounds per day)

Operational Emissions	CO	NOx	ROG	SO₂	PM₁₀	PM_{2.5}
Daily Total (pounds/day) ¹	14.14	9.21	4.02	0.04	2.30	0.69
SCAQMD Thresholds	550.00	55.00	55.00	150.00	150.00	55.00
Exceeds?	No	No	No	No	No	No
Annual Total (tons/yr)	2.00	1.54	0.69	0.0068	0.39	0.11
De minimis levels (40 CFR § 93.153)	-	100	10²	-	70³	-
Exceeds?	-	No	No	-	No	-
¹ Average of winter and summer emissions. ² The most strict standard is 10 tons/year for Extreme NAAs. ³ The most strict standard is 70 tons/year for Serious NAAs. Emission Source: CalEEMod model, version 2016.3.2.						

Toxic Air Contaminant (TAC) Emissions

Toxic Air Contaminants (TAC) emissions are generally associated with heavy equipment or diesel trucks, and high volume roadways. The Project will result in 46 single family homes, which will not generate diesel truck use. In addition, neither Hermosa nor Tahquitz Canyon are high volume roadways. Therefore, the residents of the Project are not expected to be exposed to TACs over the life of the project.

Objectionable Odors

The Project could generate odors during the construction period, particularly those odors associated with heavy equipment use, asphalt or tar installation, and similar construction activities. These odors, however, will dissipate quickly with distance and wind, generally in an easterly direction, where there is currently no development. Construction odors are expected to be of short duration, and their impacts to be less than significant.

Over the life of the Project, odors associated with residential development typically include cooking, pool and home maintenance and similar odors. The Project will include 46 homes, which will not generate concentrations of such odors beyond that expected in any residential development. Operational odors are expected to result in less than significant impacts.

Cumulative Impacts

A significant impact could occur if the Project would make a considerable cumulative contribution to federal or State non-attainment pollutants. The Coachella Valley portion of the SSAB is classified as a “non-attainment” area for PM₁₀ and ozone. Cumulative air quality analysis is evaluated on a regional scale (rather than a neighborhood scale or city scale, for example) given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any development project or activity resulting in emissions of PM₁₀, ozone, or ozone precursors will contribute, to some degree, to regional non-attainment designations of ozone and PM₁₀.

The SCAQMD does not currently recommend quantified analyses of construction and/or operational emissions from multiple development projects, nor does it provide methodologies or thresholds of significance to be used to assess the significance of cumulative emissions generated by multiple cumulative projects. However, it is recommended that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As shown in the tables above, Project-related PM₁₀, CO, NO_x, and ROG emissions are projected to be below established SCAQMD thresholds. The annual maximum criteria pollutant emission levels are projected to be below the General Conformity *de minimis* levels. Therefore, the proposed Project will result in incremental, but not cumulatively considerable impacts on regional PM₁₀ or ozone levels. As described above and in Section 4 of this document, the Tribe will apply conditions of approval to assure that the Project meets City requirements for construction emissions. These regulations will further ensure that Project impacts are less than significant individually and cumulatively.

Conclusion

The proposed residential development is considered 'less intense' than a typical development (e.g. hotel) under the Resort-Attraction designation in the Section 14 Specific Plan or the Tourist Resort Commercial (86 rooms per net acre on Indian Land) in the City's General Plan. The Project therefore does not conflict with the AQMP.

Overall, assuming conformance (including less intense development) with local planning documents, pollutant emissions associated with construction and operation of the Project and surrounding projects are not expected to exceed SCAQMD thresholds of significance. The CalEEMod results confirm that neither SCAQMD thresholds for criteria pollutants nor the General Conformity *de minimis* levels for ozone/VOC and PM₁₀ will be exceeded during construction and operation of the Project. Future development of the site as proposed would not result in significant increases in local and regional air pollutant emissions, including Project-related indirect operational emissions from motor vehicles.

3.4 Living Resources

The Project site is presently vacant and does not appear to have been previously developed. Although there are undeveloped vacant parcels in the Project vicinity, these parcels, including the Project site itself, are 'islands' surrounded by urban development. The biological resources study for the Section 14 Specific Plan EIS/EIR found that the Sonoran creosote bush scrub community dominates the vegetation of undisturbed portions of Section 14, including the Project site, and is the pervasive plant community throughout the Colorado Desert of California. The field investigation as part of the Project geotechnical study identified a thin mantle of disturbed soil generally less than two feet in depth. The Project site supports sparse native vegetation, but has been impacted by off-road vehicle use, and pedestrian cut-throughs, as evidenced by the trails that cross the property.

Regulatory Background

The US Fish and Wildlife Service IPaC system was consulted to determine what federally listed species have the potential to occur in the project area. A list of species was generated for the project site (please see Appendix B). The species identified by the IPaC system were Peninsular Bighorn Sheep, Least Bell's Vireo, Southwestern Willow Flycatcher, Coachella Valley Fringe-towed Lizard, Desert Tortoise, Mountain Yellow-legged Frog, Casey's June Beetle, and Coachella Valley Milk-vetch. All these species, with the exception of the Casey's June Beetle, are Covered Species under the Tribal Habitat Conservation Plan.

Section 14 is located within the boundaries of the Tribal Habitat Conservation Plan (THCP), and together with the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) they provide a regional framework for the conservation of special status species and their habitat while providing for streamlined development permitting.

The THCP was released and adopted by the Tribal Council as Tribal Law in 2010. The THCP encompasses 88,258 acres of the Reservation and off-Reservation lands owned by or held in trust for the Agua Caliente Band of Cahuilla Indians, along with certain other lands over which the Tribe may have authority during the permit period within three cities (Palm Springs, Cathedral City and Rancho Mirage) and the County of Riverside. The THCP was established to protect and manage natural resources and habitat within the Tribe's jurisdictional territory, and to establish consistency and streamline permitting requirements with respect to protected species. Its primary conservation mechanisms include creation of a Habitat Preserve; adoption of avoidance, minimization, and mitigation measures to enhance the habitats and survivability of Covered species; and payment of a mitigation fee that funds Tribal acquisition and management of replacement habitat. The THCP covers 19 sensitive wildlife species and 3 sensitive plant species that occur or have potential to occur within its Plan Area. Eight of these species are listed as threatened or endangered under the Endangered Species Act (ESA).

The USFWS has not yet approved the THCP or issued a 10(a) Incidental Take Permit; however, the Tribe has independent authority to implement the THCP to mitigate impacts to sensitive resources on Reservation lands. Under the THCP, the Project site is part of the Valley Floor Planning Area (VFPA) and is identified for having stabilized and partially stabilized shielded sand fields that are dominated by creosote bush scrub. There are no blue-line streams, wetlands or riparian areas on the Project site.

The Coachella Valley region also contains potential habitat for the Western Burrowing Owl, which is protected in the United States by the Migratory Bird Treaty Act (MBTA) of 1918. The MBTA prohibits the take of migratory birds (or any part, nest, or eggs of any such bird). EO 13168 (Sep 22, 2000) requires that any project with federal involvement address impacts of federal actions on migratory birds.

A. Wildlife

There are also no watercourses located in Section 14 that could be utilized by migratory aquatic species. The THCP identifies the Project site as Stabilized and Partially Stabilized Shielded Sand Fields containing habitat for burrowing owl (*Athene cunicularia*). Burrowing owl is designated as a Bird of Conservation Concern by the U.S. Fish and Wildlife Service and take of this species is

prohibited under the Migratory Bird Treaty Act (MBTA). Burrowing owls are sensitive to excessive noise and activities such as grading and operation of heavy equipment up to 500 feet away and may abandon nests or burrows if/when such activities occur. To mitigate any potential impacts to burrowing owls, Section 4 below provides a mitigation measure requiring pre-construction burrowing owl surveys and appropriate relocation, if applicable.

The THCP does not include as a Covered Species the Casey's June Beetle. The Recovery Plan for the species includes both Critical Habitat and Survey Area boundaries (please see Appendix C). The Project is located 1.5 miles north of the closest Survey Area boundary, and 1.75 miles from the closest Critical Habitat boundary. The species is associated with desert wash habitats, and the Project site does not contain such habitat. Therefore, Casey's June Beetle does not occur on the Project site, and the Project will have no impact on the species.

Section 14 is not identified as having viable habitat for any other species identified as a candidate, sensitive, or special status by the U.S. Fish and Wildlife Service, and no habitat for covered species is located within the vicinity of the Project site. Therefore, other than burrowing owls, no protected plant or animal species, or unique habitats, are expected to be present within the Project boundaries and vicinity. Funding for conserving habitat elsewhere is acquired through payment of the Valley Floor Planning Area (VFPA) Fee from future development projects including the proposed Project.

The Project site is vacant, but surrounded on two sides by existing roadways. Lands to the south are developed for residential and institutional uses, and lands to the east include commercial development. Therefore, the site provides minimal opportunities for the movement of terrestrial wildlife.

B. Vegetation

As noted above, the Project site is a vacant parcel in urban surroundings that consists of disturbed topsoil dominated by the creosote bush scrub community. According to the Section 14 Specific Plan EIR/EIS, the vegetation of disturbed areas in Section 14 is dominated by weed species that germinate and grow following the damage or removal of native vegetation. The Project site, although still in its native condition, has been impacted by these invasive species, which have been blown onto the site by prevailing winds. In addition, as described above, a number of trails cross the site, created by off-road vehicles and pedestrians using the property to cut through the area. The THCP identifies Section 14 as not having viable habitat for any plant species identified as a candidate, sensitive, or special status by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and no habitat for covered species is mapped within the vicinity of the Project site.

C. Ecosystems

Most of the land within Section 14, including the Project site, has already been developed, and the remaining vacant land consists of highly fragmented parcels that are either partially or completely disturbed. Section 14 does not contain any riparian features or habitat, and according to the federal National Wetlands Inventory it does not contain any wetlands¹. The Project site sits on an alluvial fan covered with alluvial sediment washed down from the surrounding San Jacinto and Santa Rosa Mountains.

¹ United States Fish and Wildlife Service, National Wetlands Inventory.
<https://www.fws.gov/wetlands/data/mapper.html>, accessed October 1, 2020.

The proposed Project would not disturb any waters of the U.S. as defined by Section 404 of the Clean Water Act, or alter any streams as defined in Section 1600 of the California Fish and Wildlife Code, because no streams, wetlands or riparian areas occur on the property.

The closest federally recognized wildland to the Project site is the Santa Rosa and San Jacinto National Monument, which occurs 1.12 miles west of the Project site at its closest point, and extends north and south along the western boundary of the Coachella Valley. The Tribe's Indian Canyons occur 5 miles south of the Project site. No federally designated parks, monuments or forests will be impacted by the proposed Project.

D. Agriculture

According to "California Important Farmland: 1984-2018" published by the California Department of Conservation, the Project site and the surrounding areas have not supported agricultural uses. The Farmland Mapping and Monitoring Program does not identify the site as being of agricultural importance, and has placed a designation of "Urban and Built-Up Land" on the property. Neither the Project site nor any portion of Section 14 is designated for agricultural use. No impacts to agriculture will occur.

Conclusion

As described above, the Project will be required to pay the VFPA mitigation fee in place at the time that development occurs, to mitigate for impacts associated with biological resources within the boundary of the THCP. Mitigation will be required to reduce potential impacts to burrowing owls. The standard requirement and mitigation measure, provided in Section 4 of this document, will assure that impacts to living resources will be less than significant.

3.5 Cultural Resources²

The subject property is part of the original Agua Caliente Reservation and is located in the northeast quarter of the southeast quarter of Section 14 T4S, R4E, SBBM. In 1876, Section 14 and a portion of Section 22 (Tahquitz Canyon) were set aside as the Agua Caliente Indian Reservation, which was extended to cover the even numbered sections in three townships in 1877 and was patented by Congress in 1891. The Mission Indian Relief Act of 1891 authorized allotments from the acreage comprising the Reservation. The Reservation totaled more than 31,000 acres.

Palm Springs and the Coachella Valley are situated in the Colorado Desert and are part of the Sonoran Life Zone. The Sonoran Life Zone is characterized by the creosote brush scrub plant community (Hall and Grinnel 1919, Munz 1974; Schenherr 1992) which includes creosote bush, mesquite, brittlebush, cholla, prickly pear cacti, chuparosa, desert lavender, sage and various grasses (Bean and Saubel 1972).

Development within Section 14 began in the vicinity of the hot springs near the northwest Section corner, and was at first limited to the western half of the section. Early uses included residences, riding stables and hangers (part of Palm Springs' first airport in the 1930s). Other businesses

² Background information from the Section 14 Specific Plan EIR/EIS and the Agua Caliente Tribal Historic Preservation Office.

included rooming houses, a market, a secondhand store, four cafes, a grocery store and a bakery. The first Catholic church in Palm Springs was erected in 1917 on the Reservation in Section 14, approximately 0.51 miles to the west of the Project site and changed its name to Our Lady of Guadalupe in 1948.

The Project site is currently vacant, and is surrounded by two adjacent public roads and vacant land, as well as existing development including hotels, offices, condominiums and assisted living facilities.

Cultural Setting

The City of Palm Springs and the Coachella Valley are in the western end of the Colorado Desert. The prehistory of the Colorado Desert is poorly understood; however, ongoing discoveries contribute to the existing record. Archaeologists organize specific cultural sequences to describe cultural materials discovered through time and across space. The earliest time period of human occupancy is the Paleoindian (ca. 8,000 to 10,000-12,000 B.P.), when small groups of hunters and gatherers settled on mesas and terraces overlooking larger washes. Flaked stone tools and fluted projectile points are the typical artifacts associated with this era, also referred to as the San Dieguito complex. There are few discoveries of the San Dieguito complex in the Coachella Valley, resulting in very little evidence for this time period (Vaughan 1982; Warren 1967, 1984). This era notes a distinct lack of milling stone implements which archaeologists believe to be evidence of diminished reliance on plant resources. However, contrary to the archaeological evidence, ethnographic observations and oral testament include discussion of historic use of wooden mortars and pestles for plant food processing. This gap in the archaeological record in the Coachella Valley may indicate an absence of water at Lake Cahuilla during this time period (Stanton and Kremkau 2017).

