CITY OF CATHEDRAL CITY
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REVISED DRAFT ENVIRONMENTAL INITIAL STUDY

Project Title: Nirvana Estates

Project No: Planned Unit Development No. 22-002
Tentative Tract Map No. 38091
Variance No. 23-002

Lead Agency Name and Address: City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0340

Applicant: Palm Canyon Group, LLC
2549-B Eastbluff Drive, Suite 475
Newport Beach, CA 92660
(949) 933-2411
Contact Name: George Baker

Contact Person: Robert Rodriguez, Director of Planning
(760) 770-0344
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Project Location: The geographic area covered by the project includes approximately 16.37 gross acres including Assessor's Parcel Number 687-040-057. The project is located on the south side of East Palm Canyon Drive, and west of the West Cathedral Canyon Flood Control Channel between Bankside Drive and the Santa Rosa Mountains in Cathedral City, California in the County of Riverside.

General Plan Designation: Medium Density Residential (RM)

Zoning Designation: Multiple Family Residential (R2)

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Purpose of the Initial Study/Mitigated Negative Declaration:

Adkan Engineers has prepared a new Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Nirvana Estates Project, previously approved as "Tesoro." In general, the Tesoro project was approved on October 26, 2005, for 107 single-family units, common areas, retention areas and private streets on approximately 16.37 acres. This included approval of a General Plan Amendment (GPA 05-002), a Zone Change (CA 05-003), a Tentative Tract Map (TTM 33668) and Planned Unit Development (PUD 05-001). However, the Tract Map (TTM 33668) associated with the Tesoro project has expired and a new IS/MND has been prepared for the new proposed Project (Nirvana Estates). It should be noted that in 2005, the Project site has been covered with imported fill and stockpiled on the site that varies in depth from 6–7 ft with anticipated maximum depth of disturbance of 3 feet. Since then, the Project site has been left vacant. The timeframe to start construction is scheduled for Fall 2023 with a projected completion of Fall 2027.

The proposed Nirvana Estates project, for which this new IS/MND has been prepared, is the approval of a Tentative Tract Map (TTM 38091) with a Planned Unit Development (PUD 22-002) overlay designation that includes 101 single-family units, common areas, retention areas and private streets on approximately 16.37 acres, and a variance to permit garages to encroach into the required front yard setback.

For purposes of this document, Nirvana Estates is referred to as "the Project" or "the proposed Project." Any reference to the previously approved project will be referred to as Tesoro for clarity.

This IS/MND evaluates the potential environmental impacts associated with implementation of the proposed Project, Nirvana Estates. The IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The City of Cathedral City will serve as the lead agency for this project pursuant to CEQA.

Determination:
On the basis of the IS/MND and the evaluation of the City of Cathedral City's General Plan and the Environmental Impact Report thereon (SCH#2018081012), and the special studies attached in the Appendices, it has been determined that the project will not have a significant impact on the environment, and a Mitigated Negative Declaration is proposed for adoption.

Project Location:
The proposed project is located in the City of Cathedral City, Riverside County, California as shown in Exhibit 1: Regional Map. The geographic area covered by the project includes approximately 16.37 gross acres including Assessor Parcel Number 687-040-057.

The project is located on the south side of East Palm Canyon Drive, and west of the West Cathedral Canyon Flood Control Channel between Bankside Drive and the Santa Rosa Mountains in Cathedral City, California in the County of Riverside, as shown in Exhibit 2: Local Vicinity Map.

General Plan and Zoning:
The project site has a land use designation of Medium Density Residential (RM) on the City's General Plan Land Use Map, which allows a maximum residential density of 10 dwelling units per

acre. The project site has a zoning designation of Multiple-Family Residential (R2), which allows for up to 10 dwelling units per acre. The PUD overlay is intended to encourage imaginative and innovative planning of residential neighborhoods, relate to the project surroundings, permit greater flexibility in design rather than strict application of conventional zoning and subdivision regulations.

The proposed Project includes 101 single-family units and proposes to dedicate approximately 3.43 acres as "open space" to the City of Cathedral City The proposed Project proposes a density of 7.80 units per acre and was calculated after deducting the 3.43-acre open space dedication from the total project area of 16.37 acres. It is anticipated that the Project impacts will be less than significant.

Project Description:

The proposed Project is situated one mile east of the city limits of Palm Springs. The Project site is located within the city limits of Cathedral City, California. The owner is proposing 101 residential lots (Assessor's Parcel No. 687-040-057), streets, sidewalk, storm drain and a storm water retention basin. The site also includes a common recreation area with a pool, spa, BBQs, and fitness gym between lots 7 and 8. There are also three small pocket/dog parks proposed within the development.

Currently, the Project site is undeveloped and bounded by East Palm Canyon Drive on the north, Jessup Auto Plaza on the west, Bankside Drive, and the West Cathedral Canyon Flood Control Channel on the south and east.

Density - The subject site is 16.37 gross acres as shown in Exhibit 4, including approximately 3.43 acres of land to be dedicated as open space for Hillside Protection. The Hillside Protection area within the project boundaries is not considered a part of the permitted density calculation. Therefore, the remaining 12.94 acres would net a maximum of 129 dwelling units under the existing General Plan and Zoning designations. The applicant is proposing to construct 101 single-family dwelling units which would yield a density of 7.80 dwelling units per acre. This proposed density is considered consistent with Section 9.94.110(A) of the provisions as set forth for Planned Unit Developments (PUD).

The PUD is intended to encourage imaginative and innovative planning of residential neighborhoods, relate to the project surroundings, permit greater flexibility in design rather than strict application of conventional zoning and subdivision regulations.

Building Height - The maximum height of structures permitted in the R2 zoning designation is 26-feet (Section 9.16.080B). The PUD Overlay specifies that all structures shall comply with the height requirements of the base zoning designation (in this case R2), however, greater heights may be permitted if the City Council finds sufficient evidence that the increased height will benefit the project, and be compatible to the surrounding development and area, and not unduly block the view of surrounding development and scenic highways. The applicant indicates that all structures will comply with the 26-foot height limitation.

Setbacks - As required in Chapter 9.94.110(C), all structures shall be set back from public or private streets at least ten feet, as well as the distance between all habitable buildings being a minimum of ten feet (Section 9.94.110(M), excepting parking structures with an entrance at approximate right angles from a public or private street shall maintain a minimum setback of twenty feet from the sidewalk or curb line if a sidewalk does not exist toward which it is directed. However, a variance has been requested to permit garages to encroach into the required 20-foot front yard setback.

Any buildings that have a distance of less than 10-feet between them will be adjusted to demonstrate compliance with this City requirement prior to project approval. In accordance with the California Building Code, the setback of all habitable structures shall be 20-feet from the toe of slope in all instances where the height of the abutting hillside (H) is greater than 40-feet.

Architectural Design - There are 101 proposed single-family, two-story, dwelling units within Nirvana Estates. With the exception of a few lots, a single-story accessory dwelling units is proposed in the rear yard. The proposed Project includes three floor plans ranging in size from 2,116 to 2,309 square feet, including the accessory dwelling units, with three different architectural elevations per floor plan. Thus, the community will have a total of nine differing exterior elevations. In addition, three different color schemes are proposed that will provide a variety of architectural styles using a combination of stucco, stone veneers, metal gates, metal trim and glass.

All homes are zero-lot line on one side and will be required to comply with building codes applicable to zero lot line structures. The dominant feature at street level of each home is the garage door and gates leading to the front door, where each home is accessed from the side yard. Each dwelling unit has a second-floor balcony. Each home site is also provided with an enclosed private rear yard.

On-Site Vehicular Circulation - The project will be served by one main point of access and one emergency vehicle access. The main access point, off of East Palm Canyon Drive consists of a 50-foot-wide entry, which includes two, 20-foot-wide travel lanes (entry and exit) and a 10-foot-wide landscaped median with a card reader and entry monument sign. The entry will decorative pavers and landscaping to enhance the entryway. Once you pass this entry point there is a smaller entry way that includes a gated entry consisting of two 20-foot-wide travel lanes (entry and exit) with a 5-foot-wide landscaped median.

