



CITY OF LA QUINTA

78-495 Calle Tampico
La Quinta, CA 92253
Phone: (760) 777-7000

ENVIRONMENTAL INITIAL STUDY Environmental Assessment 2017-0005

Project Title: Zoning Ordinance Amendment

Case No: ZOA 2017-0001

Lead Agency City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
(760) 777-7125

Applicant: City of La Quinta

Contact Person: Gabriel Perez, Planning Manager, City of La Quinta
(760) 777-7125

Project Location: La Quinta, CA 92253

General Plan/Zoning: City-wide

**Surrounding Land
Uses:** City-wide

Project Description:

In order to comply with the new California laws, Assembly Bill 2299 and Senate Bill 1069, which took effect on January 2017 amending the state law governing second dwelling units, California cities and counties are required to adopt or amend their local ordinances in compliance with the new state law. Regulatory barriers are reduced for the construction of accessory dwelling units such as reductions or exemptions from parking requirements and reduced utility connection fees for second units. A set of standards apply for second units created within an existing residential structure and another set for new second units, attached or detached, that create additional living space. Accessory dwelling units are regulated by Section 9.60.090, Second Residential Units of the La Quinta Municipal Code. The City Attorney and staff conducted a consistency analysis of existing Code with the new state laws and recommend certain code amendments.

The standards of the Second Residential Units, Section 9.60.090, are proposed to be modified as follows:

- Replace references to Second Residential Units with references to Accessory Dwelling Units.
- Establishes new standards for accessory dwelling units within existing primary structure and units not within existing structures
- Require accessory dwelling unit permitting as a ministerial process
- No requirement for new or separate utility connection for accessory dwelling units proposed within an existing primary structure.
- Parking spaces for new accessory dwelling units can be provided as tandem parking, including on an existing driveway or in setback areas, excluding the non-driveway front yard setback.
- Parking requirements for the primary dwelling must be met before the approval an accessory dwelling unit.

Project Location and Limits:

City of La Quinta

Other Required Public Agencies Approval:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

On the basis of this initial evaluation:

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

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and

- b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Source: 2035 General Plan, La Quinta Municipal Code.

I. a-d) **No Impact.** New buildings that will be proposed as result of the new zoning ordinance standards will be required to comply with the City’s development standards and building codes as well as comply with all design guidelines, which include but are not limited to the Cove Design Guidelines and Highway 111 Design Guidelines. The Planning Division will review proposed additions to single-family residences that have been designated as historically significant. These provisions will ensure that the proposed zoning ordinance amendment will result in no impacts on aesthetics, scenic vistas or light and glare.

Mitigation Measures: None

Monitoring: None

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which due to their location or nature could result in conversion of forest land to non forest use?				X

Source: 2035 General Plan, “California Department of Conservation, published January 2012”, and California Department of Conservation Farmland Mapping, project materials.

II. a-e) **No Impact.** The proposed zoning ordinance amendment will be limited to residential zones. These properties are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor are they used for agricultural purposes. The proposed project will not result in any changes to agricultural designations. The subject properties will be limited to residential zones as defined in the City’s General Plan. Therefore, less than significant impacts are anticipated to occur to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as a result of the proposed development. There are no Williamson Act contracts on the properties. The zoning ordinance amendment will not involve any change in the existing environment to result in conversion of Farmland to non-agricultural use. No impact is expected.

The proposed zoning ordinance will not result in the conversion of forest-land to non-forest use since it will only affect properties in residential zones. No impact is anticipated.

Mitigation Measures: None

Monitoring: None

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Result in significant construction-related air quality impacts?				X
e) Expose sensitive receptors to substantial pollutant concentrations?				X
f) Create objectionable odors affecting a substantial number of people?				X

Source: La Quinta General Plan, SCAQMD CEQA Handbook; 2003 PM10 Plan for the Coachella Valley, SCAQMD 2012 Air Quality Management Plan;

III. a-f) **No Impact.** The Coachella Valley, including the City of La Quinta, is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the SSAB is subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP).

The proposed project is proposing a zoning ordinance amendment to allow for accessory dwelling units. All proposed accessory dwelling units will be developed in accordance with all applicable air quality management plans. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The future units will be consistent with the intent of the General Plan and AQMP. No impacts associated with compliance with applicable management plans are expected.