According to archaeologists, the population dwindled in the Early Archaic Period (ca. 8,000 to 4,000 B.P.) and seemed to have left very little archaeological evidence. With the onset of a cooler climate at the beginning of the ensuing Late Archaic Period, people began to reoccupy the region (Love and Dahdul 2002; Schaefer 1994). This period was characterized by groups of flexible sizes in low population densities that settled near available seasonal food resources and relied on opportunistic hunting.

The discovery of rock lined storage pits and hearths at Indian Hill Rockshelter in the 1990s added information and supportive evidence, with radiocarbon dates placing the occupation of the site to approximately 4,000 years ago (McDonald 1992). Additionally, the Tahquitz Canyon rockshelter contained rock lined pits and an artifacts assemblage similar to Indian Hill Rockshelter, although no radiocarbon dating was conducted at the site (Schaefer 2002). Evidence from both sites suggests highly nomadic groups utilizing a wide variety of resources.

The hunting livelihood continued into the Late Prehistoric Period (ca. 1500 to 200 B.P.) associated with the Yuman or Patayan agricultural groups, when ceramics and the bow and arrow were introduced into the region. The seasonal settlement pattern associated with weather extremes continued and human activity was associated with the cultural patterns which relied more heavily on the availability of seasonal wild plants and animal resources.

From about 800 years ago to just before contact with Europeans, there is evidence of extensive contact and trade with tribes of the Colorado River. This included the distribution of pottery, an innovation of peoples of the Colorado River, across the upper Colorado and Mojave Deserts. It is from this period that ethnic or tribal affiliations are best known. The Coachella Valley encompasses a wide range of environments, which have been exploited by different indigenous groups over thousands of years. These included the low desert freshwater lakes of the various stands of Ancient Lake Cahuilla, the palm oases and mesquite vegetation associated with fault zones and other areas of high groundwater, alluvial fan areas, mountain canyons, and the mountains themselves.

The Holocene Lake Cahuilla, an occasional freshwater lake in the present-day eastern Coachella Valley, provided abundant resources to nearby settlements when the basin was filled to the 40-foot elevation level extending into what is now Indio and La Quinta. When the lake was present, native encampments took advantage of the fish and wildlife. When it receded, the native population relocated toward canyons, rivers, streams and mountains.

The Agua Caliente Cahuilla have maintained year round home sites in proximity to the year around water sources in Palm Springs—mostly snow and rain runoff drainages emanating from the adjacent San Jacinto Mountains to the west and the Santa Rosa Mountains to the south.

The Project site is not located near a native water source, and does not contain the food-bearing plants usually found in and near native encampments. As a result, the Project site is unlikely to have been used by Tribal members for ongoing activities.

Ethnohistoric and Historic Context

Anthropological literature suggests that the Cahuilla people are organized by lineages or clans that belonged to one of the moieties (main divisions) that interacted with others through trade, ceremonies and intermarriage. The leading anthropological works on the Cahuilla culture and history include Kroeber (1925), Strong (1929), Bean (1978), and Bean and Smith (1978).

The first recorded Cahuilla and European encounter occurred during the Juan Bautista de Anza expedition in 1775-1776. By 1819, several mission outposts were established near the Cahuilla territory and the Cahuilla began to adopt Spanish practices and traits such as cattle ranching, agriculture, trade, language and religion. The Spanish and later, American presence and involvement, severely impacted the native population and culture due to the introduction of European diseases such as smallpox for which the native peoples had no immunity.

There was trading between Arizona tribes and the California missions documented as early as 1821, and one of the trading routes likely passed through the Palm Springs Cahuilla area and the most important route in the region was later renamed and known as the Bradshaw Trail around 1862. The Bradshaw Trail traversed a similar course to that of present-day State Route 111.

The construction of the Southern Pacific Railroad in the late 1870's was incentivized by granting most of the odd-numbered sections for several miles on either side of the selected alignment. This federal action set the stage for the "checkerboard" land ownership pattern of the Agua Caliente and other Indian tribes along the route when those reservations were established.

Cultural Resource Impacts at the Project Site

As described above, the Project site is not likely to have been the location of significant Tribal activities. Although vacant and in its natural state, the likelihood of significant resources on the site is low. This does not preclude, however, the potential for resources to occur on the site, particularly because of the sand transport that occurs through natural wind storms through the area. The Tribe requires, as a standard condition contained in Section 4 of this document, the presence of Tribal monitors during the clearing, grading and excavation of land within the Reservation. This requirement is designed to assure that any buried resource can be identified and protected during the construction process. The Project will be required to implement this requirement, and will therefore have a less than significant impact on cultural resources.

3.6 Socioeconomic Conditions

A. Employment and Income

According to the American Community Survey (ACS) 5-Year Estimates for Palm Springs, in 2018, 19,536 persons (46.3%) of the total civilian noninstitutionalized population (age 16 and over) was employed; the unemployment rate was at 9.2%. The median household income for Palm Springs was \$50,361.

The Tribe implements a number of programs for Tribal members through the revenues it generates from its various Tribal enterprises, including the Indian Canyons, gaming facilities, and lease revenues associated with residential projects in Palm Springs. The proposed Project would add to these revenues and broaden the economic base of the Tribe to maintain and expand its Tribal programs.

B. Demographic Trends

The 2018 ACS data estimates the population of Palm Springs at 47,525 persons, an approximately 6.7% increase from 2010 (44,552 persons according to the Decennial Census). The 2018 ACS data identifies the median age in Palm Springs at 54.8 years. 56.5% of the City's population is 18 to 64 years of age, representing the majority of the City's total population. 31.1% of the total population is over 65.

Ethnically, residents who categorize themselves as white (83.3%) comprise the largest race/ethnicity of the population in Palm Springs. Residents of "American Indian and Alaska Native" heritage make up 0.8%, and 27.8% of the total population are Hispanic or Latino residents.

C. Lifestyle and Cultural Values

The Agua Caliente are an integral part of the City of Palm Springs. Tribal enterprises and activities range from the nearly completed Cultural Plaza in the heart of downtown to the Palm Springs, Rancho Mirage and Cathedral City casinos. Other Tribal enterprises also include the Indian Canyons Golf Resort, the Village Traditions-Vallera and 18 @ Twin Palms residential developments, and the Tahquitz and Indian Canyons Parks.

The Tribe consists of more than 400 members who strive to preserve and enhance their history and cultural values through education and outreach. The Cultural Plaza includes not only a museum, but also protects the sacred mineral springs through the Spa at Séc-he, and provides for a public gathering space for events and educational programs.

Tribal enterprises enable broad based community support and charitable donations across Palm Springs and the Coachella Valley. The expansion of these activities, including the lease revenues from the proposed Project, will enable the Tribe to continue and expand these activities, as well as social and economic support programs for its members.

D. Community Infrastructure

Public Safety Services

The Project site, and the City as a whole, are served by the Palm Springs Fire Department and the Palm Springs Police Department. The Departments respond to calls on Reservation lands, including Tribal and Allotted Trust land projects.

The Fire Department operates five fire stations throughout the City, including the headquarters station on El Cielo, which also serves the Palm Springs International Airport. The department has four engine companies, one truck Company, and a Battalion Chief on duty at all times. The Fire Department provides fire and rescue operations, basic and advanced paramedic emergency medical service and educational services. Fire services will be provided to the proposed Project by Fire Station 1, located at 277 N Indian Canyon Drive, 0.81 miles to the northwest of the Project site. Construction of all homes and structures at the Project will be required to comply with all current Tribal building and fire codes in place at the time development occurs.

Palm Springs Police Department is currently authorized 93 sworn police officer positions, which include the Chief, two captains, four lieutenants and 14 sergeants. These personnel are assigned to Administration, Patrol, Investigations, Traffic, Airport, Bicycle Patrol, and other specialized details. The Police Department also provides educational and outreach programs to the community.

The proposed Project will result in 46 single family homes on 7.59 acres in the City's urban core. The Project plans will be reviewed by both the Fire and Police departments for compliance with their standards, which are consistent with building code standards enforced by both the Tribe and the City. The Project will also be required through conditions of approval to participate in a Community Facilities District for the provision of police and fire services, to assure that its impacts will be mitigated as both departments grow. These standard requirements will assure that the proposed Project will not significantly impact public safety.

Utilities

The Project site will be served by Desert Water Agency (DWA), which supplies domestic water to the majority of Palm Springs, and parts of Cathedral City and Desert Hot Springs. Groundwater has historically been the principal source of domestic water in the region. DWA's replenishment water comes from the Colorado River Aqueduct through two connections located at Whitewater and Mission Creek to fill the recharge basins. DWA's total water supply was 29,931 acre-feet in 2017. It has approximately 78 million gallons per day in well capacity and 3 million gallons per day from surface stream supplies.

The City provides wastewater collection and treatment services to the Project site. The City’s public sewer system includes approximately 265 miles of sewer pipeline ranging in size from 6 to 42 inches in diameter, and 5 lift stations³. The City contracts with Veolia North America to operate its wastewater treatment plant (WTP) on Mesquite Avenue. The WTP is responsible for removing contaminants from sewage wastewater. The WTP has a capacity of 10.9 million gallons per day (mgd) and treats approximately 6 mgd. The City sends approximately 75% of the treated sewage annually to Desert Water Agency (DWA) for further filtration and disinfection. Once treated to all state and federal recycled water standards, DWA delivers the recycled water for irrigation of the City's municipal golf courses, Demuth Park, Palm Springs High School and other locations. The remaining 25% of treated sewage flows into percolation ponds where it seeps into the ground to recharge groundwater. DWA’s recycling facility has a capacity of about 10 million gallons per day.

The Project site will connect to existing 8-inch water main and 8-inch sewer main pipelines located under South Hermosa Drive. The Project wastewater discharges will be typical of residential uses and would not exceed wastewater treatment requirements of the City or Regional Water Quality Control Board. Less than significant impacts are expected related to the proposed Project. See Section 3.2 Water Resources for additional discussion.

Palm Springs Disposal Services (PSDS) provides solid waste collection and disposal services to the City and Project. PSDS implements a recycling program that collects and processes a wide range of products, including green waste. Non-hazardous solid wastes are transported to the Edom Hill Transfer Station (EHTS), located at the site of the former Riverside County Edom Hill Landfill in Cathedral City. EHTS is owned and operated by Burrtec Waste Management, and is permitted to receive 3,500 tons of waste per day. Waste is sorted before entering the Riverside County Waste Management waste stream and sent to Lamb Canyon Landfill in Beaumont. Lamb Canyon is permitted to receive 5,000 tons of waste per day, with a remaining capacity of 19,242,950 cubic yards and a projected closing date of 2029. The Project would be required to achieve 50 percent waste diversion in accordance with Riverside County’s Integrated Waste Management Plan (CIWMP); based on this requirement, the total solid waste generation for the Project will be approximately 51.34 tons per year as shown below.

**Table 5
Estimated Solid Waste Disposal at the Project Buildout**

Land Use	CIWMB Disposal Rates*	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Residential	12.23 pounds/household /day	46 DU	562.58	102.67
TOTAL (with 50% diversion)				51.34
*Estimated Solid Waste Generation Rates by CalRecycle, https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates , accessed October 2020.				

³ “City of Palm Springs Sewer Master Plan,” February 2009.

At buildout, the proposed Project will contribute annually an approximate 0.01% of the Lamb Canyon Landfill's remaining capacity.⁴ Less than significant impacts are anticipated.

Southern California Edison (SCE) provides electrical service to the City and the Project site. There are existing electrical transmission lines located under South Hermosa Drive and East Tahquitz Canyon Way surrounding the Project site.

Southern California Gas Company (SCG) will provide natural gas to the Project. Natural gas mains are currently well distributed throughout the developed areas of Section 14, including under North Hermosa Drive north of East Tahquitz Canyon Way near the northwest corner of the Project site.

The City's Section 14 Specific Plan EIR/EIS determined that given the capacity of their facilities within and around Section 14, SCE and SCG anticipate providing continued and increased service with no significant impact.

Landline phone and internet services in the City are mainly provided by Frontier Communications Corporation and Charter Spectrum. The Section 14 Specific Plan EIR/EIS indicated that there are currently adequate telecommunication facilities to serve the needs of Section 14. Impacts to telephone and cable services are expected to be less than significant with implementation of the proposed Project.

The Project will be required through conditions of approval to pay connection and development impact fees for sewer and drainage, public art, utility connections, Quimby, TUMF, school fees, etc. These fees are designed to reduce the impacts of new development on existing services and facilities. Overall, the Project is expected to have less than significant impact on Community Infrastructure.

E. Environmental Justice

CalEnviroScreen 3.0 is a science-based database created by CalEPA and the Office of Environmental Health (OEHHA) to identify California communities that are most affected by pollution and especially vulnerable to the effects of pollution. It aggregates environmental, health, and socioeconomic data to generate a numerical score for each census tract in the State. Higher scores indicate higher pollution burden and population vulnerability. Census tracts with scores of 75% or higher are designated as "disadvantaged communities."

According to the most recent CalEnviroScreen 3.0 database update (June 2018), there are no disadvantaged communities in the City of Palm Springs. The nearest disadvantaged communities are in the cities of Indio and Coachella, 16+ miles to the east.

The proposed Project does not include any industrial and other potentially hazardous land uses, and will not place any residential uses near those land uses. There are no low-income or minority populations in the vicinity of the proposed Project that would be negatively impacted by the Project. Impacts are expected to be less than significant.