Interior private street cross-sections are proposed to be 32 feet wide. Interior streets will permit on-street parking on one side of the street only, where applicable. Each lot accommodates a two-car garage, and the additional guest parking space (required pursuant to Section 9.94.110(E) of the City Zoning Code for Planned Unit Developments) will be provided directly in front of the garage in the driveway.

Emergency vehicle access will be provided via an 18-foot-wide road off of East Palm Canyon Drive. Access before the gated entry to the proposed Project and will allow for unimpeded emergency access to the development.

On-Site Pedestrian Circulation - There are no sidewalks proposed in the project. This project will be a private, gated community and managed by a Homeowner's Association. Posted speed limit signs will allow for safe pedestrian circulation. In addition, there are some walking paths that connect small pocket/dog parks to the streets within the development that residents can use to access these amenities.

On-Site Recreational Amenities and Open Space Conservation - Section 9.94.100 requires the Planned Unit Development to provide recreational amenities related to the intended use and intensity of development as well as provide common areas and recreational areas to be located so as to be readily accessible to the residents (subsection E). Section 9.94.110(G) specifies that common open space areas designed for "active recreational use such as swimming pool, tennis court, golf course, children's playground, picnic area, shall be provided for all residential developments" and the

requirement is based on the density of the project. In this case, 500-square feet of usable open space area shall be provided per dwelling unit. Thus, the applicant is required to demonstrate 51,000 square feet (1.17 acres) of usable open space.

The proposed Project provides a common area with amenities including a pool, spa, restrooms, BBQs, and a fitness gym. Although, this area does not meet the minimum size requirement for an on-site "active" recreational amenity, Section 9.94.110(G)(2) permits the City to grant a credit, up to 50% of the required open space, for the preservation of scenic and natural features. The development proposes to dedicate and preserve approximately 3.43 acres as an open space conservation easement, recorded in perpetuity to run with the land. This area is on the hillside just west and south of the project.

Utilities and Service Providers
The following agencies and companies will provide service to the Project site:

1. Sanitary Sewer: Desert Water Agency
2. Water: Desert Water Agency
3. Electricity: Southern California Edison (SCE)
4. Gas: Southern California Gas Company
5. Telephone: Frontier; Spectrum
6. Storm Drain: City of Cathedral City
7. Waste and Recycling: Burrtec
8. Cable: Spectrum

Environmental Setting and Surrounding Land Uses
The subject site is currently undeveloped except the northwest corner, which includes, two improved driveways. One for the future site and another that leads to a paved maintenance road for the Cathedral Canyon Flood Control Channel. The site has had 120,000 CY of clean fill dirt imported from the Palm Canyon Wash and stockpiled on site and contains sparse native vegetation. The subject site sits on generally flat terrain that gently slopes to the north. Land uses nearby and adjacent to the site include:

North: Crystal Chrysler Dodge Jeep Ram auto dealership.

South: Residential development south and east of the West Cathedral Canyon Flood Control Channel, and the San Jacinto Mountains south of the channel.

West: Hillside open space and Jessup Auto Plaza.

East: Residential, CCBC Resort and commercial uses.

Other public agencies whose approval is or may be required (e.g., permits, financing approval, or participation agreement.)

Desert Water Agency.
California Department of Fish & Wildlife
Army Corps of Engineers
Regional Water Quality Control Board (RWQCB).

Riverside County Health Department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

Robert Rodriguez, Director of Planning
City of Cathedral City

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 "Earlier Analyses," as described in (5) below, 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 impacts to less than significance.

EXHIBIT 1: REGIONAL MAP

EXHIBIT 2: LOCAL VICINITY MAP

Exhibit 31
Project Site Plan

Exhibit 4
Tentative Tract Map No. 38091

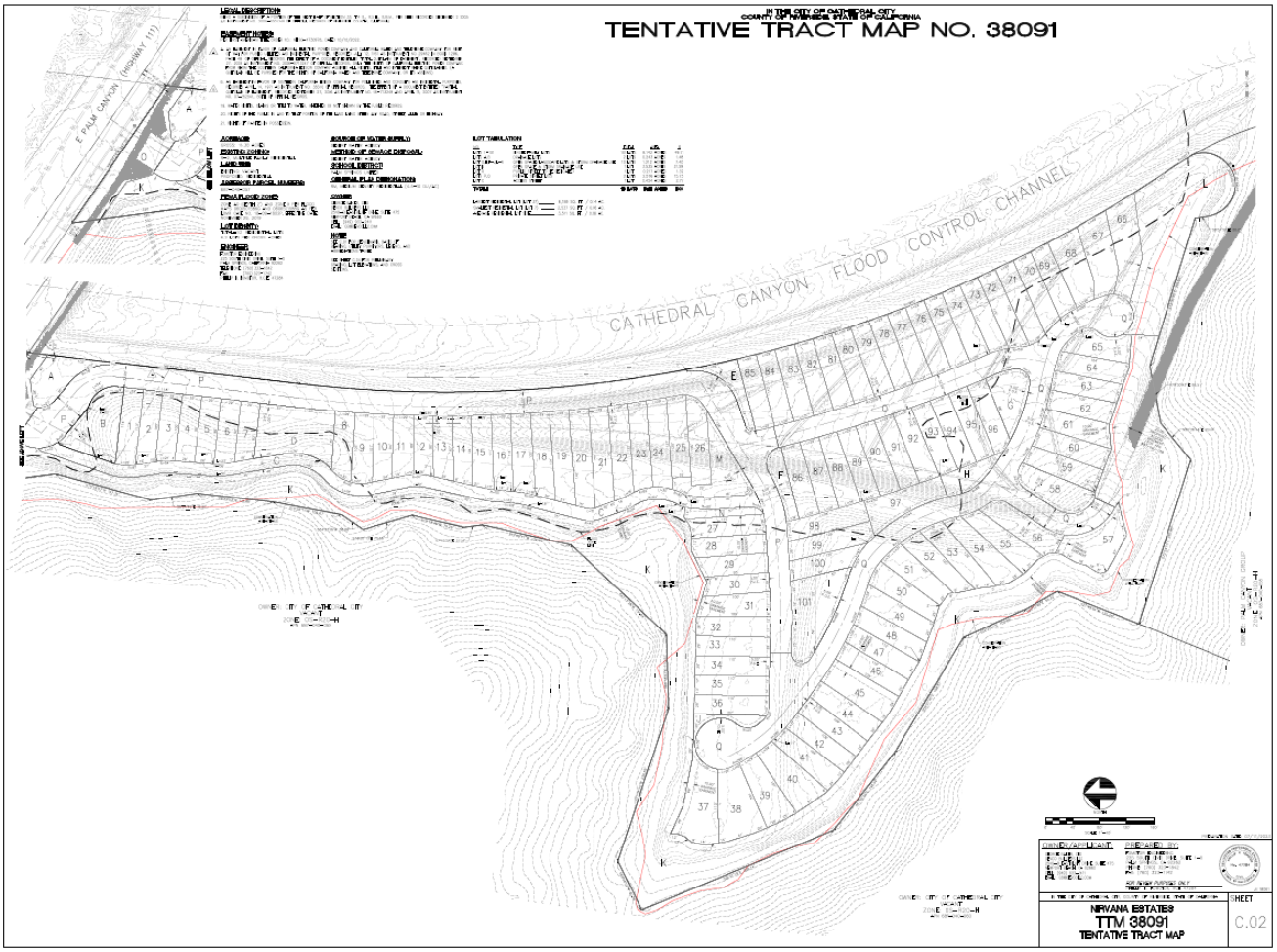
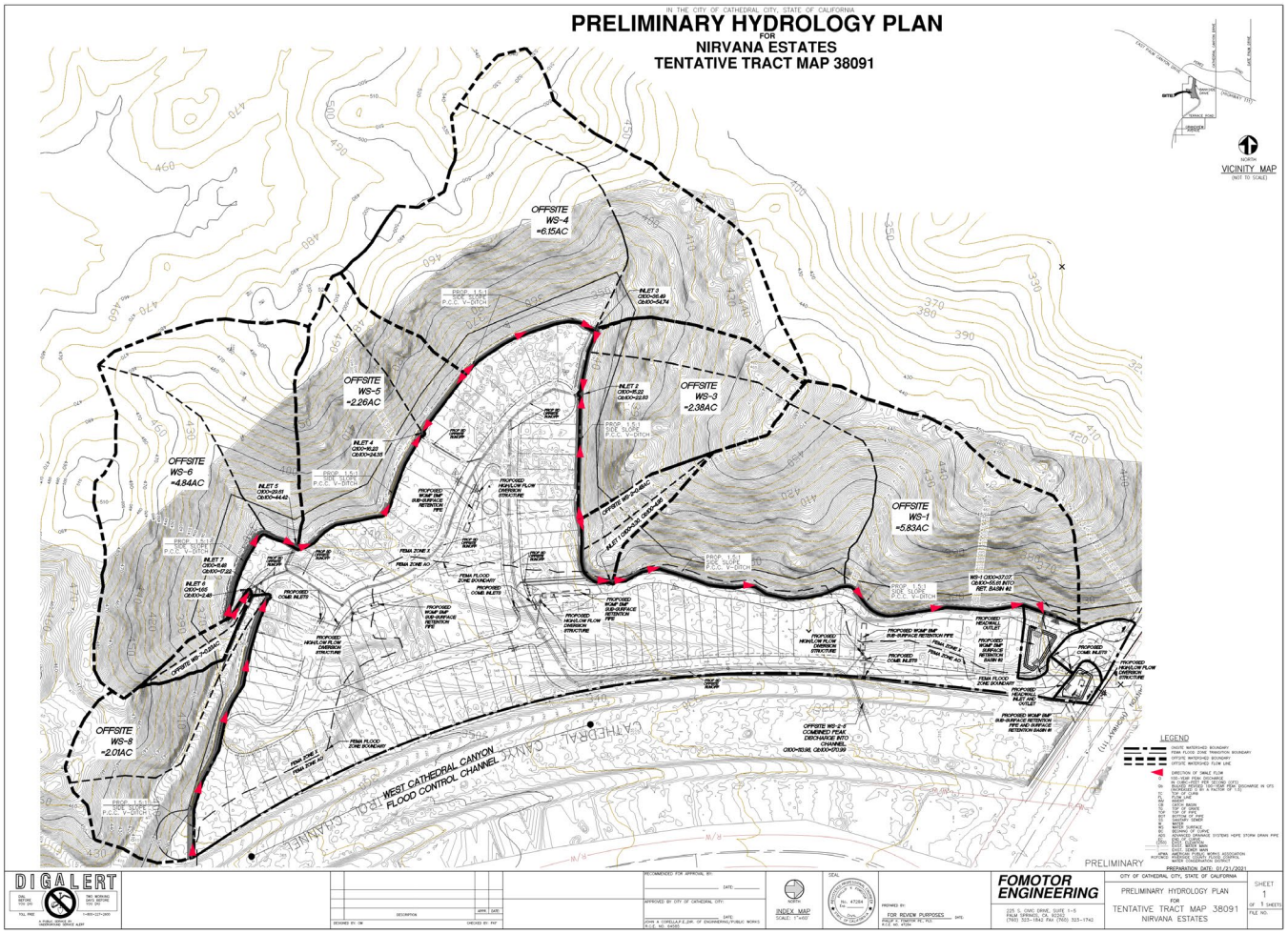