The proposed zoning ordinance amendment will not result in significant construction-related air quality impacts.

Minor additions to homes will not create objectionable odors that affect a substantial number of people nor will it expose sensitive receptors to substantial pollutant concentrations. No air quality related impacts are expected.

Mitigation Measures: None

Monitoring: None

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

Source: 2035 General Plan, Coachella Valley MSHCP.

IV.a)-f) **No Impact.** The proposed zoning ordinance amendment will not result in construction. Future homes developed under the amendment's standards will be required to comply with CEQA requirements, and will occur in existing neighborhoods, on existing home lots. Wetlands and riparian areas will not be impacted.

The City of La Quinta participates in the Coachella Valley Multiple Species Habitat Conservation Plan, and there are no conservation lands located within its residential zones.

The proposed zoning ordinance amendment will have no impact on biological resources.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Source: 2035 General Plan.

V. a-d) **No Impact.** The zoning ordinance amendment will have no impact on cultural resources. The City will require the approval of building permits for future modifications to single-family residences, including potentially historic residences.

The City of La Quinta is located within the boundary of ancient Lake Cahuilla, the primary location for paleontological resources in the Valley. Even so, all potential construction would be limited to existing home sites, which have been previously disturbed.

Human remains are unlikely to be found since the potential construction would be restricted to previously disturbed areas.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Sources: 2035 General Plan; project materials.

VI. a-e) **No Impact.** There are no Alquist-Priolo hazards zones located within the city. The entire city, including the project site will be subject to significant ground shaking in the event of an earthquake. In order to mitigate this potential impact the City's building standards are in place to reduce the impacts of a significant earthquake.

Potential impacts related to landslides have been reduced to less than significant levels as the result of the primary residence approval.

The addition of an accessory unit would not place people or structure in area susceptible to landslides.

The proposed ordinance has the potential to allow the construction of an accessory second unit to a site supports septic tanks. However, the standards imposed by the Regional Water Quality Control Board will assure that adequate capacity and percolation meet all local, state and federal requirements.

The implementation of the proposed zoning ordinance amendment will not result in impacts to geology or soils.

Mitigation: None required.

Monitoring: None required.

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

Source: CalEEMod Version 2013.2.2, project materials.

VII.a)-b) **No Impact.** The proposed zoning ordinance amendment will result in no construction. Future development of accessory units under the provisions of this amendment would be required to comply with Building Code requirements, which include energy efficiency requirements designed to reduce GHG emissions. No impacts related to greenhouse emissions are expected to occur.

Mitigation: None required.

Monitoring: None required.

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

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
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Source: 2035 General Plan, CA Department of Toxic Substances, project materials.

VII. a)-d) **No Impact.** The zoning ordinance amendment will not result in any impact associated with hazards or hazardous materials. The construction and operation of accessory dwelling units in the future will not create a significant hazard to the public related to the transportation of hazardous materials. Small amounts of chemicals for household cleaning may be transported or stored by homeowners; however, they will be minimal and cause similar risks as those associated with existing residential uses in the area. The current residences and future accessory dwelling units will generate use, storage, or transport of hazardous materials. However, the regulations of the Fire Department, County Department of Environmental Health and State and federal agencies will apply. These standard requirements will ensure that no impacts associated with the use, storage, or transport of hazardous materials occur.

The proposed zoning ordinance amendment will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Future construction and operation of accessory dwelling units will be similar to exiting residential use of hazardous materials. No impact will occur.

e-g) **No Impact.** The City is located west of the Jacqueline Cochran Regional Airport and south of the Bermuda Dune Regional Airport. The zoning ordinance amendment will not create hazards associated with aviation. The proposed zoning ordinance amendment will not physically interfere with local or regional roadway networks, or interfere with implementation of an emergency response or evacuation plan. Future developments will have access to the City's existing street grid for emergency purposes. No impacts are expected.

h) **No Impact.** The City is located on the valley floor, and is in a highly urbanized area. There will be no impacts associated with wildland fires.