⁴ Assumes that 1 CY of residential solid waste is equivalent to 95 lbs. "Volume to Weight Conversion Factors," US EPA Office of Resource Conservation and Recovery. April 2016.

3.7 Resource Use Pattern

A. Hunting, Fishing, Gathering

There are no designated hunting, fishing or gathering resources on or near the Project site. The site is located in Palm Springs' urban core, and is surrounded by urban development. The proposed Project would have no impact on hunting, fishing or gathering.

B. Timber Harvesting

As described above, the Project site is located on the Coachella Valley floor, about 1 mile west of the nearest slopes of the San Jacinto mountains. There are no timber resources on or in the vicinity of the Project site, and no timber will be removed as a result of the proposed Project. There will be no impact to timber harvesting from the Project.

C. Agriculture

According to "California Important Farmland: 1984-2018" published by the California Department of Conservation, the Project site and the surrounding areas have not supported agricultural uses. The Farmland Mapping and Monitoring Program does not identify the site as being of agricultural importance, and has placed a designation of "Urban and Built-Up Land" on the property. Neither the Project site nor any portion of Section 14 is designated for agricultural use. No impacts to agriculture will occur.

D. Minerals

Mineral resource zones in the City's General Plan are defined consistent with the Surface Mining and Reclamation Act of 1975 (SMARA), managed by the California Department of Conservation, Division of Mines and Geology. Section 14, including the Project site, is designated as a zone MRZ-3, which is described as:

"**MRZ-3:** Areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1."

The City's General Plan does not identify any locally important mineral resources in the area, nor are any mining facilities located in Section 14. The proposed Project will not mineral resources.

E. Recreation

The City owns and maintains 156 acres of developed parkland, 160 acres of City-owned golf courses open to the public, as well as miles of developed greenbelts along major thoroughfares throughout the City. The City is also home to privately owned golf courses, many of which are also open to the public. These parks and recreational areas contain an array of amenities. In addition to the Indian Canyons Golf Resort and Tahquitz Canyon Park which are located in the City, the Tribe also owns and maintains the Indian Canyons Park adjacent to the City's southern border.

The Project will result in the development of 46 single family residences and will not induce substantial population growth that will result in significant impacts to existing neighborhood and regional parks or other recreational facilities. Less than significant impacts are expected.

F. Transportation

The Project site is located at the southeast corner of E. Tahquitz Canyon Way and South Hermosa Drive. It is surrounded on two sides by existing paved streets. Hotel and commercial uses are located to the north, west, and further east, and residential and institutional uses are found to the south and southeast.

The main access to the Project site is provided from South Hermosa Drive on the westerly boundary of the property. A secondary emergency access point is also on South Hermosa Drive and north of the main access.

East Tahquitz Canyon Way is designated as Major Thoroughfare (4-lane divided), and South Hermosa Drive is designated as a Collector Roadway in the Palm Springs General Plan as indicated within the General Plan Update Traffic Analysis.

A major thoroughfare serves mostly through-traffic with some local access allowed; in most cases, they do not allow on-street parking except in the downtown. Major thoroughfares can be either divided six-lane or divided four-lane roads, within a 100 foot right of way. They form the backbone of the City's circulation system, connecting Palm Springs to regional highways and tying together different areas of the City. Landscaped medians must be provided on major thoroughfares, and currently exist on Tahquitz Canyon Way.

A Collector Roadway consists of two travel lanes that carry traffic from secondary and major thoroughfares into local neighborhoods. On-street parking is permitted. Typical right-of-way for a collector is 60 feet.

Both E. Tahquitz Canyon Way and South Hermosa Drive are fully paved with curb, gutter and sidewalk along the Project boundaries.

Alternative Transportation

The City's Section 14 Specific Plan proposes a range of bicycle facilities improvements to further the Plan's goal of "complete streets".

E. Tahquitz Canyon Way has an existing buffered Class II Bike Route in both directions adjacent to the Project site. The Section 14 Specific Plan also proposes Class III bike facilities on Hermosa Drive, and from the Project site bicyclists are able to access at least two established Bike Routes within Palm Springs, the Citywide Loop and the Canyon Country Club Loop.

The Project site is also on the Sunline Transit Agency Bus Route 14, which provides service on Tahquitz Canyon Way. An existing bus stop occurs on westbound Tahquitz Canyon at Hermosa, immediately across Tahquitz Canyon from the Project. Line 14 connects Palm Springs to Desert Hot Springs, and connects to two other SunLine bus routes, Line 24 and 30, which provide service within Palm Springs and to Cathedral City, respectively. SunLine utilizes clean/alternative fuel vehicles.

The Project proposes a 46-unit single family residential use, which is considered less intense than the Section 14 Specific Plan anticipated for the Project site (Resort-Attraction designation). As stated previously, the Project site could be developed with 175 rooms as a hotel use. Trip generation for 175 hotel rooms, regardless of hotel type, would greatly exceed 46 single family residences according to ITE’s Trip Generation Rates (9th Edition). Therefore, transportation impacts would be less than those studied in the Section 14 Specific Plan EIR/EIS and subsequent Environmental Assessment. A more detailed discussion of traffic impacts associated with the proposed Project is provided below.

The Project will have no effect on the Palm Springs International Airport or air traffic in general, or on waterborne traffic or rail service, as it is a residential development of one- and two-story units.

Existing Daily Level of Service (LOS)

The City and Tribe traditionally have measured traffic flow using Level of Service (LOS). The LOS standards establish a hierarchy for traffic flow which ranges from free-flow to gridlock. Table 6 describes LOS and corresponding Volume to Capacity (V/C) ratios for roadway segments.

**Table 6
Level of Service Definitions for Roadway Segments**

Level of Service	Volume to Capacity Ratio	Definition
A	0.00 - 0.60	EXCELLENT. Free flow, light volumes
B	0.61 - 0.70	VERY GOOD. Free to stable flow, light to moderate volumes
C	0.71 - 0.80	GOOD. Stable flow, moderate volumes, freedom to maneuver noticeably restricted
D	0.81 - 0.90	FAIR. Approaches unstable flow, moderate to heavy volumes, limited freedom to maneuver
E	0.91 - 0.99	POOR. Extremely unstable flow, heavy volumes, maneuverability and psychological comfort extremely poor
F	Varies (≥ 1.00)	FAILURE. Forced or breakdown conditions, slow speeds, tremendous delays with continuously increasing queue lengths

Source: Highway Capacity Manual Special Report 209, Transportation Research Board, 2000

The City’s policy, established in its General Plan, is that roadways and intersections must operate at LOS D or better. This also allows the City to maintain consistency with the Riverside County Congestion Management Plan (CMP), in which the City participates.

General Plan Existing (2012) Traffic Volumes

Level-of-service (LOS) designations for roadway operations are calculated considering the daily volume-to-capacity ratio, where the capacity of each roadway segment is based on its classification (facility type) and number of lanes. In the immediate Project vicinity, two roadway segments are included in the Section 14 Specific Plan Traffic Analysis and currently operating at LOS “A”. South Hermosa Drive is a two-lane undivided collector road and was not included in the traffic

counts. The traffic analysis determined that daily volume is accommodated within existing lane geometry and all of the segments analyzed in the Section 14 study area currently operate at an acceptable level of service according to City of Palm Springs standards.

Table 7
Existing Segment Daily Level of Service

Roadway	Segment	Lanes ⁽¹⁾	Volume	Capacity	V/C Ratio	LOS
Tahquitz Canyon Way	east of Avenida Caballeros	4D	8,832	35,900	0.246	A
Baristo Road	east of Avenida Caballeros	2U	2,802	13,000	0.216	A

Source: Agua Caliente Band of Cahuilla Indians Traffic Impact Analysis – Section 14 Specific Plan Update prepared on December 7, 2013.

1. U = Undivided; D = Divided

The Section 14 traffic impact analysis also considered intersections within the Specific Plan area, including the intersection of Hermosa and Tahquitz Canyon. Under existing conditions, this intersection operates at LOS D, with a two-way stop sign for the north-south traffic flow, and free-flow for east-west traffic. The intersection of Avenida Caballeros and Tahquitz Canyon currently operates at LOS B, and the intersection of Sunrise Way and Tahquitz Canyon Way operates at LOS C. These are all acceptable LOS for City intersections.

Project and Cumulative Impacts

The Project includes 46 single family homes. The Institution of Transportation Engineer (ITE) trip rate for single family homes is 9.52 average daily trips per unit. Using this trip rate, the proposed Project will generate 438 daily trips at buildout, including 35 trips during AM peak hour and 46 trips during PM peak hour. Consistent with Riverside County traffic impact guidelines, a traffic impact analysis is generally required when a proposed project will add 50 or more peak hour trips to an adjacent intersection. Therefore, a traffic impact analysis is not required nor was one conducted for the Project. As described below, the Project would result in 992 fewer trips than could occur on the site based on the uses allowed by the Section 14 Specific Plan. This represents a 69% reduction in trips from the Project site. As described below, the site was analyzed in the Section 14 EIR/EIS, and impacts on surrounding intersections were found to be less than significant, with improvements. Since the Project will reduce trip generation by 69% over that analyzed in the EIR/EIS, and since the impacts in the EIR/EIS were found to be less than significant, the impacts of the Project on traffic in the area will also be less than significant.

If the Project were built out to the Allowed By Zone Alternative (175-room hotel), the ITE Hotel rate would be 8.17 trips, which would result in 1,430 ADT. This would represent an increase of 992 daily trips over the proposed Project’s trip generation. Since the traffic impact analysis for the Section 14 Specific Plan Update found that the build out of the site under the Resort Attraction designation would not result in significant impacts, with the implementation of improvements as described below, the Project’s reduction of 992 trips, and net traffic generation of 438 daily trips will also not result in negative impacts to the traffic system in the immediate future.

The Section 14 traffic impact analysis analyzed the long term (build out) impact of the Specific Plan on traffic at intersections within the Specific Plan area, including the intersection of Hermosa and Tahquitz Canyon. This analysis included not only build out of the Specific Plan area itself, but also of surrounding projects in the area in order to demonstrate the cumulative impacts of all development in the area at the anticipated build out year.

At build out of the Specific Plan (2033), without improvements and assuming a Resort Attraction land use such as a hotel, the intersection of Hermosa and Tahquitz Canyon would operate at LOS F. This is due to the increased intensity of land uses and based on the continued use of a two-way stop sign. However, since the Project site and the adjacent site approved with the Living Out project are not being developed at intensities assumed by the Specific Plan, this intersection may operate in the future at an acceptable LOS with a two-way stop sign. The traffic impact analysis further found that Avenida Caballeros and Tahquitz Canyon and Sunrise Way and Tahquitz Canyon will operate at LOS A and LOS C, respectively, in 2033. Therefore, given the limited peak hour and daily trips generated by the proposed Project, current stop-controlled movements at this intersection will not significantly impact the intersection of Hermosa and Tahquitz Canyon.

The Project occurs within the boundaries of the City of Palm Springs, but is located on Tribal lands within the Reservation. The City participates in the Transportation Uniform Mitigation Fee (TUMF) program administered by the Coachella Valley Association of Governments (CVAG). The TUMF program applies Coachella Valley-wide, and provides for the payment of fees by new developments in order to construct, improve and maintain regional roadways. This fee distributes the responsibility for regional roadway improvements across all development. As a result, the Tribe will require through conditions of approval that the Project pay an in-lieu TUMF fee prior to the initiation of Project construction. The Tribe will forward the payment to CVAG for inclusion in regional TUMF fee payments.

G. Land Use Plan

The Project proposes the development of 46 single family homes on small lots in the City's urban core. The Project is designed to provide a close-in urban environment for residents. The Project is located on Tribal Trust land and subject to the Agua Caliente Band of Cahuilla Indians Land Use Ordinance. The subject property is designated as Tribal Enterprise Zoning District, with permitted uses subject to Tribal Council determination. Based on the interest expressed by the Tribe in the Project's design and product type, the Project is consistent with the Tribe's goals for the future of residential development within its properties. Within the context of the City's planning documents, the Project area is located within the Resort Attraction District envisioned in the Section 14 Specific Plan. The Project site is immediately south of the Plan's Residential High District, the area identified as primarily residential.

The proposed Project is a gated single-family residential community. The gates will be fitted with Knox box access, allowing emergency services, including fire and police departments, direct access to the site. The layout of the Project includes a looped road to provide open circulation for residents. In addition, the project is designed to allow for connection to the parcel immediately to the east, via the proposed Hayworth Way, which would add to the connectivity of the area.

3.8 Other Values

A. Wilderness

The proposed Project occurs on the Valley floor, in the City of Palm Springs' urban core. The site is surrounded on two sides by existing paved City streets, as well as commercial, hotel and residential projects. The Project is not adjacent to, or in the vicinity of a wilderness area.

The closest federally recognized wilderness to the Project site is the Santa Rosa and San Jacinto National Monument, which occurs 1.12 miles west of the Project site at its closest point, and extends north and south along the western boundary of the Coachella Valley. The Bureau of Land Management and the US Forest Service manage the 280,000 acre Monument lands. The San Jacinto mountains also include the State owned and managed Mount San Jacinto State Park, in the same vicinity as the Monument.

In addition to the National Monument, the Tribe's Indian Canyons occur approximately 6 miles south of the Project site. These lands, managed by the Tribe, hold important biological, cultural and ethnographic resources that are significant in the Tribe's history.

These federal, state and Tribal areas have been preserved as native open space in order to protect ecological, geologic and cultural resources, including species covered in both the Tribal Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan. Both plans rely on the acquisition and preservation of mountain lands for the protection of Peninsular bighorn sheep, among others.