Exhibit 5
Preliminary Hydrology Plan for Tentative Tract Map No. 38091



I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Cathedral City Zoning Ordinance; Project Site Plan; Project materials; Google Earth Pro.

Environmental Setting

The City of Cathedral City, including the project site, is located in Coachella Valley which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Gorgonio Pass to the northern shore of the Salton Sea.

Surrounding mountains include the San Jacinto Mountains, the foothills, and slopes of which ascend from the Valley floor and form the westerly boundary of the Coachella Valley. At its peak, Mount San Jacinto rises to an elevation of 10,834 feet above mean sea level. The Santa Rosa Mountains, with Toro Peak at an elevation of 8,715 feet above mean sea level, generally form the southerly boundary of the valley. In the northerly portion of the valley are the Indio Hills, with elevations rising to about 1,600 feet, and the Little San Bernardino Mountains further north, forming the northeasterly boundary of the valley.

The Project site occurs in a mixed-use urban environment, on the City's southwest boundary abutting the Santa Rosa Mountain foothills. The current urban environment includes single family homes, commercial and retail businesses, auto dealerships, and major roadways. The project site is currently vacant, undeveloped and has imported 120,000 CY of clean fill dirt from the Palm Canyon Wash area. The Project is proposed to consist of 101 single family detached residential dwelling units. The proposed Project, Nirvana Estates, will be completed in 5 construction phases.

The site is not located along a State-designated scenic roadway or highway; however, the site is located along East Palm Canyon Drive, which is a locally identified scenic image corridor (General Plan Exhibit

CM-4). Development along a scenic image corridor require special setbacks and landscaping where applicable to limit impacts to existing viewsheds and visual character along the corridor. Although not officially designated, East Palm Canyon Drive is considered eligible for State Scenic Highway designation.[1]

Discussion of Impacts

a) Less Than Significant. The project site is located in an urbanized area of Cathedral City that supports a mix of development, including commercial and residential land uses. The proposed project includes development of an infill site residential community. The current zoning designation (R2) permits structures to be constructed up to two stories or 26- feet max height. Therefore, visual impacts are expected to be less than significant. No additional mitigation measures above those identified in the General Plan are required to reduce impacts to levels determined to be less than significant.

b) Less Than Significant Impact. All proposed construction will be on land currently designated as multi-family residential (R2). No construction or disturbance will occur within the Hillside Protection area or above the toe-of- slope. Furthermore, any rock outcrops or trees located above toe-of-slope will be preserved through a recorded conservation easement. Any impacts on scenic resources are expected to be less than significant.

c) Less Than Significant Impact. The existing Project site is currently vacant. The ultimate development of the site will result in the construction of 101 residential units not to exceed 26 feet in height, per zoning development standards. The proposed Project requires landscaping and high-quality design features to minimize any visual degradation of the site. The project site is visible from East Palm Canyon Drive; however, the proposed Project occurs on a major arterial, and is consistent with the adjacent existing land uses in the immediate area. Furthermore, to preserve the aesthetic quality of views from East Palm Canyon Drive, buildings proposed for the site will be designed and constructed in accordance with City standards and will not conflict with these standards. Therefore, impacts associated with visual character are expected to be less than significant.

d) Less Than Significant Impact with Mitigation Incorporated. The proposed Project is located in an urban environment that includes existing sources of light and glare associated with nearby land uses. Nearby sources of light include exterior lighting on commercial and residential buildings, street lighting on the adjacent East Palm Canyon Drive, passing vehicle headlights, and outdoor lighting on surface parking lots. The site is currently vacant and there is no lighting onsite. The proposed Project lighting will be designed in accordance with the City's Municipal Code (Chapter 9.89 Outdoor Lighting Standards)[2] and will properly shield light fixtures to minimize spillage onto adjacent properties.

Short-Term (Construction-Related) Impacts

Nighttime construction is not anticipated. Therefore, short-term construction lighting impacts are not anticipated.

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1 California Department of Transportation (Caltrans), California State Scenic Highways. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed July 2022.

2 City Municipal Code, http://qcode.us/codes/cathedralcity, Accessed July 2022.

Long-Term (Operations-Related) Impacts

Long-term lighting impacts will be mitigated by adherence to and designed in accordance with the City's Municipal Code (Chapter 9.89 Outdoor Lighting Standards)[3] and will properly shield light fixtures to minimize spillage onto adjacent properties. Furthermore, the project does not propose any highly reflective or glare inducing materials be used. The Zoning Ordinance design standards will be incorporated to assure that the Proposed impacts related to long-term lighting would be less than significant.