Mitigation: None.
Monitoring: None.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

Source: 2035 General Plan

- IX. a) **No Impact.** The zoning ordinance amendment will have no impact on water quality standards. Coachella Valley Water District (CVWD) provides domestic water to residences in the City. CVWD implements all water pollution standards required, assuming that water sources are not contaminated, either during construction or operation. Future accessory dwelling units will continue to control storm water flows as it has, based on City standards.
- b) **No Impact.** The zoning ordinance amendment will have no impact on water supply. Coachella Valley Water District (CVWD) will supply domestic water to future accessory dwelling units. CVWD has prepared an Urban Water Management Plan 2010 Update, which is a long-term document that facilitates the planning for current and future water demands. The UWMP demonstrates that the District has available, and can supply, sufficient water to serve the potential expansion due to the proposed zoning ordinance amendment, insofar as the amendment would not result in substantial numbers of additional units. Water use for future accessory units will be required to comply with CVWD's and the City's water-efficiency requirements.
- c)-g) **No Impact.** The zoning ordinance amendment will have no impact on flooding. It is not likely that La Quinta will be affected by a tsunami because the City is located approximately 60 miles from the Pacific coast. Future units will be required to implement City standards relating to flooding hazards. For this reason, no impact would occur.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Sources: 2035 General Plan; AB-2299 Land use: housing: 2nd units,
https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB2299

- X. a) **No Impact.** The zoning ordinance amendment will not divide an established community for the reason that any potential construction will be limited to existing residential units in existing neighborhoods. No impact is expected.
- b) **Less Than Significant Impact.** In order to comply with the new state law, AB 2299, which among other elements, makes a number of changes to the Accessory Dwelling Unit (ADU) review process and standards in order to ease some of the barriers to the development, the City is required to implement these amendments. As a result, the City has limited latitude in its review of these documents. In terms of conformance with the General Plan, second dwelling units are allowed within single family residential zones. The proposed zoning ordinance amendment would have the potential to increase the number of units allowed on a lot, but does allow limitations in terms of new units. That is to say that the City does not have to permit additional structures under this ordinance if the density of the lot would be exceeded. This will result in self-limitations in density increases, although the conversion of interior space in an existing home could still occur. Additionally, the zoning ordinance amendment does keep in place parking requirements for the primary unit, while allowing accessory units to have less parking. As a result, the primary unit's garage, or a replacement garage, must be available, and cannot be lost to the accessory unit.
- c) **No Impact.** Any construction and future development will occur on previously disturbed residential areas and will not be located within any conservation areas as identified in the CVMSHCP (See IV e-f). No impact will occur.

Mitigation: None required.

Monitoring: None required.

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

Sources: 2035 General Plan, project materials.

XI. a-b) **No Impact.** The zoning ordinance amendment will have no impact on mineral resources. Mineral resources in the City consist primarily of sand and gravel. The proposed zoning ordinance amendment will not result in the loss of availability of a known mineral resource since any potential construction or development would be limited to existing residential lots. There will be no impact to mineral resources as a result of the proposed project.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Source: 2035 General Plan Noise Element

XII. a), c) **No Impact.** The zoning ordinance amendment will have no impact on noise levels in excess of standards. The City of La Quinta Noise Element of the General Plan provides guidelines for community noise impacts per land use designation. The primary source of noise in the City stems from traffic. The addition of accessory units to single family homes is not expected to increase noise levels beyond the City's standards.

b) **No Impact.** The zoning ordinance amendment will have no impact on groundborne vibration. The source of groundborne vibration or groundborne noise for future units would be construction activities. These potential impacts will be temporary, and are not expected to exceed City standards.

- c-d) **No Impact.** The zoning ordinance amendment will have no impact on temporary or permanent noise levels. Future development of accessory units will occur on existing residential lots, and will not significant increase noise levels in residential areas.
- e,f) **No Impact.** The zoning ordinance amendment will have no impact on airport noise environments. Future development of accessory units are unlikely to occur in close proximity to an airport.

Mitigation: None required

Monitoring: None required

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

Source: 2035 General Plan Housing Element.