The Project site is designated part of the Valley Floor Planning Area (VFPA) in the THCP, and is defined by urban development which does not contain habitat for any species covered in the Plan other than the burrowing owl. Mitigation under THCP guidance will be required to avoid and reduce potential impacts to burrowing owls. The development of the 7.59 acres for the proposed Project will not impact the implementation of the THCP because the site does not occur on land planned for conservation; however, Project will be required to pay the VFPA mitigation fee, which is designed to allow the Tribe to conserve and preserve lands within conservation areas in the VFPA. Please also see the Living Resources section above.

B. Noise

Sound is a pressure wave which is created by a vibrating object. It is technically described in terms of amplitude (loudness) and frequency (pitch).⁵ The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

⁵ Noise and its Measurements by EPA (1961).

Noise is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway. Table 8 illustrates representative noise levels in the environment.

Table 8
Representative Environmental Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	-110-	Rock Band
Jet Fly-over at 100 feet	105	
	-100-	
Gas Lawnmower at 3 feet	95	
	-90-	
	85	Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	-80-	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime	75	
Gas Lawnmower at 100 feet	-70-	Vacuum Cleaner at 10 feet
Commercial Area	65	Normal Speech at 3 feet
Heavy Traffic at 300 feet	-60-	
	55	Large Business Office
Quiet Urban Area during Daytime	-50-	Dishwasher in Next Room
	45	
Quiet Urban Area during Nighttime	-40-	Theater, Large Conference Room (background)
Quiet Suburban Area during Nighttime	35	
	-30-	Library
Quiet Rural Area during Nighttime	25	Bedroom at Night, Concert Hall (background)
	-20-	
	15	
	-10-	
	5	
Lowest Threshold of Human Hearing	-0-	Lowest Threshold of Human Hearing

Source: California Department of Transportation, Technical Noise Supplement, October 1998.
<http://www.dot.ca.gov/hq/env/noise/pub/Technical%20Noise%20Supplement.pdf>, accessed February 2019.

Environmental noise levels are generally considered low when the CNEL is below 45 dBA, moderate in the 45–60 dBA range, and high above 60 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss.

Generally, a difference of 3 dBA over 24 hours is a barely-perceptible increase to most people. A 5 dBA increase is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness. Noise levels from a particular source generally decline as distance to the receptor increases. A commonly used rule of thumb for roadway noise is that for every doubling

of distance from the source, the noise level is reduced by about 3 dBA. Noise from stationary or point sources is reduced by about 6 dBA for every doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA.⁶

The Project will generate noise during both its construction and operation. Each is discussed separately below.

Noise will be generated at the Project site during construction. Noise sources during the grading and excavation phase will primarily consist of heavy equipment, including graders, bulldozers and similar vehicles, as well as the vehicle noise associated with workers' trips to and from the site. Noise associated with construction of the homes will be less loud, and consist of tools, generators and painting equipment. The Project site is surrounded on two sides by existing City roadways. West of Hermosa, an office complex currently exists. North of Tahquitz Canyon Way, two hotels occur. On the east side of the Project, lands are vacant, with commercial development occurring beyond. Land to the south is also vacant, with the temporary College of the Desert Palm Springs campus occurring beyond. An existing condominium project occurs to the southeast of the site, beyond vacant land. Therefore, the construction of the Project will not occur immediately adjacent to any sensitive receptors. The distance between the Project and the condominiums to the southeast will attenuate noise levels at the site. In addition, the Tribe will require that the Project construction hours be limited to those required by the City, which will limit construction to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No construction will be permitted on Sundays and Holidays. Because of the distance between the Project site and sensitive receptors, and the limitation of construction hours during the less sensitive daytime hours, impacts associated with construction noise emanating from the proposed Project are expected to be less than significant.

The City has established exterior noise standards for residential land uses at 65 dBA CNEL. The Palm Springs General Plan EIR determined that noise levels in 2025 on Tahquitz Canyon Way, between Hermosa and Sunrise, would be 65 dBA CNEL at 125 feet from centerline, and 70 dBA at 58 feet from centerline, without any mitigation. Tahquitz Canyon Way is a 100 foot wide street, so the 70 dBA noise contour can be expected to occur within the Project site, without mitigation. The Project, however, proposes a perimeter wall on Tahquitz Canyon Way, 6 feet in height and of solid masonry construction. Such a wall will provide attenuation of between 6 and 10 dBA from the road noise on the street, reducing exterior noise levels in the rear yards of the homes closest to the roadway to 60 to 64 dBA CNEL. Noise levels for lots further away from the roadway would be even lower, and well within the City standard. This noise level is considered acceptable in the City, and consistent with the noise standards imposed on both fee and trust lands for projects in Palm Springs. Therefore, with the installation of the wall planned as part of the proposed Project, long term noise impacts on the Project would be less than significant.

⁶ Highway Traffic Noise Analysis and Abatement Policy and Guidance, U.S. Department of Transportation, https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm, accessed March 2019.

The Project will consist of single family homes, which do not generate unusually high noise levels. The residents can be expected to increase noise at the site, which is currently vacant, but the noise associated with vehicle ignition, back yard play and similar domestic activities will not impact surrounding properties, particularly given the site's position adjacent to two roadways, and surrounded on the other two sides by vacant land which separates the site from other uses. It is expected that noise levels generated by the Project will be less than significant.

C. Visual and Light

The Project site is located in the City's core, and enjoys views of the San Jacinto mountains to the west, and the San Gorgonio and San Bernardino mountains to the northwest and north. The development of the site will provide residents with continued views of these mountain ranges, and will not block views of the mountains from surrounding properties, in particular because of the single and partial two-story construction proposed. Although views of the foothills of mountains to the west may be partially obstructed for future development to the east, the varied mass of the single family homes, and the distance to the mountains will allow views of the mid-range and peaks of the San Jacinto mountains for these areas. The low-rise nature of the proposed Project is expected to result in less than significant impacts to visual resources.

The proposed Project will provide 46 single family homes in a Modern architectural style consistent with the architecture of the City's downtown, and consistent with the mix of architectural styles that occur on Tahquitz Canyon Way. The construction of the Project will improve the character of this infill area, and add to the eventual build out of Section 14. The proposed height is consistent with surrounding development and will not further block any views of the San Jacinto and Santa Rosa mountains.

The Project will generate light from car headlights, landscape lighting, architectural lighting and safety lights. This level of lighting is expected to be consistent with typical residential lighting through the City and Reservation. Generally, lighting fixtures are shielded so as not to result in spill-over to adjacent properties and City streets. The lighting associated with the Project will be consistent with surrounding development, and impacts will be less than significant.

D. Public Health and Safety

The Project site, and the City as a whole, are served by the Palm Springs Fire Department and the Palm Springs Police Department. The Departments respond to calls on Reservation lands, including Tribal and allottee projects.

The Fire Department operates five fire stations throughout the City, including the headquarters station on El Cielo, which also serves the Palm Springs International Airport. The department has four engine companies, one truck Company, and a Battalion Chief on duty at all times. The Fire Department provides fire and rescue operations, basic and advanced paramedic emergency medical service and educational services. Fire services will be provided to the proposed Project by Fire Station 1, located at 277 N Indian Canyon Drive, 0.81 miles to the northwest of the Project site. The Project plans will comply with the Agua Caliente Band of Cahuilla Indians Tribal Building and Safety Code. Project plans will be subject to review and conditions by the Tribal Fire Marshall to ensure that the development is compliant with the current Tribal Fire Code and other applicable regulations.

Palm Springs Police Department is currently authorized 93 sworn police officer positions, which include the Chief, two captains, four lieutenants and 14 sergeants. These personnel are assigned to Administration, Patrol, Investigations, Traffic, Airport, Bicycle Patrol, and other specialized details. The Police Department also provides educational and outreach programs to the community.

As described in the Section 14 EIR/EIS, impacts associated with police and fire services are expected to be less than significant. That document considered a more intense hotel land use on the Project site, and the implementation of the proposed Project would substantially reduce the demand on emergency services, due to both the reduction in intensity from hotel to residential use, and the smaller scale and mass of structures.

The proposed Project will result in 46 single family homes on 7.59 acres in the City's urban core. The Project plans will be reviewed by both the Fire and Police departments for compliance with their standards, which are consistent with building code standards enforced by both the Tribe and the City.

The main entry is wide and provides emergency access at the entry gate, via a Knox box. In addition, an emergency access will be provided from the property's northwestern boundary to South Hermosa Drive. The access point will be gated with turf block, equipped with access hardware to Fire Department standards, and will provide an alternative access point for emergency vehicles. Less than significant impacts to fire protection services are expected to result from the Project.

E. Climate Change (Greenhouse Gasses)

Air pollution is a chemical, physical, or biological process that modifies the chemistry and other characteristics of the atmosphere. The primary contributor to air pollution is the burning of fossil fuels used in transportation, power and heat generation, and industrial processes. The byproducts from the combustion of fossil fuels can contain air polluting substances. These emissions are responsible for the poor air quality that is evident in industrial centers worldwide.

Some air polluting agents are also greenhouse gases (GHG), including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and fluorinated gases (hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride), which are released into the atmosphere through natural processes and human activities. GHGs are expressed in metric tons (MT) of CO₂e (carbon dioxide equivalent). These gases are termed greenhouse gases due to their shared characteristic of trapping heat, and they are believed to be responsible for the global average increase in surface temperatures of 0.7-1.5 °F that were observed during the 20th century.⁷ The quantity of greenhouse gases in the atmosphere has increased significantly over a relatively short period. More recently, the concentration of CO₂ in the atmosphere had increased by 42%, methane by 15%, and NO_x by 9% from 1990 to 2010.⁸

⁷ U.S. Environmental Protection Agency, State of Knowledge, 2017.

⁸ U.S. Environmental Protection Agency, Figure 1: Global Greenhouse Gas Emissions by Gas, 1990-2010, May 2014.

Carbon dioxide is the primary greenhouse gas that has raised the most concern of atmospheric scientists due to current atmospheric levels, current and projected emission levels, and the highly correlated temperature regression curve that has been observed, predicting a future path of rising carbon dioxide levels. Currently (2017), carbon dioxide concentrations in the atmosphere exceed 400 ppm. Comparatively, prior to the Industrial Revolution, about 250 years ago, CO₂ levels were 278 ppm, and over the past 650,000 years carbon dioxide levels have fluctuated between 180 and 300 ppm, making present day atmospheric CO₂ levels substantially greater than at any point in the past 650,000 years.⁹

State laws such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32) require all cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 which requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

Impact Significance Considerations

The proposed Project will generate GHG emissions during both construction and operation. As described in the Air Quality section above, the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to quantify air quality emission projections, including greenhouse gas emissions (Appendix A).

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 9, the Project will generate 432.07 CO₂e metric tons during the 12-month construction period. There is currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 9, below).

⁹ "Working Group III Contribution to the Intergovernmental Panel on Climate Change Fourth Assessment Report, Climate Change 2007: Mitigation of Climate Change," prepared by the Intergovernmental Panel on Climate Change, May 2007.

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is a residential development and comparable to the Tier 3 SCAQMD’s residential thresholds of 3,000 MTCO_{2e}/yr. Table 9 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project. The Project complies with the Tier 3 threshold because emissions will not exceed the 3,000 MT/yr threshold. Therefore, Project impacts will be less than significant.

Table 9
Projected GHG Emissions Summary (Metric Tons)

Phase	CO _{2e} (MT/YR)
Construction (2021-2022)	
Construction Total	432.07
Operation	
Construction: 30 year amortized ¹	14.40
Annual Operation	854.41
Total Operation	868.81
SCAQMD Threshold (Residential)	3,000.00
1. Buildout construction GHG emissions were amortized over 30-years then added to buildout operational GHG emissions. 432.07/30 = 14.40	

F. Indian Trust Assets

The Project site is an Indian Trust Asset, insofar as it is a parcel of land owned by the Tribe that has monetary value. A Tribal Member/Allottee also holds the parcel immediately to the east of the Project site, which is currently vacant and for which there are no known development plans. Lands to the north and south are held in fee and privately owned, while the parcel to the west, across Hermosa is an Allotted parcel. The land is within Section 14, an area of the City that is Reservation land containing Tribal, Allotted and Fee parcels. The Agua Caliente Indian Reservation map of Land Use Ordinance Zoning Districts designates the Project site as *Tribal Enterprise*, which allows uses subject to Tribal Council determination.

The Tribe in this case will lease the property for the long term development of 46 single family homes to be sold to private individuals. The land will remain Tribal Trust land, and will generate income to the Tribe in the form of annual leases for the individual lots and common areas. The Bureau of Indian Affairs has responsibility to review and approve the leases for the property, in order to protect and maintain the rights of the Tribe granted through treaties, statutes and executive orders. The build out of the Project will expand the Tribe’s portfolio of assets, and its economic base, by adding ground lease revenues on an annual basis. These revenues are expected to provide a positive impact to this Indian Trust Asset for the Tribe.

G. Hazardous Materials

The Section 14 Specific Plan Update IS/EA found that based upon review of the State Cortese List, a compilation of various sites throughout the State that have been compromised due to soil or groundwater contamination from past uses, Section 14 does not include any sites listed as hazardous waste and substance sites by the Department of Toxic Substances Control (DTSC), or any site listed as having an active or open leaking underground storage tank (LUFT) site by the State Water Resources Control Board (SWRCB). Section 14 does, however, have two sites listed as having a previous LUFT by the SWRCB, neither of which were on or near the Project site. Both of these sites have been cleaned and their cases have been closed by the SWRCB; therefore, the impact of any future development on these sites creating a significant hazard to the public or the environment is less than significant.

Database searches were conducted of the Environmental Protection Agency's (EPA) *Envirofacts* information platform and the State of California *Geotracker* and *Envirostor* platforms to identify sites at or near the Project site that have previously experienced State or federal regulation. Neither the Project or surrounding sites were identified in these database searches, and no impact relating to hazardous materials is expected to occur on the Project site.