Mitigation Measures:

AES-1: An exterior lighting plan and photometric plan shall be submitted to the Planning Department for review and approval prior to issuance of building permits. Special attention shall be paid to minimize the impact of outdoor lighting on the night sky. All exterior lighting shall be restricted as to not produce glare or spill-over outside the property lines and shall measure zero foot-candles at the property line. One hundred percent cut-off fixtures shall be utilized.

AES-2: As identified in the Habitat Assessment (Appendix G, page 61), night lighting shall be directed away from the open space area to protect species within the area from direct night lighting. Shielding, including 100% cut-off fixtures, shall be used to ensure ambient lighting in the open space is limited to the greatest extent possible. Outdoor lighting of residences shall be designed so that all direct beams are confined to the dwelling sites.

Monitoring:

None required.

[3] City Municipal Code, http://qcode.us/codes/cathedralcity, Accessed July 2022.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the Project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Cathedral City Zoning Ordinance; Project materials; Google Earth Pro; "Riverside County Important Farmland 2018 Map," sheet 2 of 3, California Department of Conservation.

Environmental Setting

The Project site is designated as Medium Density Residential (RM) on the City's General Plan land use map. The project site and surrounding area, apart from the Santa Rosa Mountains on the south and southeast, are designated as "Urban and Built Up" on the Riverside County Important Farmland Map (2018). The site is primarily undeveloped other than 120,000 CY of clean fill dirt imported from the Palm Canyon Wash area. There are no active agricultural or forest lands within the vicinity of the Project.

Discussion of Impacts

a-e) No Impact.

Prime Farmland: There is no prime farmland located in the vicinity of the proposed Project. The Project would not convert farmland to non-agricultural use. No impacts would occur, and no mitigation measures would be required.

Williamson Act: There is no land within the Cathedral City Planning Area under agricultural zoning or the Williamson Act Contract. No impacts would occur, and no mitigation measures would be required.

Forest Land: The Project site is located on the desert floor, currently zoned as Multiple Family Residential (R2), and surrounded by urban uses and the Santa Rosa Mountains. The Project site does not contain forest land, timberland or timberland zoned for timberland production. The Project would not rezone forest land or timberland as defined by the Public Resources Code and Government Code. No impacts would occur, and no mitigation measures would be required.

Mitigation Measures:

None required.

Monitoring:

None required.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; Project site survey, Winter 2019; Google Earth Pro; SCAQMD CEQA Air Quality Handbook (1993); SCAQMD Rule 402; 2022.1 Air Quality Management Plan, SCAQMD; Air Quality & GHG Evaluation Prepared by Urban Crossroads, August 2, 2022; Coachella Valley PM_{10} State Implementation Plan (2003 CV PM_{10} SIP). CalEEMod Version 2020.4.0.

Environmental Setting

Urban Crossroads prepared an Air Quality analysis for the proposed Project on August 2, 2022, to evaluate existing air quality conditions in Cathedral City and to assess future air quality impacts associated with implementation of the City's General Plan. The findings of the analysis by Urban Crossroads can be found in Appendix A.

Regional and local agencies have assumed some responsibility for assuring that state and federal air quality standards are achieved. For the Coachella Valley, the South Coast Air Quality Management District (SCAQMD) is responsible for establishing air quality measurement criteria and relevant management policies for the Salton Sea Air Basin (SSAB). The 2003 PM_{10} Coachella Valley State Implementation Plan (CVSIP) was jointly developed by the SCAQMD, Coachella Valley Association of Governments (CVAG) and its member jurisdictions (including the County) and was approved by the USEPA. The 2003 PM_{10} CVSIP updated the 1990 plan, which was drafted as a requirement of the federal Clean Air Act to demonstrate expeditious attainment of PM_{10} standards.[4] On April 18, 2003, USEPA approved the updated CVSIP.

The SSAB, including the Coachella Valley, is subject to the provisions of the SCAQMD Rule Book,[5] which sets forth policies and other measures designed to meet federal and state ambient air quality standards. These rules, along with SCAQMD's 2016 Air Quality Management Plan are intended to satisfy the planning requirements of both the federal and state Clean Air Acts. The SCAQMD also monitors daily pollutant levels and meteorological conditions throughout the District.

[4] 2003 Coachella Valley PM_{10} State Implementation Plan, August 1, 2003.

[5] South Coast Air Quality Management District Rules and Regulations, Adopted February 4, 1977.

Air Quality Standards

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for specific pollutants, which are called "criteria pollutants," and are designed to protect the general population and especially that segment of the population that is most susceptible to respiratory distress or infection, including the elderly, children, asthmatics, or those weak from disease or illness. The following air pollutants are collectively known as criteria air pollutants and are defined as those pollutants for which established air quality standards have been adopted by federal and state governments:

Ozone (O_3) is a pungent, colorless, toxic gas, and a component of photochemical smog. It is formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process takes place in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons. Exposure to ozone can result in diminished breathing capacity, increased sensitivity to infections, and inflammation of the lung tissue. Children and people with pre-existing lung disease are most susceptible to the effects of ozone.

Carbon Monoxide (CO) is a colorless, odorless, toxic gas and a byproduct from the partial combustion of fossil fuels, most notably from automobiles and other motor vehicles. Carbon monoxide passes through the lungs directly into the blood stream and reduces the amount of oxygen reaching the vital organs, such as the heart, brain, and tissues. In high concentrations, carbon monoxide can contribute to the development of heart disease, anemia, and impaired psychological behavior. Individuals that have heart and blood diseases, smokers, babies in utero, and people with chronic hypoxemia are most susceptible to the effects of CO. The SSAB is in non-attainment for the federal 8-hour O_3 standard.

Nitrogen Oxide (NO_x) includes Nitric oxide (NO) and Nitrogen dioxide (NO_2), which are the primary oxides of nitrogen, and combined are known as nitrogen oxides. These oxides are produced at high temperatures during combustion as byproducts of motor vehicles, power plants, and off-road equipment. NOx contributes to the formation of ozone serving as the primary receptor of ultraviolet light and initiating the photochemical reaction. Short-term exposure to nitrogen dioxide can result in airway constriction, diminished lung capacity, and is highly toxic by inhalation. Populations living near roadways are more likely to experience effects of nitrogen oxides due to elevated exposure to motor vehicle exhaust. The SSAB is in attainment for NO_2.

Sulfur Dioxide (SO_2) results from the combustion of high-sulfur content fuels, such as coal and petroleum. Sources include motor vehicle fuel combustion, chemical manufacturing plants, and sulfur recovery plants. Sulfur dioxide is a colorless, pungent, extremely irritating gas that can cause airway constriction and severe breathing difficulties in asthmatics. High levels of exposure can cause fluid accumulation in the lungs, damage to lung tissue, and sloughing off of cells lining the respiratory tract. The SSAB is in attainment for SO_2.

Particulate Matter (PM_{10} and $PM_{2.5}$) consist of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children, and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM. Elevated PM_{10} and $PM_{2.5}$ levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions. The SSAB is a non- attainment area for PM_{10} and is classified as attainment/unclassifiable for $PM_{2.5}$.

Volatile Organic Compounds (VOC) are also known as Reactive Organic Gas (ROG). This class of pollutants has no state or federal ambient air quality standards and is not classified as criteria pollutants; however, they are regulated because they are responsible for contributing to the formation of ozone. They also contribute to higher PM_{10} levels because they transform into organic aerosols when released into the atmosphere. VOCs pose a health threat when people are exposed to high concentrations. Benzene, for example, is a hydrogen component of VOC emissions known to be a carcinogen.

Lead (Pb) occurs in the atmosphere as particulate matter resulting from the manufacturing of batteries, paint, ink, and ammunition. Exposure to lead can result in anemia, kidney disease, gastrointestinal dysfunction, and neuromuscular and neurological disorders. Babies in utero, infants, and children are especially susceptible to health risks associated with exposure to lead by impacting the central nervous system and cause learning disorders. The SSAB is in attainment for lead.