XIII. a-b) **Less Than Significant Impact.** The proposed zoning ordinance will facilitate the approval process for accessory dwelling units. Even though the project will induce population growth, it is consistent with the gradual growth occurring over time while providing an alternative form of affordable housing within the city. There will be no displacement of existing housing since the proposed project will result in additions to housing units on existing residential properties. Impacts to population are anticipated to be less than significant.

Mitigation: None required

Monitoring: None required

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

Source: 2035 General Plan, Google Earth accessed March 2017, project materials.

XIV. a) The zoning ordinance amendment will have no impact on public services. Future development of accessory units would result in a marginal increase in demand for fire, police, school and park services. However, the number of units resulting from this ordinance is not expected to be substantial.

Mitigation: None required

Monitoring: None required

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

Sources: 2035 General Plan, project materials.

XV. a-b) **No Impact.** The proposed zoning ordinance amendment will have no impact on recreation. Residents of La Quinta currently have access to 72 acres of parks, 147 acres of nature preserves containing recreational parkland areas, 845 acres of regional parks, a 525-acre municipal golf course, and numerous other private and public recreational facilities. The City sets a requirement for providing a minimum of 5 acres per 1,000 residents. When this standard is applied to the estimated General Plan buildout population, a total of 403 acres of neighborhood and community parks will be required to adequately serve the City and its sphere of influence. The City imposes the requirements of the Quimby Act on new development proposals for the acquisition of park lands. In this case, future accessory units will not likely be subject to these requirements, but are also not expected to generate large population increases that would require additional recreational services.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Source: 2035 General Plan.

XVI. a-f) **No Impact.** The zoning ordinance amendment will have no impact on traffic and circulation. The marginal increase in population as result of the proposed zoning ordinance amendment will not create a substantial increase to the existing traffic load and capacity of the City's street system.

The nearest airport, Jacqueline Cochran Regional Airport, is located southeast of the City. Although there is potential for an occasional overflight, existing dwelling units and future accessory units will not impact air traffic patterns.

Fire Department standards ensure that emergency access will be created and preserved for the future accessory units.

Prior to the approval of an accessory dwelling unit the existing residence must comply with two covered parking spaces or a two-car garage. This will ensure that the existing residence is in compliance with the City's parking requirement as well as providing sufficient parking accommodations in the form of tandem parking in the driveway for the accessory dwelling units.

The proposed zoning ordinance amendment will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities since construction and operation of accessory dwelling units will be limited to existing developed parcels.

Mitigation: None required

Monitoring: None required

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

XIII a) **No Impact.** The zoning ordinance amendment will have no impact on Tribal resources. Even though the City of La Quinta is situated in a highly sensitive area for tribal resources it is unlikely that the construction of future units would impact these resources, because the units will be located on parcels with existing homes.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Source: General Plan 2035

XVIII. a)-g) **No Impact.** The zoning ordinance amendment will have no impact on utilities or service systems. Future accessory units will occur on existing residential lots, and will be reviewed for compliance with sanitary sewer and domestic water standards imposed by the City and CVWD. Accessory dwelling units will not require substantial new drainage facilities. Solid waste requirements will be subject to the City's and Burrtec's standards.

Mitigation: Not required.

Monitoring: Not required.

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

directly or indirectly?				
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XVIII. a)-d) **No Impact.** The zoning ordinance amendment will not impact either biological or cultural resources. The future development of accessory units will occur on existing residential lots which have been fully disturbed. There will be no impact to biological or cultural resources.

The proposed zoning ordinance amendment is required to meet State law. It will not impact environmental goals, because accessory structures will occur on existing single family lots, and will reduce the potential for sprawl.

The zoning ordinance amendment has no impacts which could be cumulatively significant, because the ordinance amendment will not result in any development. Future accessory units built under the terms of the ordinance amendment would not be expected to result in sufficient numbers, because of the City's development standards relating to building coverage and parking, to cause cumulative impacts.

The zoning ordinance amendment will have no impact on human beings.

References

City of La Quinta 2035 General Plan

City of La Quinta Municipal Code.

CA Department of Toxic Substances

SCAQMD CEQA Handbook

2003 PM10 Plan for the Coachella Valley

SCAQMD 2012 Air Quality Management Plan

California Department of Conservation Farmland Mapping