4.0 MITIGATION

As defined in CEQ Regulations (40 CFR 1508.20) mitigation can include:

1. Avoiding the impact altogether by not taking a certain action or parts of an action.
2. Minimizing impact by limiting the degree of magnitude of the action and its implementation.
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
5. Compensating for the impact by replacing or providing substitute resources or environments.

Unless provided otherwise by Federal regulations (e.g. Clean Water Act) the enforceability of the following mitigation measures will be achieved through Project approval by the Agua Caliente Band of Cahuilla Indians. This section also includes standard conditions which the Tribe imposes on projects, and which it will impose on this Project.

4.1 Land Resources Mitigation

Standard Conditions for Geotechnical:

- The Project proponent shall implement the recommendations included in the “Geotechnical Investigation, Proposed VUE Residential Development,” prepared by Sladden Engineering in August 2020 and incorporate its findings in grading plans, foundation design and structural load calculations as required to assure safe project construction.

4.2 Air Quality Mitigation

Standard Conditions for Air Quality:

- A Fugitive Dust (PM₁₀) Control Plan will be reviewed and approved prior to issuance of a grading permit.
- The Tribe shall place a condition of approval on the Project requiring the developer to include on all grading plans a note that requires the construction contractor to implement the following measures during grading operations:
 - Contractors shall use Tier 1 or higher construction equipment.
 - Construction contractors shall maintain construction equipment engines by keeping them tuned according to manufacturers’ standards.
 - Contractors shall schedule construction operations to minimize traffic congestion.

- Contractors shall develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, on-street signage and traffic control devices or personnel).

4.3 Living Resources Mitigation

Standard Condition for Living Resources:

- Prior to issuance of grading permits for the Project, the Project proponent shall pay the THCP VFPA fee that will be used to acquire and manage habitat preserve **lands**.

Mitigation for Living Resources:

- Prior to any ground or habitat disturbance on the Project site, a pre-disturbance survey will be conducted by a Qualified Biologist for the presence of burrowing owls consistent with the guidance provided in THCP:
 1. Surveys and relocation, if applicable, shall be conducted between September 1 and January 31 if possible. Relocation, if necessary, should, at a minimum, comply with the standards of the California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (March 7, 2012).

4.4 Cultural Resources Mitigation

No known historic resources are present in the APE (Area of Potential Effect), and thus no known historic properties will be affected by the undertaking as currently proposed. The implementation of the following Standard Conditions will assure that no impacts to Tribal cultural resources occur.

Standard Conditions for Cultural Resources:

- **ACBCI THPO Monitor Required.** Approved Agua Caliente Native American Cultural Resource Monitor(s) as well as archaeological monitors shall be present during all ground disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a qualified Archaeologist (secretary of the Interior’s Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the Agua Caliente Tribal Historic Preservation Office.
- **ARPA Compliance.** To the extent a portion of Project development is located on “**public lands**” or “**Indian lands**,” as those terms are defined in 16 U.S.C. § 470bb, Client shall not excavate, remove, damage, or otherwise alter or deface, or attempt to excavate, remove, damage, or otherwise alter or deface any archaeological resource located on said lands unless such activity is pursuant to a permit issued under 43 C.F.R. § 7.8 or exempted by 43 C.F.R. § 7.5(b). As used in this Section, the term “**archaeological resource**” has the meaning ascribed to it in 16 U.S.C. § 470bb.

- **NAGPRA Compliance.** To the extent a portion of Project development is located on “federal lands” or “tribal lands” as those terms are defined in 25 U.S.C. § 3001, Client shall comply with the requirements of the Native American Graves Protection and Repatriation Act (25 U.S.C. §§ 3001 *et seq.*), as implemented by 43 C.F.R. §§ 10.4 to 10.6, which include, but are not limited to: (i) compliance with the requirements for the intentional removal from or excavation of Native American cultural items from federal or tribal lands for the purposes of discovery, study, or removal of such items; and, in the case of inadvertent discovery, (ii) notification in writing of the applicable Secretary of the federal department, or head of any other agency or instrumentality of the United States, having primary management authority with respect to federal lands and the appropriate Indian tribe with respect to tribal lands, if known or ascertainable, if the Client knows or has reason to know that it has discovered Native American cultural items on federal or tribal lands; and (iii) cessation of activities in connection with the discovery in the area of discovery. As used in this Section, the term “cultural items” has the meaning ascribed to it in 25 U.S.C. § 3001.

Although no known resources have been identified, excavation is likely to occur to a greater depth and area. Should human remains be discovered during construction of the proposed Project, the Project contractor would be subject to the Tribe’s “Treatment of Human Rights Policy” (ACBCI Tribal Historic Preservation Organization and Policies, 2004) which is consistent with NAGPRA regarding the discovery and disturbance of human remains. In that circumstance the Cultural Monitor has the authority to halt destructive activities in the immediate area and the THPO will work with Tribal Council on treatment and disposition of the remains.

4.5 Resource Use Mitigation

Standard Condition for Traffic:

- Design of off-site Street Improvement Plans shall be reviewed and approved by the City of Palm Springs Engineering Department.
- The Project will make an in-lieu contribution to planned off-site roadway improvements of regional benefit equivalent to the TUMF that would be required if the Project were subject to TUMF.

4.6 Other Values Mitigation

Standard Condition for Noise:

- Construction activities shall be allowed between 7 a.m. and 7 p. m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No construction shall be allowed during City recognized holidays.

5.0 LIST OF CONTRIBUTORS

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6.0 CONSULTATION

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Appendix A

Air Quality and Greenhouse Gas Emission Outputs

for

VUE Palm Springs

CalEEMod Version 2016.3.2

VUE Palm Springs - Salton Sea Air Basin, Annual

VUE Palm Springs
Salton Sea Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	46.00	Dwelling Unit	6.65	112,001.00	149
Other Asphalt Surfaces	1.71	Acre	1.71	74,487.60	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.4	Precipitation Freq (Days)	20
Climate Zone	10			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

VUE Palm Springs - Salton Sea Air Basin, Annual

Project Characteristics - GHA proposes 46 single-family homes on a 8.36-acre vacant parcel in City of Palm Springs. Assume 12-month construction from 7/1/2021 to 7/1/2022.

Land Use - Project proposes 46 single-family homes on 8.36-acre land. Building square footage is $2371 \times 13 + 2524 \times 19 + 2373 \times 14 = 112001$ SF

The 46 lots will take up 46×5000 SF = 230,000 SF ~5.28 acres

Landscaped area is 1.37 acres in total.

Roadways (asphalt) are assumed to be $8.36 - 5.28 - 1.37 = 1.71$ acres.

population using default based on 3-bedroom big units, DOF gives lower.

Construction Phase - Project site is vacant with sparse desert vegetation. Assume 12-month construction period from 7/1/2021 to 7/1/2022.

Grading - site needs 10,000 CY import

On-road Fugitive Dust - all roads are paved in the project area

Road Dust - all roads are paved in the project area

Woodstoves - no wood burning appliances are proposed for the project

Energy Use -

Water And Wastewater - Project area is connected to sewer and will not have septic tanks

Construction Off-road Equipment Mitigation - assume standard dust control measures per SCAQMD 403.1 rule

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	40
tblConstructionPhase	NumDays	230.00	210.00
tblConstructionPhase	PhaseEndDate	9/21/2022	6/28/2022
tblConstructionPhase	PhaseEndDate	7/27/2022	6/1/2022
tblConstructionPhase	PhaseEndDate	9/8/2021	8/11/2021
tblConstructionPhase	PhaseEndDate	8/24/2022	6/29/2022
tblConstructionPhase	PhaseEndDate	8/11/2021	7/14/2021
tblConstructionPhase	PhaseStartDate	8/25/2022	6/1/2022
tblConstructionPhase	PhaseStartDate	9/9/2021	8/12/2021
tblConstructionPhase	PhaseStartDate	8/12/2021	7/15/2021
tblConstructionPhase	PhaseStartDate	7/28/2022	6/2/2022
tblConstructionPhase	PhaseStartDate	7/29/2021	7/1/2021

VUE Palm Springs - Salton Sea Air Basin, Annual

tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	82,800.00	112,001.00
tblLandUse	LotAcreage	14.94	6.65
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblRoadDust	RoadPercentPave	50	100
tblWater	AerobicPercent	87.46	95.00
tblWater	AerobicPercent	87.46	95.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

VUE Palm Springs - Salton Sea Air Basin, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	1.0118	1.0118
2	10-1-2021	12-31-2021	0.6990	0.6990
3	1-1-2022	3-31-2022	0.6155	0.6155
4	4-1-2022	6-30-2022	1.2842	1.2842
		Highest	1.2842	1.2842

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5243	4.7800e-003	0.3423	2.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490
Energy	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	202.8593	202.8593	6.7100e-003	2.4700e-003	203.7626
Mobile	0.1623	1.4705	1.6297	6.3900e-003	0.3763	4.0900e-003	0.3804	0.1011	3.8500e-003	0.1049	0.0000	594.9092	594.9092	0.0430	0.0000	595.9847
Waste						0.0000	0.0000		0.0000	0.0000	12.4007	0.0000	12.4007	0.7329	0.0000	30.7223
Water						0.0000	0.0000		0.0000	0.0000	1.0604	19.1227	20.1831	0.0589	2.4700e-003	22.3913
Total	0.6942	1.5401	1.9996	6.8200e-003	0.3763	0.0113	0.3876	0.1011	0.0111	0.1121	13.4611	818.4209	831.8820	0.8421	4.9600e-003	854.4100

VUE Palm Springs - Salton Sea Air Basin, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5243	4.7800e-003	0.3423	2.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490
Energy	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	202.8593	202.8593	6.7100e-003	2.4700e-003	203.7626
Mobile	0.1623	1.4705	1.6297	6.3900e-003	0.3763	4.0900e-003	0.3804	0.1011	3.8500e-003	0.1049	0.0000	594.9092	594.9092	0.0430	0.0000	595.9847
Waste						0.0000	0.0000		0.0000	0.0000	12.4007	0.0000	12.4007	0.7329	0.0000	30.7223
Water						0.0000	0.0000		0.0000	0.0000	1.0604	19.1227	20.1831	0.0589	2.4700e-003	22.3913
Total	0.6942	1.5401	1.9996	6.8200e-003	0.3763	0.0113	0.3876	0.1011	0.0111	0.1121	13.4611	818.4209	831.8820	0.8421	4.9600e-003	854.4100

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

VUE Palm Springs - Salton Sea Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	7/14/2021	5	10	
2	Grading	Grading	7/15/2021	8/11/2021	5	20	
3	Building Construction	Building Construction	8/12/2021	6/1/2022	5	210	
4	Paving	Paving	6/2/2022	6/29/2022	5	20	
5	Architectural Coating	Architectural Coating	6/1/2022	6/28/2022	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.71

Residential Indoor: 226,802; Residential Outdoor: 75,601; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 4,469 (Architectural Coating – sqft)

OffRoad Equipment

VUE Palm Springs - Salton Sea Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	10.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	48.00	17.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,250.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

VUE Palm Springs - Salton Sea Air Basin, Annual

Use Soil Stabilizer

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0194	0.2025	0.1058	1.9000e-004		0.0102	0.0102		9.4000e-003	9.4000e-003	0.0000	16.7179	16.7179	5.4100e-003	0.0000	16.8530
Total	0.0194	0.2025	0.1058	1.9000e-004	0.0903	0.0102	0.1006	0.0497	9.4000e-003	0.0591	0.0000	16.7179	16.7179	5.4100e-003	0.0000	16.8530

VUE Palm Springs - Salton Sea Air Basin, Annual

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.3000e-004	3.1000e-004	3.1100e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6141	0.6141	3.0000e-005	0.0000	0.6147
Total	4.3000e-004	3.1000e-004	3.1100e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6141	0.6141	3.0000e-005	0.0000	0.6147

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0352	0.0000	0.0352	0.0194	0.0000	0.0194	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0194	0.2025	0.1058	1.9000e-004		0.0102	0.0102		9.4000e-003	9.4000e-003	0.0000	16.7178	16.7178	5.4100e-003	0.0000	16.8530
Total	0.0194	0.2025	0.1058	1.9000e-004	0.0352	0.0102	0.0455	0.0194	9.4000e-003	0.0288	0.0000	16.7178	16.7178	5.4100e-003	0.0000	16.8530

VUE Palm Springs - Salton Sea Air Basin, Annual

3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.3000e-004	3.1000e-004	3.1100e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6141	0.6141	3.0000e-005	0.0000	0.6147
Total	4.3000e-004	3.1000e-004	3.1100e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6141	0.6141	3.0000e-005	0.0000	0.6147

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0665	0.0000	0.0665	0.0338	0.0000	0.0338	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0229	0.2474	0.1586	3.0000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	26.0537	26.0537	8.4300e-003	0.0000	26.2644
Total	0.0229	0.2474	0.1586	3.0000e-004	0.0665	0.0116	0.0781	0.0338	0.0107	0.0445	0.0000	26.0537	26.0537	8.4300e-003	0.0000	26.2644

VUE Palm Springs - Salton Sea Air Basin, Annual

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.2300e-003	0.1367	0.0189	4.8000e-004	0.0108	4.1000e-004	0.0113	2.9800e-003	3.9000e-004	3.3700e-003	0.0000	45.6993	45.6993	2.2700e-003	0.0000	45.7560
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.1000e-004	5.1000e-004	5.1900e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0235	1.0235	4.0000e-005	0.0000	1.0246
Total	3.9400e-003	0.1372	0.0241	4.9000e-004	0.0121	4.2000e-004	0.0125	3.3100e-003	4.0000e-004	3.7100e-003	0.0000	46.7228	46.7228	2.3100e-003	0.0000	46.7806