Attainment Criteria

The air quality of a particular locale is considered to be in attainment if the measured ambient air pollutant levels for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, and PM_{10} and $PM_{2.5}$ are not exceeded, and all other standards are not equaled or exceeded at any time in any consecutive three-year period. Attainment also assumes the national standards (other than O_3, PM_{10}, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O_3 standard is in attainment when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Riverside County portion of the Salton Sea Air Basin is designated as a nonattainment area for the federal O3 and PM2.5 standards and is also a nonattainment area for the state standards for O3, PM_{10}, and $PM_{2.5}$.

The Project site is located within the Salton Sea Air Basin (SAAB) within the jurisdiction of the SCAQMD. The regional climate, as well as the temperature, wind, humidity, precipitation, and amount of sunshine significantly influence the air quality in the Basin.

The climate of the Coachella Valley is a continental, desert-type climate, with hot summers, mild winters, and very little annual rainfall. Precipitation is less than six inches annually and occurs mostly in the winter months from late November to early April with summers often being completely dry. Temperatures exceed 100 degrees Fahrenheit (°F), on the average, for four months each year during the summer.

According to the study conducted by Urban Crossroads, the Coachella Valley and adjacent areas are exposed to frequent gusty winds. The flat terrain of the valley and strong temperature differentials, created by intense solar heating, produce moderate winds and deep thermal convection. High winds occur most frequently in April and May. Prevailing winds are from the northwest through southwest, with secondary flows from the southeast. Stronger winds tend to occur closer to the foothills with less frequent winds over all areas of the Valley.

The study also states that portions of the Salton Sea Air Basin experience surface inversions almost every day. Inversions are attributed to strong surface heating, but are usually broken, allowing pollutants to disperse more easily. These inversions can act as a nearly impenetrable lid to the vertical mixing of pollutants and can persist for one or more days, causing air stagnation and the buildup of pollutants.

Within the Project area, there is a natural sand migration process, called "blowsand," that has direct and indirect effects on air quality. As mentioned above, blowsand produces particulate matter (PM10) consisting of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes.

Regulatory Background

Federal Regulations - The EPA is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for O3, CO, NOX, SO2, PM10, and lead (Pb)[6].

The Federal Clean Air Act (CAA) was enacted in 1955 and establishes federal air quality standards, the National Ambient Air Quality Standards, and specifies future dates for achieving compliance. The CAA also mandates that each state submit state implementation plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the Federal Clean Air Act that identify specific emission reduction goals for areas not meeting the National Ambient Air Quality Standards require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones.

The sections of the Federal Clean Air Act most directly applicable to the development of the proposed Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions)[7] [8]. Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O_3, NO_2, SO_2, PM10, CO, PM2.5, and Pb.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce emissions of hydrocarbons and NO_x.

California Regulations - The California Air Resources Board is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the Federal Clean Air Act, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources to attain California Ambient Air Quality Standards by the earliest practical date.

The California Air Resources Board established the California Ambient Air Quality Standards for all pollutants for which the federal government has National Ambient Air Quality Standards. Generally, the California Ambient Air Quality Standards are more stringent than the National Ambient Air Quality Standards. [9][10]

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[6] RULE 445. Wood-Burning Devices. http://www.aqmd.gov/docs/default-source/rulebook/rule-iv/rule-445.pdf.

[7] **California Air Pollution Control Officers Association (CAPCOA).** California Emissions Estimator Model (CalEEMod). May 2022. www.caleemod.com.

[8] **State of California.** 2020 CEQA California Environmental Quality Act. 2020.

[9] **Air Resources Board.** California Ambient Air Quality Standards (CAAQS), 2009. [Cited: April 16, 2018.] http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm.

Local air quality management districts, such as the SCAQMD, regulate air emissions from stationary sources. All air pollution control districts have been formally designated as attainment or non-attainment for each California Ambient Air Quality Standard. Serious non-attainment areas are required to prepare Air Quality Management Plans (AQMP).

AQMP - Currently, the National Ambient Air Quality Standards and California Ambient Air Quality Standards are exceeded in most parts of the Salton Sea Air Basin. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards **(3)**. AQMPs are updated regularly in order to reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy more effectively.

Applicable Regulatory Requirements

SCAQMD Rules that are currently applicable during construction activity for the proposed Project include, but are not limited to, Rule 403 (Fugitive Dust), Rule 445 (Wood Burning Devices), and Rule 1113 (Architectural Coatings).[11] [12] [13]

Rule 403 is intended to reduce the amount of particulate matter in the ambient air as a result of human-made condition capable of generating fugitive dust and requires best available control measures to be applied to earth moving and grading activities.

Rule 445 is intended to reduce the emission of particulate matter from wood-burning devices. The proposed Project will not use wood burning stoves and fireplaces to comply with SCAQMD Rule 445.

Rule 1113 serves to limit the volatile organic compound (VOC) content of architectural coatings used on projects in the SCAQMD. Architectural coatings to be used in the proposed Project must comply with the current VOC standards.

Methodology

The latest CalEEMod air quality model was utilized for the proposed Project to determine construction and operational air quality and greenhouse gas emissions.

Standards of Significance

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the California Environmental Quality Act Guidelines (CEQA Guidelines) (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would: [14]

- Threshold 1: Conflict with or obstruct implementation of the applicable air quality plan.

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[10] **Environmental Protection Agency.** National Ambient Air Quality Standards (NAAQS), 1990 https://www.epa.gov/environmental-topics/air-topics.

[11] **South Coast Air Quality Management District.** RULE 403. FUGITIVE DUST. https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4.

[12] RULE 445. Wood-Burning Devices. http://www.aqmd.gov/docs/default-source/rulebook/rule-iv/rule-445.pdf.

[13] RULE 1113. Architectural Coatings. [Online] http://www.aqmd.gov/docs/defaultsource/ rule-book/reg-xi/r1113.pdf.

[14] **State of California.** *2020 CEQA California Environmental Quality Act.* 2020.

- Threshold 2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Threshold 3: Expose sensitive receptors to substantial pollutant concentrations.
- Threshold 4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Air Quality Regional Emission Thresholds

The SCAQMD has developed regional significance thresholds for criteria pollutants, as shown in Table 1 below. Any projects in the Salton Sea Air Basin with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 1: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

Pollutant	Construction/Operations
NO_x	100 lbs/day
VOC	75 lbs/day
PM_{10}	150 lbs/day
$PM_{2.5}$	55 lbs/day
SO_x	150 lbs/day
CO	550 lbs/day

lbs/day – Pounds Per Day

Air Quality Localized Emissions Thresholds

According to the *"Nirvana Estates Air Quality"* study, prepared by Urban Crossroads on August 2, 2022, for the proposed Project, the appropriate monitoring station for the localized significance threshold (LST) analysis is Coachella Valley 2 monitoring station (SRA 30). LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. The SCAQMD has lookup tables that were utilized for the proposed Project in determining thresholds for localized impacts. It should be noted that the look-up tables identify thresholds at 1 acre, 2 acres, and 5 acres. Linear regression was utilized to determine localized significance thresholds. Consistent with SCAQMD guidance, the thresholds presented in Table 2 were calculated by interpolating the threshold values for the proposed Project's disturbed acreage.

According to the *"Nirvana Estates Air Quality"* study, the acres disturbed is based on the equipment list and days in the site preparation and grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday. It's important to note that the disturbed area per day is representative of a piece of equipment making multiple passes over the same land area. The CalEEMod User Manual identifies equipment-specific grading rates for site preparation and grading equipment. For analytical purposes, emissions associated with peak site preparation and grading activities are considered for purposes of localized significance thresholds (LSTs) since these phases represents the maximum localized emissions that would occur.

Based on the CalEEMod model, the proposed Project's construction activities could disturb a maximum of approximately 3.5 acres for site preparation and 4.0 acres per day for grading activities. Any other construction phases of development would result in lesser emissions and consequently lesser impacts. As such, Table 2 presents thresholds for localized construction and operational emissions.

Table 2: MAXIMUM DAILY LOCALIZED EMISSIONS THRESHOLDS

Source	Activity	Emissions (lbs/day)			
		VOC	NO_x	PM_{10}	$PM_{2.5}$
Construction	Site Preparation	320 lbs/day	3,441 lbs/day	40 lbs/day	11 lbs/day
Construction	Grading	340 lbs/day	3,708 lbs/day	44 lbs/day	12 lbs/day

Regional Construction Emissions Summary

The estimated maximum daily construction emissions without mitigation for the proposed Project are summarized in Table 3 below. As shown, emissions resulting from the proposed Project's daily construction emissions will not exceed thresholds established by the SCAQMD for emissions of any criteria pollutant.

TABLE 3: OVERALL REGIONAL CONSTRUCTION EMISSIONS SUMMARY

Source	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer						
2023	1.30	12.20	14.40	0.03	1.07	0.63
Winter						
2023	4.98	47.10	39.10	0.06	8.42	5.07
2024	65.20	21.20	25.80	0.04	1.77	1.09
2025	65.00	19.90	25.60	0.04	1.65	0.98
Maximum Daily Emissions	65.20	47.10	39.10	0.06	8.42	5.07
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

PM10 and PM2.5 source emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.

Regional Operational Emissions

Operational activities associated with the proposed Project would result in emissions of CO, VOCS, NO_x, SO_x, PM_{10}, and PM2.5. Operational related emissions are expected from area source emissions, energy source emissions, and mobile source emissions. The proposed Project's related operational air quality impacts derive primarily from vehicle trips generated by the proposed Project. Trip characteristics available from the *"Nirvana Estates Traffic Analysis,"* prepared by Urban Crossroads on February 2, 2023, were utilized in this analysis.

The estimated operation-source emissions from the proposed Project are summarized in Table 4 below. As shown, total proposed Project operational-source emissions would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutant.

TABLE 4: TOTAL PROJECT REGIONAL OPERATIONAL EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Summer					
Mobile Source	3.75	2.67	24.90	0.05	1.61	0.31
Area Source	5.27	1.77	6.56	0.01	0.14	0.14
Energy Source	0.05	0.92	0.39	0.01	0.07	0.07
Total Maximum Daily Emissions	9.07	5.36	31.85	0.07	1.82	0.52
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No
	Winter					
Mobile Source	2.93	2.88	18.20	0.05	1.61	0.31
Area Source	4.74	1.71	0.73	0.01	0.14	0.14
Energy Source	0.05	0.92	0.39	0.01	0.07	0.07
Total Maximum Daily Emissions	7.72	5.51	19.32	0.07	1.82	0.52
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded	No	No	No	No	No	No

PM_{10} and $PM_{2.5}$ source emissions reflect 3x daily watering per SCAQMD Rule 403 for fugitive dust.

Localized Construction Emissions

The analysis used methodology from the SCAQMD *Final Localized Significance Threshold Methodology* [15]. According to the methodology, impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards. Collectively, these are referred to as Localized Significance Thresholds (LSTs). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the sensitive receptor.

The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. Although not required for the proposed Project, LST analysis was conducted which further underscores that there are in fact, no significant impacts associated with the proposed Project.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining a Project's potential to cause an individual or cumulatively significant impact. As such, the nearest land use where an individual could remain for 24 hours to the proposed Project site has been used to determine localized construction and operational air quality impacts for emissions of PM_{10} and $PM_{2.5}$ (since PM_{10} and $PM_{2.5}$ thresholds are based on a 24-hour averaging time). The nearest receptor used for evaluation of PM_{10} and $PM_{2.5}$ is located at 37219 Bankside Drive in Cathedral City, approximately 215 feet east of the proposed Project site.

The nearest industrial/commercial use to the Project site is used to determine construction and operational LST air impacts for emissions of NO_x and CO as the averaging periods for these pollutants are shorter (8 hours or less). The nearest receptor used for evaluation of NO_x and CO is located at 36839

[15] **South Coast Air Quality Management District.** *Localized Significance Thresholds Methodology.* s.l. : South Coast Air Quality Managment District, 2003.

Bankside Drive (J & E Auto Body & Paint) in Cathedral City, approximately 242 feet east of the proposed Project site.

Localized Operational Emissions

Table 5 below identifies the localized impacts at the nearest receptor location in the vicinity of the proposed Project. Emissions associated with peak demolition, site preparation and grading activities are considered for purposes of LSTs since these phases represents the maximum localized emissions that could occur.

As shown in Table 5 below, emissions resulting from the proposed Project construction will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant. Thus, a less than significant impact would occur for localized Project-related construction-source emissions and no mitigation is required.

TABLE 5: PROJECT LOCALIZED CONSTRUCTION IMPACTS

On-Site Emission	Emissions (lbs/day)			
	NO_x	CO	PM_{10}	$PM_{2.5}$
Site Preparation				
Maximum Daily Emissions	47.00	38.00	8.19	5.02
SCAQMD Regional Threshold	320	3,441	40	11
Threshold Exceeded	No	No	No	No
Grading				
Maximum Daily Emissions	40.90	32.70	4.63	2.78
SCAQMD Regional Threshold	340	3,708	44	12
Threshold Exceeded	No	No	No	No

Discussion of Impacts

a) Less than significant impact.

The Project site is located within the SSAB and is subject to SCAQMD's 2016 AQMP and the 2003 CV PM10 SIP. The SCAQMD is principally responsible for air pollution control and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, state, and federal air quality standards are exceeded in most parts of the SSAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. The latest AQMP was adopted in 2016 and demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under law. Development consistent with the growth projections for Cathedral City as provided by SCAG is consistent with the AQMP.

SCAG adopted the 2020-*2045 Regional Transportation Plan/Sustainable Communities Strategy* (2020-2045 RTP/SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The proposed

Project would comply with all applicable rules and regulations contained in those plans, because the Single-Family Detached land use was included in the SCAG analysis.

Per the City of Cathedral City General Plan, the proposed Project site is designated as Medium Density Residential. This designation provides for moderately low to medium density subdivisions, as well as Planned unit Developments (PUDs). This serves the need for lower and moderate residential densities, and typically range from single-family to multi-family developments, with many being duplex units on 8,000 square feet lots. As the proposed Project consists of 101 single-family detached residential dwelling units, the Project's proposed uses are consistent with the site's land use designation. proposed Project would not exceed any applicable regional or local thresholds and would not conflict with or obstruct implementation of applicable air quality plans. Therefore, the proposed Project is consistent with the AQMP, and a less than significant impact is expected.

b) Less Than Significant Impact.

The NAAQS and CAAQS designate the Project site as non-attainment for O3 and PM10 and is in attainment/unclassified for PM2.5. The SCAQMD has published a report on how to address cumulative impacts from air pollution. The report assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SSAB is in non-attainment, and, therefore, would not be considered to have a significant, adverse air quality impact.

Construction Impacts

The Project-specific evaluation of emissions evaluated from Urban Crossroads Air Quality and GHG Evaluation, demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

Operational Impacts

The Project-specific evaluation of emissions evaluated from Urban Crossroads Air Quality and GHG Evaluation, demonstrates that proposed Project operational-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, the proposed Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

c) Less Than Significant Impact. The potential impact of Project-generated air pollutant emissions at sensitive receptors has been considered and the results indicate that the proposed Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction.

Additionally, the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations.

d) **Less Than Significant Impact.** The potential for the proposed Project to generate objectionable odors has also been considered. Odors may include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The Project does not contain any land uses associated with emitting objectionable odors. Potential temporary odor sources associated with the proposed Project may result from construction (e.g., equipment exhaust, application of asphalt and architectural coatings, and temporary storage of solid waste. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. Potential long term odor sources may arise from solid waste operational uses. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: CVMSHCP; City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; Habitat Assessment Including the Results of a Focused Burrowing Owl Survey and MSHCP Consistency Analysis, By Gonzalez Environmental Consulting, LLC, September 9, 2019/Updated February 12, 2021; Google Earth Pro.