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0259	0.0000	0.0259	0.0132	0.0000	0.0132	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0229	0.2474	0.1586	3.0000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	26.0537	26.0537	8.4300e-003	0.0000	26.2643
Total	0.0229	0.2474	0.1586	3.0000e-004	0.0259	0.0116	0.0375	0.0132	0.0107	0.0239	0.0000	26.0537	26.0537	8.4300e-003	0.0000	26.2643

VUE Palm Springs - Salton Sea Air Basin, Annual

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.2300e-003	0.1367	0.0189	4.8000e-004	0.0108	4.1000e-004	0.0113	2.9800e-003	3.9000e-004	3.3700e-003	0.0000	45.6993	45.6993	2.2700e-003	0.0000	45.7560
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.1000e-004	5.1000e-004	5.1900e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0235	1.0235	4.0000e-005	0.0000	1.0246
Total	3.9400e-003	0.1372	0.0241	4.9000e-004	0.0121	4.2000e-004	0.0125	3.3100e-003	4.0000e-004	3.7100e-003	0.0000	46.7228	46.7228	2.3100e-003	0.0000	46.7806

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0970	0.8890	0.8453	1.3700e-003		0.0489	0.0489		0.0460	0.0460	0.0000	118.1350	118.1350	0.0285	0.0000	118.8475
Total	0.0970	0.8890	0.8453	1.3700e-003		0.0489	0.0489		0.0460	0.0460	0.0000	118.1350	118.1350	0.0285	0.0000	118.8475

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3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4100e-003	0.0776	0.0186	2.0000e-004	4.3100e-003	1.4000e-004	4.4500e-003	1.2400e-003	1.3000e-004	1.3800e-003	0.0000	18.8200	18.8200	1.5500e-003	0.0000	18.8586
Worker	0.0116	8.3600e-003	0.0847	1.9000e-004	0.0202	1.3000e-004	0.0204	5.3700e-003	1.2000e-004	5.4900e-003	0.0000	16.7036	16.7036	6.8000e-004	0.0000	16.7206
Total	0.0140	0.0859	0.1033	3.9000e-004	0.0246	2.7000e-004	0.0248	6.6100e-003	2.5000e-004	6.8700e-003	0.0000	35.5236	35.5236	2.2300e-003	0.0000	35.5793

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0970	0.8890	0.8453	1.3700e-003		0.0489	0.0489		0.0460	0.0460	0.0000	118.1349	118.1349	0.0285	0.0000	118.8474
Total	0.0970	0.8890	0.8453	1.3700e-003		0.0489	0.0489		0.0460	0.0460	0.0000	118.1349	118.1349	0.0285	0.0000	118.8474

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3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4100e-003	0.0776	0.0186	2.0000e-004	4.3100e-003	1.4000e-004	4.4500e-003	1.2400e-003	1.3000e-004	1.3800e-003	0.0000	18.8200	18.8200	1.5500e-003	0.0000	18.8586
Worker	0.0116	8.3600e-003	0.0847	1.9000e-004	0.0202	1.3000e-004	0.0204	5.3700e-003	1.2000e-004	5.4900e-003	0.0000	16.7036	16.7036	6.8000e-004	0.0000	16.7206
Total	0.0140	0.0859	0.1033	3.9000e-004	0.0246	2.7000e-004	0.0248	6.6100e-003	2.5000e-004	6.8700e-003	0.0000	35.5236	35.5236	2.2300e-003	0.0000	35.5793

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0921	0.8432	0.8836	1.4500e-003		0.0437	0.0437		0.0411	0.0411	0.0000	125.1316	125.1316	0.0300	0.0000	125.8811
Total	0.0921	0.8432	0.8836	1.4500e-003		0.0437	0.0437		0.0411	0.0411	0.0000	125.1316	125.1316	0.0300	0.0000	125.8811

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3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3700e-003	0.0777	0.0181	2.1000e-004	4.5700e-003	1.2000e-004	4.6900e-003	1.3200e-003	1.2000e-004	1.4400e-003	0.0000	19.7594	19.7594	1.5200e-003	0.0000	19.7974
Worker	0.0115	8.0600e-003	0.0825	1.9000e-004	0.0214	1.3000e-004	0.0216	5.6900e-003	1.2000e-004	5.8100e-003	0.0000	17.0387	17.0387	6.6000e-004	0.0000	17.0551
Total	0.0138	0.0858	0.1006	4.0000e-004	0.0260	2.5000e-004	0.0263	7.0100e-003	2.4000e-004	7.2500e-003	0.0000	36.7981	36.7981	2.1800e-003	0.0000	36.8525

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0921	0.8432	0.8836	1.4500e-003		0.0437	0.0437		0.0411	0.0411	0.0000	125.1315	125.1315	0.0300	0.0000	125.8809
Total	0.0921	0.8432	0.8836	1.4500e-003		0.0437	0.0437		0.0411	0.0411	0.0000	125.1315	125.1315	0.0300	0.0000	125.8809

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.3700e-003	0.0777	0.0181	2.1000e-004	4.5700e-003	1.2000e-004	4.6900e-003	1.3200e-003	1.2000e-004	1.4400e-003	0.0000	19.7594	19.7594	1.5200e-003	0.0000	19.7974
Worker	0.0115	8.0600e-003	0.0825	1.9000e-004	0.0214	1.3000e-004	0.0216	5.6900e-003	1.2000e-004	5.8100e-003	0.0000	17.0387	17.0387	6.6000e-004	0.0000	17.0551
Total	0.0138	0.0858	0.1006	4.0000e-004	0.0260	2.5000e-004	0.0263	7.0100e-003	2.4000e-004	7.2500e-003	0.0000	36.7981	36.7981	2.1800e-003	0.0000	36.8525

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895
Paving	2.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895

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3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	4.7000e-004	4.7700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	0.9860	0.9860	4.0000e-005	0.0000	0.9870
Total	6.6000e-004	4.7000e-004	4.7700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	0.9860	0.9860	4.0000e-005	0.0000	0.9870

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895
Paving	2.2400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0133	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895

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3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	4.7000e-004	4.7700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	0.9860	0.9860	4.0000e-005	0.0000	0.9870
Total	6.6000e-004	4.7000e-004	4.7700e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2500e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	0.9860	0.9860	4.0000e-005	0.0000	0.9870

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7164					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574
Total	0.7184	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574

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3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	3.1000e-004	3.1800e-003	1.0000e-005	8.3000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6574	0.6574	3.0000e-005	0.0000	0.6580
Total	4.4000e-004	3.1000e-004	3.1800e-003	1.0000e-005	8.3000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6574	0.6574	3.0000e-005	0.0000	0.6580

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7164					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.0500e-003	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574
Total	0.7184	0.0141	0.0181	3.0000e-005		8.2000e-004	8.2000e-004		8.2000e-004	8.2000e-004	0.0000	2.5533	2.5533	1.7000e-004	0.0000	2.5574

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3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	3.1000e-004	3.1800e-003	1.0000e-005	8.3000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6574	0.6574	3.0000e-005	0.0000	0.6580
Total	4.4000e-004	3.1000e-004	3.1800e-003	1.0000e-005	8.3000e-004	0.0000	8.3000e-004	2.2000e-004	0.0000	2.2000e-004	0.0000	0.6574	0.6574	3.0000e-005	0.0000	0.6580

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1623	1.4705	1.6297	6.3900e-003	0.3763	4.0900e-003	0.3804	0.1011	3.8500e-003	0.1049	0.0000	594.9092	594.9092	0.0430	0.0000	595.9847
Unmitigated	0.1623	1.4705	1.6297	6.3900e-003	0.3763	4.0900e-003	0.3804	0.1011	3.8500e-003	0.1049	0.0000	594.9092	594.9092	0.0430	0.0000	595.9847

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	437.92	455.86	396.52	972,096	972,096
Total	437.92	455.86	396.52	972,096	972,096

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	12.50	4.20	5.40	0.00	0.00	0.00	0	0	0
Single Family Housing	11.00	3.50	4.50	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825
Single Family Housing	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	0.0000	127.7538	127.7538	5.2700e-003	1.0900e-003	128.2109
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	0.0000	127.7538	127.7538	5.2700e-003	1.0900e-003	128.2109
NaturalGas Mitigated	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518	
NaturalGas Unmitigated	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518	

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.40742e+006	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518
Total		7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.40742e+006	7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518
Total		7.5900e-003	0.0649	0.0276	4.1000e-004		5.2400e-003	5.2400e-003		5.2400e-003	5.2400e-003	0.0000	75.1055	75.1055	1.4400e-003	1.3800e-003	75.5518

VUE Palm Springs - Salton Sea Air Basin, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	400958	127.7538	5.2700e-003	1.0900e-003	128.2109
Total		127.7538	5.2700e-003	1.0900e-003	128.2109

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	400958	127.7538	5.2700e-003	1.0900e-003	128.2109
Total		127.7538	5.2700e-003	1.0900e-003	128.2109

6.0 Area Detail

6.1 Mitigation Measures Area

VUE Palm Springs - Salton Sea Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.5243	4.7800e-003	0.3423	2.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490
Unmitigated	0.5243	4.7800e-003	0.3423	2.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0716					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4422					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.0000e-004	8.4000e-004	3.6000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.9718	0.9718	2.0000e-005	2.0000e-005	0.9776
Landscaping	0.0103	3.9400e-003	0.3419	2.0000e-005		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	0.5580	0.5580	5.4000e-004	0.0000	0.5714
Total	0.5243	4.7800e-003	0.3423	3.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490

VUE Palm Springs - Salton Sea Air Basin, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0716					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4422					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.0000e-004	8.4000e-004	3.6000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	0.9718	0.9718	2.0000e-005	2.0000e-005	0.9776
Landscaping	0.0103	3.9400e-003	0.3419	2.0000e-005		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003	0.0000	0.5580	0.5580	5.4000e-004	0.0000	0.5714
Total	0.5243	4.7800e-003	0.3423	3.0000e-005		1.9600e-003	1.9600e-003		1.9600e-003	1.9600e-003	0.0000	1.5298	1.5298	5.6000e-004	2.0000e-005	1.5490

7.0 Water Detail

7.1 Mitigation Measures Water

VUE Palm Springs - Salton Sea Air Basin, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.1831	0.0589	2.4700e-003	22.3913
Unmitigated	20.1831	0.0589	2.4700e-003	22.3913

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.99709 / 1.88947	20.1831	0.0589	2.4700e-003	22.3913
Total		20.1831	0.0589	2.4700e-003	22.3913

VUE Palm Springs - Salton Sea Air Basin, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.99709 / 1.88947	20.1831	0.0589	2.4700e-003	22.3913
Total		20.1831	0.0589	2.4700e-003	22.3913

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	12.4007	0.7329	0.0000	30.7223
Unmitigated	12.4007	0.7329	0.0000	30.7223

VUE Palm Springs - Salton Sea Air Basin, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	61.09	12.4007	0.7329	0.0000	30.7223
Total		12.4007	0.7329	0.0000	30.7223

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	61.09	12.4007	0.7329	0.0000	30.7223
Total		12.4007	0.7329	0.0000	30.7223

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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VUE Palm Springs - Salton Sea Air Basin, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

VUE Palm Springs - Salton Sea Air Basin, Summer

VUE Palm Springs
Salton Sea Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	46.00	Dwelling Unit	6.65	112,001.00	149
Other Asphalt Surfaces	1.71	Acre	1.71	74,487.60	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.4	Precipitation Freq (Days)	20
Climate Zone	10			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

VUE Palm Springs - Salton Sea Air Basin, Summer

Project Characteristics - GHA proposes 46 single-family homes on a 8.36-acre vacant parcel in City of Palm Springs. Assume 12-month construction from 7/1/2021 to 7/1/2022.

Land Use - Project proposes 46 single-family homes on 8.36-acre land. Building square footage is $2371*13+2524*19+2373*14 = 112001$ SF

The 46 lots will take up $46*5000$ SF = 230,000 SF ~5.28 acres

Landscaped area is 1.37 acres in total.

Roadways (asphalt) are assumed to be $8.36-5.28-1.37=1.71$ acres.

population using default based on 3-bedroom big units, DOF gives lower.

Construction Phase - Project site is vacant with sparse desert vegetation. Assume 12-month construction period from 7/1/2021 to 7/1/2022.

Grading - site needs 10,000 CY import

On-road Fugitive Dust - all roads are paved in the project area

Road Dust - all roads are paved in the project area

Woodstoves - no wood burning appliances are proposed for the project

Energy Use -

Water And Wastewater - Project area is connected to sewer and will not have septic tanks

Construction Off-road Equipment Mitigation - assume standard dust control measures per SCAQMD 403.1 rule

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	40
tblConstructionPhase	NumDays	230.00	210.00
tblConstructionPhase	PhaseEndDate	9/21/2022	6/28/2022
tblConstructionPhase	PhaseEndDate	7/27/2022	6/1/2022
tblConstructionPhase	PhaseEndDate	9/8/2021	8/11/2021
tblConstructionPhase	PhaseEndDate	8/24/2022	6/29/2022
tblConstructionPhase	PhaseEndDate	8/11/2021	7/14/2021
tblConstructionPhase	PhaseStartDate	8/25/2022	6/1/2022
tblConstructionPhase	PhaseStartDate	9/9/2021	8/12/2021
tblConstructionPhase	PhaseStartDate	8/12/2021	7/15/2021
tblConstructionPhase	PhaseStartDate	7/28/2022	6/2/2022
tblConstructionPhase	PhaseStartDate	7/29/2021	7/1/2021

VUE Palm Springs - Salton Sea Air Basin, Summer

tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	82,800.00	112,001.00
tblLandUse	LotAcreage	14.94	6.65
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblRoadDust	RoadPercentPave	50	100
tblWater	AerobicPercent	87.46	95.00
tblWater	AerobicPercent	87.46	95.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

VUE Palm Springs - Salton Sea Air Basin, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Energy	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Mobile	1.1555	8.4541	11.0206	0.0391	2.1942	0.0233	2.2175	0.5888	0.0220	0.6108		4,007.4018	4,007.4018	0.2734		4,014.2373
Total	4.1732	9.2436	15.1373	0.0441	2.1942	0.1046	2.2988	0.5888	0.1032	0.6921	0.0000	4,966.1383	4,966.1383	0.2983	0.0175	4,978.7954

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Energy	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Mobile	1.1555	8.4541	11.0206	0.0391	2.1942	0.0233	2.2175	0.5888	0.0220	0.6108		4,007.4018	4,007.4018	0.2734		4,014.2373
Total	4.1732	9.2436	15.1373	0.0441	2.1942	0.1046	2.2988	0.5888	0.1032	0.6921	0.0000	4,966.1383	4,966.1383	0.2983	0.0175	4,978.7954

VUE Palm Springs - Salton Sea Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	7/14/2021	5	10	
2	Grading	Grading	7/15/2021	8/11/2021	5	20	
3	Building Construction	Building Construction	8/12/2021	6/1/2022	5	210	
4	Paving	Paving	6/2/2022	6/29/2022	5	20	
5	Architectural Coating	Architectural Coating	6/1/2022	6/28/2022	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.71

Residential Indoor: 226,802; Residential Outdoor: 75,601; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 4,469 (Architectural Coating – sqft)

OffRoad Equipment

VUE Palm Springs - Salton Sea Air Basin, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	10.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	48.00	17.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,250.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

VUE Palm Springs - Salton Sea Air Basin, Summer

Use Soil Stabilizer

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

VUE Palm Springs - Salton Sea Air Basin, Summer

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1012	0.0609	0.7797	1.5100e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		149.7216	149.7216	6.4100e-003		149.8818
Total	0.1012	0.0609	0.7797	1.5100e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		149.7216	149.7216	6.4100e-003		149.8818

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	7.0458	2.0445	9.0903	3.8730	1.8809	5.7539	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

VUE Palm Springs - Salton Sea Air Basin, Summer

3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1012	0.0609	0.7797	1.5100e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		149.7216	149.7216	6.4100e-003		149.8818
Total	0.1012	0.0609	0.7797	1.5100e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		149.7216	149.7216	6.4100e-003		149.8818

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6519	0.0000	6.6519	3.3826	0.0000	3.3826			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2,871.9285	2,871.9285	0.9288		2,895.1495
Total	2.2903	24.7367	15.8575	0.0296	6.6519	1.1599	7.8118	3.3826	1.0671	4.4497		2,871.9285	2,871.9285	0.9288		2,895.1495

VUE Palm Springs - Salton Sea Air Basin, Summer

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3148	13.3467	1.7448	0.0485	1.0955	0.0403	1.1358	0.3005	0.0385	0.3390		5,100.9905	5,100.9905	0.2385		5,106.9525
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0843	0.0507	0.6498	1.2600e-003	0.1255	7.7000e-004	0.1263	0.0333	7.1000e-004	0.0340		124.7680	124.7680	5.3400e-003		124.9015
Total	0.3991	13.3974	2.3946	0.0498	1.2210	0.0410	1.2620	0.3338	0.0392	0.3730		5,225.7585	5,225.7585	0.2438		5,231.8540

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5943	0.0000	2.5943	1.3192	0.0000	1.3192			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495
Total	2.2903	24.7367	15.8575	0.0296	2.5943	1.1599	3.7542	1.3192	1.0671	2.3863	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495

VUE Palm Springs - Salton Sea Air Basin, Summer

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3148	13.3467	1.7448	0.0485	1.0955	0.0403	1.1358	0.3005	0.0385	0.3390		5,100.9905	5,100.9905	0.2385		5,106.9525
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0843	0.0507	0.6498	1.2600e-003	0.1255	7.7000e-004	0.1263	0.0333	7.1000e-004	0.0340		124.7680	124.7680	5.3400e-003		124.9015
Total	0.3991	13.3974	2.3946	0.0498	1.2210	0.0410	1.2620	0.3338	0.0392	0.3730		5,225.7585	5,225.7585	0.2438		5,231.8540

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

VUE Palm Springs - Salton Sea Air Basin, Summer

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0467	1.5143	0.3380	3.9700e-003	0.0854	2.6900e-003	0.0881	0.0246	2.5700e-003	0.0272		415.5649	415.5649	0.0318		416.3594
Worker	0.2698	0.1623	2.0792	4.0200e-003	0.4016	2.4700e-003	0.4041	0.1065	2.2800e-003	0.1088		399.2575	399.2575	0.0171		399.6847
Total	0.3165	1.6766	2.4172	7.9900e-003	0.4870	5.1600e-003	0.4921	0.1311	4.8500e-003	0.1360		814.8224	814.8224	0.0489		816.0440

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

VUE Palm Springs - Salton Sea Air Basin, Summer

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0467	1.5143	0.3380	3.9700e-003	0.0854	2.6900e-003	0.0881	0.0246	2.5700e-003	0.0272		415.5649	415.5649	0.0318		416.3594
Worker	0.2698	0.1623	2.0792	4.0200e-003	0.4016	2.4700e-003	0.4041	0.1065	2.2800e-003	0.1088		399.2575	399.2575	0.0171		399.6847
Total	0.3165	1.6766	2.4172	7.9900e-003	0.4870	5.1600e-003	0.4921	0.1311	4.8500e-003	0.1360		814.8224	814.8224	0.0489		816.0440

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

VUE Palm Springs - Salton Sea Air Basin, Summer

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0433	1.4351	0.3109	3.9400e-003	0.0854	2.2500e-003	0.0876	0.0246	2.1500e-003	0.0268		412.1279	412.1279	0.0295		412.8651
Worker	0.2514	0.1479	1.9139	3.8700e-003	0.4016	2.3900e-003	0.4040	0.1065	2.2000e-003	0.1087		384.6207	384.6207	0.0155		385.0087
Total	0.2947	1.5831	2.2248	7.8100e-003	0.4870	4.6400e-003	0.4916	0.1311	4.3500e-003	0.1355		796.7486	796.7486	0.0450		797.8737

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

VUE Palm Springs - Salton Sea Air Basin, Summer

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0433	1.4351	0.3109	3.9400e-003	0.0854	2.2500e-003	0.0876	0.0246	2.1500e-003	0.0268		412.1279	412.1279	0.0295		412.8651
Worker	0.2514	0.1479	1.9139	3.8700e-003	0.4016	2.3900e-003	0.4040	0.1065	2.2000e-003	0.1087		384.6207	384.6207	0.0155		385.0087
Total	0.2947	1.5831	2.2248	7.8100e-003	0.4870	4.6400e-003	0.4916	0.1311	4.3500e-003	0.1355		796.7486	796.7486	0.0450		797.8737

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225		2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.2240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3268	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225		2,207.6603	2,207.6603	0.7140		2,225.5104

VUE Palm Springs - Salton Sea Air Basin, Summer

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0786	0.0462	0.5981	1.2100e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		120.1940	120.1940	4.8500e-003		120.3152
Total	0.0786	0.0462	0.5981	1.2100e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		120.1940	120.1940	4.8500e-003		120.3152

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225	0.0000	2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.2240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3268	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225	0.0000	2,207.6603	2,207.6603	0.7140		2,225.5104

VUE Palm Springs - Salton Sea Air Basin, Summer

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0786	0.0462	0.5981	1.2100e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		120.1940	120.1940	4.8500e-003		120.3152
Total	0.0786	0.0462	0.5981	1.2100e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		120.1940	120.1940	4.8500e-003		120.3152

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.6354					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	71.8400	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

VUE Palm Springs - Salton Sea Air Basin, Summer

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0524	0.0308	0.3987	8.1000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		80.1293	80.1293	3.2300e-003		80.2101
Total	0.0524	0.0308	0.3987	8.1000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		80.1293	80.1293	3.2300e-003		80.2101

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.6354					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	71.8400	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

VUE Palm Springs - Salton Sea Air Basin, Summer

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0524	0.0308	0.3987	8.1000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		80.1293	80.1293	3.2300e-003			80.2101
Total	0.0524	0.0308	0.3987	8.1000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		80.1293	80.1293	3.2300e-003			80.2101

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

VUE Palm Springs - Salton Sea Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1555	8.4541	11.0206	0.0391	2.1942	0.0233	2.2175	0.5888	0.0220	0.6108		4,007.4018	4,007.4018	0.2734		4,014.2373
Unmitigated	1.1555	8.4541	11.0206	0.0391	2.1942	0.0233	2.2175	0.5888	0.0220	0.6108		4,007.4018	4,007.4018	0.2734		4,014.2373

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	437.92	455.86	396.52	972,096	972,096
Total	437.92	455.86	396.52	972,096	972,096

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	12.50	4.20	5.40	0.00	0.00	0.00	0	0	0
Single Family Housing	11.00	3.50	4.50	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825
Single Family Housing	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825

VUE Palm Springs - Salton Sea Air Basin, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
NaturalGas Unmitigated	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

VUE Palm Springs - Salton Sea Air Basin, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	3855.95	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Total		0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	3.85595	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Total		0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

6.0 Area Detail

6.1 Mitigation Measures Area

VUE Palm Springs - Salton Sea Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Unmitigated	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0457	0.3903	0.1661	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	498.2612	498.2612	9.5500e-003	9.1300e-003	501.2221
Landscaping	0.1148	0.0438	3.7993	2.0000e-004		0.0210	0.0210		0.0210	0.0210		6.8338	6.8338	6.5900e-003		6.9986
Total	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

VUE Palm Springs - Salton Sea Air Basin, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0457	0.3903	0.1661	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	498.2612	498.2612	9.5500e-003	9.1300e-003	501.2221
Landscaping	0.1148	0.0438	3.7993	2.0000e-004		0.0210	0.0210		0.0210	0.0210		6.8338	6.8338	6.5900e-003		6.9986
Total	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

VUE Palm Springs - Salton Sea Air Basin, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

VUE Palm Springs - Salton Sea Air Basin, Winter

VUE Palm Springs
Salton Sea Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	46.00	Dwelling Unit	6.65	112,001.00	149
Other Asphalt Surfaces	1.71	Acre	1.71	74,487.60	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.4	Precipitation Freq (Days)	20
Climate Zone	10			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

VUE Palm Springs - Salton Sea Air Basin, Winter

Project Characteristics - GHA proposes 46 single-family homes on a 8.36-acre vacant parcel in City of Palm Springs. Assume 12-month construction from 7/1/2021 to 7/1/2022.

Land Use - Project proposes 46 single-family homes on 8.36-acre land. Building square footage is $2371 \times 13 + 2524 \times 19 + 2373 \times 14 = 112001$ SF

The 46 lots will take up 46×5000 SF = 230,000 SF ~5.28 acres

Landscaped area is 1.37 acres in total.

Roadways (asphalt) are assumed to be $8.36 - 5.28 - 1.37 = 1.71$ acres.

population using default based on 3-bedroom big units, DOF gives lower.

Construction Phase - Project site is vacant with sparse desert vegetation. Assume 12-month construction period from 7/1/2021 to 7/1/2022.

Grading - site needs 10,000 CY import

On-road Fugitive Dust - all roads are paved in the project area

Road Dust - all roads are paved in the project area

Woodstoves - no wood burning appliances are proposed for the project

Energy Use -

Water And Wastewater - Project area is connected to sewer and will not have septic tanks

Construction Off-road Equipment Mitigation - assume standard dust control measures per SCAQMD 403.1 rule

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	0.5
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	40
tblConstructionPhase	NumDays	230.00	210.00
tblConstructionPhase	PhaseEndDate	9/21/2022	6/28/2022
tblConstructionPhase	PhaseEndDate	7/27/2022	6/1/2022
tblConstructionPhase	PhaseEndDate	9/8/2021	8/11/2021
tblConstructionPhase	PhaseEndDate	8/24/2022	6/29/2022
tblConstructionPhase	PhaseEndDate	8/11/2021	7/14/2021
tblConstructionPhase	PhaseStartDate	8/25/2022	6/1/2022
tblConstructionPhase	PhaseStartDate	9/9/2021	8/12/2021
tblConstructionPhase	PhaseStartDate	8/12/2021	7/15/2021
tblConstructionPhase	PhaseStartDate	7/28/2022	6/2/2022
tblConstructionPhase	PhaseStartDate	7/29/2021	7/1/2021

VUE Palm Springs - Salton Sea Air Basin, Winter

tblGrading	MaterialImported	0.00	10,000.00
tblLandUse	LandUseSquareFeet	82,800.00	112,001.00
tblLandUse	LotAcreage	14.94	6.65
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	HaulingPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	VendorPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblOnRoadDust	WorkerPercentPave	50.00	100.00
tblRoadDust	RoadPercentPave	50	100
tblWater	AerobicPercent	87.46	95.00
tblWater	AerobicPercent	87.46	95.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	5.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

VUE Palm Springs - Salton Sea Air Basin, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Energy	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Mobile	0.8459	8.3863	9.0273	0.0350	2.1942	0.0240	2.2181	0.5888	0.0226	0.6114		3,597.7495	3,597.7495	0.2829		3,604.8216
Total	3.8637	9.1758	13.1439	0.0400	2.1942	0.1053	2.2994	0.5888	0.1038	0.6927	0.0000	4,556.4860	4,556.4860	0.3077	0.0175	4,569.3796

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Energy	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Mobile	0.8459	8.3863	9.0273	0.0350	2.1942	0.0240	2.2181	0.5888	0.0226	0.6114		3,597.7495	3,597.7495	0.2829		3,604.8216
Total	3.8637	9.1758	13.1439	0.0400	2.1942	0.1053	2.2994	0.5888	0.1038	0.6927	0.0000	4,556.4860	4,556.4860	0.3077	0.0175	4,569.3796