Environmental Setting

The proposed Project is subject to state and federal regulations associated with a number of regulatory programs. These programs often overlap and were developed to protect natural resources, including state- and federally listed plants and animals; aquatic resources including rivers and creeks, ephemeral streambeds, wetlands, and areas of riparian habitat; other special-status species which are not listed as threatened or endangered by the state or federal governments; and other special-status vegetation communities.

The Project site was originally within the Santa Rosa and San Jacinto Mountains (SRSJM) Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). However, the

project has been revised to avoid the designated SRSJM Conservation Area and the area identified as a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) Area within the SRSJM. Therefore, the Project does not have to participate in the Joint Project Review process through the Coachella Valley Conservation Commission. While the Project site is no longer located within the SRSJM or Special Provisions Area of the CVMSHCP, it is adjacent to these conservation areas. As such, the Project must comply with the Land Use Adjacency Guidelines in Section 4.5 of the CVMSHCP. The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from development projects adjacent to, or within, the Conservation Areas. This includes sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects can be addressed through reserve management activities such as fencing. Sinc the proposed Project is located is adjacent to conservation areas, there are certain guidelines that are considered by public and private development projects to minimize edge effects. These will be implemented through appropriate mitigation measures, where applicable. Appropriate mitigation measures BIO-7 through BIO-9, have been incorporated to ensure that the Project complies with these land use adjacency guidelines.

As mentioned earlier, in 2005, imported fill was brought and stockpiled on the Project site. Since then, the Project site has been left vacant. While leaving the site inactive for several years, there is the potential for the site to become occupied by wildlife resources. This being the case, appropriate mitigation measures have been included to avoid and reduce impacts to biological resources resulting from the Project.

The proposed Project site currently has Desert Dry Wash Woodland and Sonoran Creosote Bush Scrub vegetation. The site is bounded by the Santa Rosa Mountains to the south and west, the West Cathedral Canyon Flood Control Channel to the east, and East Palm Canyon Drive to the north. Existing single-family residential dwelling units are located to the east of the West Cathedral Canyon Flood Control Channel adjacent to the project site. The western and southern boundaries of the property are located within the Hillside Preserve (H) Overlay District, and no development within the project area will occur above the toe-of-slope as a part of the proposed Project. Lands further west and immediately north, across East Palm Canyon Drive are developed with commercial uses. East Palm Canyon Drive along the project frontage was widened by the City of Cathedral City in 2011 as part of a capital improvement project to address deficient traffic circulation and safety concerns. As part of these improvements, the City widened the roadway and installed a dedicated right-turn lane into the Project, new curb, gutter, a driveway entrance into the Project and a low block wall to prevent the potential of rocks rolling onto the roadway. Gated access to the Project site will be provided at the East Palm Canyon Drive project entry.

There is no lighting on the Project site. There are existing street lights along East Palm Canyon Drive. The Project does propose low-level landscape lighting. Nighttime landscape lighting for each of the homes sites within the Project includes 5, low level uplighting fixtures (SPJ Mr. Universe and SPJ Titan) for shrubs and 3 low-level lighting fixtures for trees consisting of solid brass (black) and a height of approximately 8 inches, with 2-watt LED bulbs. Pathway lighting includes one 3-foot high, solid brass (black) pedestal (SPJ-3124) with an 8-watt LED bulb. The proposed uplighting will accent landscaping (low level shrubs and trees) and the pathway lighting will be used to accent the driveways. All lighting fixtures will generally be confined to the front yards and spaces between the residential units. Based on the wattage of the light fixtures, no direct impacts are anticipated to biological resource. The Project will maintain ambient lighting levels as low as possible in order to enhance the city's community character and charm and maintain dark skies; provide for good visibility while maintaining minimum glare and spillage onto other properties or into the sky; and maintain safety, utility, security and productivity while

enhancing nighttime enjoyment of property and the night skies. In addition to the mitigation measures included in the Aesthetics section of this MND, the following mitigation measure, BIO-6, has been added to ensure lighting impacts are reduced to a less than significant level.

Discussion of Impacts

a) Less Than Significant Impact with Mitigation Incorporated.

A Habitat Assessment was prepared for the proposed Project by Gonzalez Environmental Consulting on September 9, 2019, and updated on February 12, 2021, to determine the potential presence or absence of species of concern within the project vicinity, potential impacts to biological resources and recommended mitigation measures. As part of this study, on-site surveys were conducted and also, preliminary investigations included review of information obtained from the USFWS, and CDFW; literature searches; examination of aerial photographs; and database searches including California Native Plant Society (CNPS), the California Natural Diversity Data Base (CNDDB) records, and sensitive species accounts for Riverside County and Coachella Valley Multiple Species Habitat Conservation Plan were utilized. In addition, environmental studies for other projects in the vicinity were also reviewed for potential occurrence of biological resources on, and in the vicinity of the proposed Project site.

U.S. Fish and Wildlife Service (USFWS), under the auspices of the Federal Endangered Species Act (FESA) of 1973 (as amended), manages and protects federally listed endangered or threatened species. Endangered species are defined as species "in danger of extinction throughout all or a significant portion of its range", while a threatened species is defined as "likely to become endangered in the foreseeable future".

The California Endangered Species Act (Fish and Game Code, § 2080, et seq.) requires state lead agencies to consult with the California Department of Fish and Game (CDFG) during the California Environmental Quality Act (CEQA) process to avoid jeopardy to threatened or endangered species.

Three agencies generally regulate activities within streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) regulates activities under Section 404 of the federal Clean Water Act, the Regional Water Quality Control Board (RWQCB) regulates activities under Section 401 of the federal Clean Water Act and the CDFW regulates activities within wetlands under the FGC § 1600. The Project will be required to obtain permits, if required, from these appropriate agencies.

There are several covered species that have the potential to occur on, and in the vicinity of the proposed Project site. These include Burrowing Owl *(Athene cunicularia)*, Coachella Valley fringe-toed lizard *(Uma inornata)*, Coachella Valley Giant Sand Treader Cricket *(Macrobaenetes valgum)*, Coachella Valley Jerusalem Cricket *(Stenopelmatus cahuilaensis)*, Coachella Valley Milkvetch *(Astragalus lentiginosus var. coachellae)*, Coachella Valley Round-tailed Ground Squirrel *(Spermophilus tereticaudus var. chlorus)*, Desert Tortoise *(Gopherus agassizii)*, Flat-tailed Horned Lizard *(Phrynosoma mcallii)*, Gray Vireo *(Vireo vicinior)*, Least Bell's Vireo *(Vireo bellii pusillus)*, Le Conte's thrasher *(Toxostoma lecontei)*, Palm Springs Pocket Mouse *(Perognathus longimembris bangsi),* Peninsular bighorn sheep *(Ovis canadensis),* Prairie Falcon *(Falco mexicanus)*, Southern Yellow Bat *(Lasiurus ega)*, Southwestern Willow Flycatcher *(Empidonax trailii extimus)*, Summer Tanager *(Piranga rubra)*, Triple-ribbed Milkvetch *(Astragalus tricarinatus)*, Yellow-breasted Chat *(Icteria virens)*, and Yellow warbler *(Dendroica petechia)*.

While the Habitat Assessment prepared by Gonzalez Environmental Consulting, states that no covered species were observed on the project site. Focused burrowing owl surveys were conducted in 2019 (March 20, April 20, May 17, and June 21) and again on February 11, 2021, and determined that no burrowing owls, signs, or burrows were observed during the surveys. However, CDFW considers biological field surveys to be valid for a one-year period. Due to the last survey being done in February 2021, the presence of suitable habitat for burrowing owl, the period of time since the last focused survey, and altered site conditions due to past imported fill activities, additional mitigation measures have been included to minimize the potential effects of the Project on burrowing owls and avoid or reduce impacts to less than significant levels.