VUE Palm Springs - Salton Sea Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	7/14/2021	5	10	
2	Grading	Grading	7/15/2021	8/11/2021	5	20	
3	Building Construction	Building Construction	8/12/2021	6/1/2022	5	210	
4	Paving	Paving	6/2/2022	6/29/2022	5	20	
5	Architectural Coating	Architectural Coating	6/1/2022	6/28/2022	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.71

Residential Indoor: 226,802; Residential Outdoor: 75,601; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 4,469 (Architectural Coating – sqft)

OffRoad Equipment

VUE Palm Springs - Salton Sea Air Basin, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	10.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	48.00	17.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,250.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	11.00	5.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

VUE Palm Springs - Salton Sea Air Basin, Winter

Use Soil Stabilizer

Water Exposed Area

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

VUE Palm Springs - Salton Sea Air Basin, Winter

3.2 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0837	0.0627	0.5565	1.2600e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		125.8036	125.8036	5.0700e-003		125.9304
Total	0.0837	0.0627	0.5565	1.2600e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		125.8036	125.8036	5.0700e-003		125.9304

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	7.0458	2.0445	9.0903	3.8730	1.8809	5.7539	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

VUE Palm Springs - Salton Sea Air Basin, Winter

3.2 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0837	0.0627	0.5565	1.2600e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		125.8036	125.8036	5.0700e-003		125.9304
Total	0.0837	0.0627	0.5565	1.2600e-003	0.1506	9.3000e-004	0.1515	0.0400	8.5000e-004	0.0408		125.8036	125.8036	5.0700e-003		125.9304

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6519	0.0000	6.6519	3.3826	0.0000	3.3826			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671		2,871.9285	2,871.9285	0.9288		2,895.1495
Total	2.2903	24.7367	15.8575	0.0296	6.6519	1.1599	7.8118	3.3826	1.0671	4.4497		2,871.9285	2,871.9285	0.9288		2,895.1495

VUE Palm Springs - Salton Sea Air Basin, Winter

3.3 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3339	13.5677	2.0978	0.0471	1.0955	0.0411	1.1366	0.3005	0.0393	0.3398		4,949.7795	4,949.7795	0.2668		4,956.4499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0522	0.4638	1.0500e-003	0.1255	7.7000e-004	0.1263	0.0333	7.1000e-004	0.0340		104.8363	104.8363	4.2300e-003		104.9420
Total	0.4037	13.6199	2.5615	0.0481	1.2210	0.0418	1.2628	0.3338	0.0400	0.3738		5,054.6159	5,054.6159	0.2711		5,061.3919

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5943	0.0000	2.5943	1.3192	0.0000	1.3192			0.0000			0.0000
Off-Road	2.2903	24.7367	15.8575	0.0296		1.1599	1.1599		1.0671	1.0671	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495
Total	2.2903	24.7367	15.8575	0.0296	2.5943	1.1599	3.7542	1.3192	1.0671	2.3863	0.0000	2,871.9285	2,871.9285	0.9288		2,895.1495

VUE Palm Springs - Salton Sea Air Basin, Winter

3.3 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.3339	13.5677	2.0978	0.0471	1.0955	0.0411	1.1366	0.3005	0.0393	0.3398		4,949.7795	4,949.7795	0.2668		4,956.4499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0522	0.4638	1.0500e-003	0.1255	7.7000e-004	0.1263	0.0333	7.1000e-004	0.0340		104.8363	104.8363	4.2300e-003		104.9420
Total	0.4037	13.6199	2.5615	0.0481	1.2210	0.0418	1.2628	0.3338	0.0400	0.3738		5,054.6159	5,054.6159	0.2711		5,061.3919

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

VUE Palm Springs - Salton Sea Air Basin, Winter

3.4 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0493	1.5018	0.4052	3.7700e-003	0.0854	2.8200e-003	0.0882	0.0246	2.6900e-003	0.0273		394.6333	394.6333	0.0358		395.5272
Worker	0.2232	0.1671	1.4840	3.3700e-003	0.4016	2.4700e-003	0.4041	0.1065	2.2800e-003	0.1088		335.4762	335.4762	0.0135		335.8144
Total	0.2725	1.6689	1.8893	7.1400e-003	0.4870	5.2900e-003	0.4923	0.1311	4.9700e-003	0.1361		730.1095	730.1095	0.0493		731.3417

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

VUE Palm Springs - Salton Sea Air Basin, Winter

3.4 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0493	1.5018	0.4052	3.7700e-003	0.0854	2.8200e-003	0.0882	0.0246	2.6900e-003	0.0273		394.6333	394.6333	0.0358		395.5272
Worker	0.2232	0.1671	1.4840	3.3700e-003	0.4016	2.4700e-003	0.4041	0.1065	2.2800e-003	0.1088		335.4762	335.4762	0.0135		335.8144
Total	0.2725	1.6689	1.8893	7.1400e-003	0.4870	5.2900e-003	0.4923	0.1311	4.9700e-003	0.1361		730.1095	730.1095	0.0493		731.3417

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

VUE Palm Springs - Salton Sea Air Basin, Winter

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0459	1.4204	0.3747	3.7400e-003	0.0854	2.3700e-003	0.0877	0.0246	2.2700e-003	0.0269		391.2329	391.2329	0.0332		392.0639
Worker	0.2090	0.1521	1.3627	3.2500e-003	0.4016	2.3900e-003	0.4040	0.1065	2.2000e-003	0.1087		323.2104	323.2104	0.0123		323.5185
Total	0.2549	1.5725	1.7374	6.9900e-003	0.4870	4.7600e-003	0.4917	0.1311	4.4700e-003	0.1356		714.4432	714.4432	0.0456		715.5824

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

VUE Palm Springs - Salton Sea Air Basin, Winter

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0459	1.4204	0.3747	3.7400e-003	0.0854	2.3700e-003	0.0877	0.0246	2.2700e-003	0.0269		391.2329	391.2329	0.0332		392.0639
Worker	0.2090	0.1521	1.3627	3.2500e-003	0.4016	2.3900e-003	0.4040	0.1065	2.2000e-003	0.1087		323.2104	323.2104	0.0123		323.5185
Total	0.2549	1.5725	1.7374	6.9900e-003	0.4870	4.7600e-003	0.4917	0.1311	4.4700e-003	0.1356		714.4432	714.4432	0.0456		715.5824

3.5 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225		2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.2240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3268	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225		2,207.6603	2,207.6603	0.7140		2,225.5104

VUE Palm Springs - Salton Sea Air Basin, Winter

3.5 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0476	0.4258	1.0200e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		101.0032	101.0032	3.8500e-003		101.0995
Total	0.0653	0.0476	0.4258	1.0200e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		101.0032	101.0032	3.8500e-003		101.0995

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1028	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225	0.0000	2,207.6603	2,207.6603	0.7140		2,225.5104
Paving	0.2240					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3268	11.1249	14.5805	0.0228		0.5679	0.5679		0.5225	0.5225	0.0000	2,207.6603	2,207.6603	0.7140		2,225.5104

VUE Palm Springs - Salton Sea Air Basin, Winter

3.5 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0476	0.4258	1.0200e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		101.0032	101.0032	3.8500e-003		101.0995
Total	0.0653	0.0476	0.4258	1.0200e-003	0.1255	7.5000e-004	0.1263	0.0333	6.9000e-004	0.0340		101.0032	101.0032	3.8500e-003		101.0995

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.6354					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	71.8400	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

VUE Palm Springs - Salton Sea Air Basin, Winter

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0435	0.0317	0.2839	6.8000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		67.3355	67.3355	2.5700e-003		67.3997
Total	0.0435	0.0317	0.2839	6.8000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		67.3355	67.3355	2.5700e-003		67.3997

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.6354					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	71.8400	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

VUE Palm Springs - Salton Sea Air Basin, Winter

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0435	0.0317	0.2839	6.8000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		67.3355	67.3355	2.5700e-003			67.3997
Total	0.0435	0.0317	0.2839	6.8000e-004	0.0837	5.0000e-004	0.0842	0.0222	4.6000e-004	0.0227		67.3355	67.3355	2.5700e-003			67.3997

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

VUE Palm Springs - Salton Sea Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8459	8.3863	9.0273	0.0350	2.1942	0.0240	2.2181	0.5888	0.0226	0.6114		3,597.7495	3,597.7495	0.2829		3,604.8216
Unmitigated	0.8459	8.3863	9.0273	0.0350	2.1942	0.0240	2.2181	0.5888	0.0226	0.6114		3,597.7495	3,597.7495	0.2829		3,604.8216

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	437.92	455.86	396.52	972,096	972,096
Total	437.92	455.86	396.52	972,096	972,096

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	12.50	4.20	5.40	0.00	0.00	0.00	0	0	0
Single Family Housing	11.00	3.50	4.50	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825
Single Family Housing	0.490441	0.036099	0.183975	0.121725	0.015214	0.005252	0.022424	0.112230	0.002972	0.001873	0.006187	0.000783	0.000825

VUE Palm Springs - Salton Sea Air Basin, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
NaturalGas Unmitigated	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

VUE Palm Springs - Salton Sea Air Basin, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	3855.95	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Total		0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	3.85595	0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373
Total		0.0416	0.3554	0.1512	2.2700e-003		0.0287	0.0287		0.0287	0.0287		453.6416	453.6416	8.6900e-003	8.3200e-003	456.3373

6.0 Area Detail

6.1 Mitigation Measures Area

VUE Palm Springs - Salton Sea Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207
Unmitigated	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0457	0.3903	0.1661	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	498.2612	498.2612	9.5500e-003	9.1300e-003	501.2221
Landscaping	0.1148	0.0438	3.7993	2.0000e-004		0.0210	0.0210		0.0210	0.0210		6.8338	6.8338	6.5900e-003		6.9986
Total	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

VUE Palm Springs - Salton Sea Air Basin, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3925					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.4232					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0457	0.3903	0.1661	2.4900e-003		0.0316	0.0316		0.0316	0.0316	0.0000	498.2612	498.2612	9.5500e-003	9.1300e-003	501.2221
Landscaping	0.1148	0.0438	3.7993	2.0000e-004		0.0210	0.0210		0.0210	0.0210		6.8338	6.8338	6.5900e-003		6.9986
Total	2.9762	0.4341	3.9654	2.6900e-003		0.0526	0.0526		0.0526	0.0526	0.0000	505.0950	505.0950	0.0161	9.1300e-003	508.2207

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

VUE Palm Springs - Salton Sea Air Basin, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Appendix B
US Fish and Wildlife Service Species List
for
VUE Palm Springs



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Carlsbad Fish And Wildlife Office
2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385
Phone: (760) 431-9440 Fax: (760) 431-5901
<http://www.fws.gov/carlsbad/>

In Reply Refer To:

February 12, 2021

Consultation Code: 08ECAR00-2021-SLI-0615

Event Code: 08ECAR00-2021-E-01366

Project Name: Vue Palm Springs

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

<http://>

www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Carlsbad Fish And Wildlife Office

2177 Salk Avenue - Suite 250

Carlsbad, CA 92008-7385

(760) 431-9440

Project Summary

Consultation Code: 08ECAR00-2021-SLI-0615

Event Code: 08ECAR00-2021-E-01366

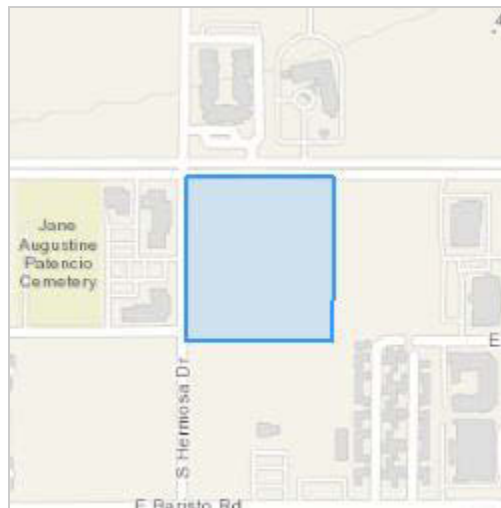
Project Name: Vue Palm Springs

Project Type: DEVELOPMENT

Project Description: A 7.59± acre residential project containing 46 single family homes.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@33.8221643,-116.5315934931487,14z>



Counties: Riverside County, California

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Peninsular Bighorn Sheep <i>Ovis canadensis nelsoni</i> Population: Peninsular CA pop. There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/4970	Endangered

Birds

NAME	STATUS
Least Bell's Vireo <i>Vireo bellii pusillus</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5945	Endangered
Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6749	Endangered

Reptiles

NAME	STATUS
Coachella Valley Fringe-toed Lizard <i>Uma inornata</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2069	Threatened
Desert Tortoise <i>Gopherus agassizii</i> Population: Wherever found, except AZ south and east of Colorado R., and Mexico There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/4481	Threatened

Amphibians

NAME	STATUS
Mountain Yellow-legged Frog <i>Rana muscosa</i> Population: Southern California DPS There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8037	Endangered

Insects

NAME	STATUS
Casey's June Beetle <i>Dinacoma caseyi</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/4897	Endangered

Flowering Plants

NAME	STATUS
Coachella Valley Milk-vetch <i>Astragalus lentiginosus var. coachellae</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7426	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Appendix C
Casey's June Beetle Survey Area
for
VUE Palm Springs

Palm Springs Fish and Wildlife Office

Palm Springs

E. Palm Canyon Dr.

S. Palm Canyon Dr.



Palm Canyon Wash

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Casey's June Beetle Survey Area - 2012

Subject to Change



-  CJB Critical Habitat
-  Survey Area



Carlsbad Fish and Wildlife Office
Contact: Alison Anderson
Tony McKinney