Impact assessments evaluate the extent to which burrowing owls and their habitat may be impacted, directly or indirectly, on and within a reasonable distance of the proposed Project. Burrowing owl surveys and an impact assessment will also inform appropriate avoidance, minimization, and mitigation measures for the Project and help demonstrate that impacts to burrowing owls are less than significant. Although the MND includes Mitigation Measure BIO-1 for burrowing owls, CDFW considers the proposed measure to be insufficient in scope and timing to reduce impacts to burrowing owls to less than significant. Therefore, Mitigation Measure BIO-1 has been revised.

The Desert Tortoise is listed as a threatened species under California Endangered Species Act (CESA) and is proposed for uplisting to an endangered species under CESA. Although desert tortoise is covered under the CVMSHCP, Section 9.6.1.4 of the plan indicates: “Both inside and outside Conservation Areas, avoidance, minimization, and mitigation measures require relocation of individual tortoises if required surveys locate individuals on the site of Covered Activities.”

The Habitat Assessment indicates that the Project is in the notification area for desert tortoise. According to the Habitat Assessment prepared by Gonzalez Environmental Consulting, no desert tortoises were detected during the field assessment conducted in 2019 and 2021. However, CDFW has raised concerns that the field assessment is outdated and was not sufficient in timing and scope to detect desert tortoises. Chapter 4 of the *Desert Tortoise (Mojave Population) Field Manual* indicates that “surveys should be conducted during the desert tortoise’s most active periods (April through May or September through October)” (USFWS, 2009, p. 4-8).

CDFW recommends that both focused and preconstruction surveys for desert tortoise be conducted by a qualified biologist prior to commencing Project activities. Mitigation Measure BIO-3 has been included below to reduce impacts to desert tortoise to less than significant levels.

a) **Less Than Significant Impact with Mitigation Incorporated.** The Proposed project is not anticipated to have 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. Fish and Game Code Section 1602 requires an entity to notify CDFW prior to commencing any activity that may, substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. (Note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those

that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow).

It may also apply to work undertaken within the flood plain of a body of water. The Preliminary Hydrology Plan for the Project identifies several types of stormwater infrastructure associated with the Project that convey offsite runoff from the local hills through the Project site, including v-ditches, inlets and subsurface retention pipes, retention basins, and an outlet discharging water into the West Cathedral Canyon Flood Control Channel. CDFW has identified ephemeral streams in the adjacent hills to the west and south of the Project. As such, CDFW recommends the Project proponent submit a notification of streambed alteration. Upon receipt of a complete notification, CDFW will determine if the proposed Project may substantially adversely affect existing fish and wildlife resources and whether a Lake and Streambed Alteration (LSA) Agreement is required. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify the Project that would eliminate or reduce harmful impacts to fish and wildlife resources. In addition, permits may be required from the U.S. Army Corps of Engineers (ACOE) under Section 404 of the federal Clean Water Act, the Regional Water Quality Control Board (RWQCB) under Section 401 of the federal Clean Water Act. To reduce impacts to a less than significant level, Mitigation Measure BIO-4 has been added below.

b) **Less Than Significant with Mitigation Incorporated.** See response to b) above.

c) **Less Than Significant with Mitigation Incorporated.** While the proposed project is anticipated to have an incremental effect on localized wildlife movement, and habitat fragmentation in the region, the proposed Project is not anticipated to have a significant impact related to habitat fragmentation and regional wildlife movement.

The existing vegetation on and adjacent to the property could have the potential to provide nesting opportunities for birds covered under the Migratory Bird Treaty Act (MBTA). As the subject site is vacant, these species would reside seasonally within the subject site. Nesting activities would occur between January and August of any year. Under the provisions of the MBTA, impacts to covered nesting birds would be considered a significant impact. The Project proponent is responsible for complying with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures under Section 3503, which states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code Section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Some portions of the Project site, including areas adjacent to the hillside to the west and south of the Project site and areas adjacent to the West Cathedral Canyon Flood Control Channel, support trees and shrubs that can support nesting birds. The disturbance of occupied nests of migratory birds and raptors within the Project site should be avoided any time birds are nesting on-site.

Mitigation Measure BIO-2 below has been added to avoid impacts to occupied nests of migratory birds and raptors within the Project site.

Less Than Significant with Mitigation Incorporated. The subject property does not contain any biological resources that are protected by a local policy or ordinance, such as a tree preservation ordinance. While the proposed Project does not currently have trees located on or adjacent to it, some portions of the Project site, including areas adjacent to the hillside to the west and south of the Project site and areas adjacent to the West Cathedral Canyon Flood Control Channel, do support trees and shrubs that can support nesting birds. Therefore, Mitigation Measure BIO-2 below has been added to avoid impacts to occupied nests of migratory birds and raptors within the Project site.

d) **Less Than Significant with Mitigation Incorporated.** All development associated with the proposed Project would be constructed on flat land located below, and adjacent to, the toe of slope. Open space areas within the project boundary located above the toe of slope will be held in conservation in perpetuity. A recorded conservation easement will be required to protect the hillside adjacent to the proposed Project and prohibit any activities that may kill, injure, or otherwise significantly disturb wildlife or adversely impact their habitat within the easement area.

As part of the CVMSHCP all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area. The proposed Project, being within an area that is subject to the CVMSHCP, will be required to pay the Local Development Mitigation Fee, **BIO-4**. With payment of the required LDMF fee and adherence to CVMSHCP, impacts will be less than significant.

Mitigation Measure BIO-5 below, will ensure that impacts to biological resources are mitigated to less than significant.

As required by CEQA (Pub. Resources Code, §21003, subd. (e), information developed from environmental studies related to biological resources must be incorporated into the California Natural Diversity Database (CNDDB). This database may be used to make subsequent or supplemental environmental determinations. The Project applicant will report any special status species and natural communities detected during Project surveys to the CNDDB.

Measures:

BIO-1: Burrowing Owl - Suitable burrowing owl habitat has been confirmed on the Project site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval.

Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation. Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities.

Nesting Birds - It is the Project proponent's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Fish and Game Code sections 3503, 3503.5, and 3513 afford protective measures as follows: section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in

BIO-2: Nesting Birds - Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers are species specific and shall be at least 300 feet for passerines and 500 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on-site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer

distance shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

BIO-3: Desert Tortoise Surveys - Prior to commencing Project activities throughout all phase of the Project, a focused survey for desert tortoise shall be conducted by a qualified biologist, according to protocols in Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise (USFWS 2019;

https://www.fws.gov/sites/default/files/documents/Mojave%20Desert%20Tortoise_Pre-project%20Survey%20Protocol_2019.pdf),

during the species' most active periods (April through May or September through October). CDFW will work with USFWS and CDFW concurrently to ensure a consistent and adequate approach to planning survey work and that biologists retained to complete desert tortoise protocol-level surveys submit their qualifications to CDFW and USFWS prior to initiation of surveys. If desert tortoise is found to be present, the qualified biologist shall immediately notify CDFW and USFWS to determine appropriate avoidance, minimization, and mitigation measures.

No more than 14 calendar days prior to start of Project activities and after any pause in Project activities lasting 30 days or more, a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the USFWS 2019 desert tortoise survey methodology (Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise;

https://www.fws.gov/sites/default/files/documents/Mojave%20Desert%20Tortoise_Pre-project%20Survey%20Protocol_2019.pdf).

Pre-construction surveys shall be completed using perpendicular survey routes and 100-percent visual coverage for desert tortoise and their sign within the Project area and 50-foot buffer zone. Pre-activity surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Results of the surveys shall be submitted to CDFW prior to construction start. If the pre-construction surveys confirm desert tortoise absence, the qualified biologist shall ensure desert tortoise do not enter the Project area. Should desert tortoise presence be confirmed during the survey, the qualified biologist shall immediately notify CDFW and USFWS to determine appropriate avoidance, minimization, and mitigation measures.

BIO-4: CDFW Lake and Streambed Alteration Program - Prior to construction and issuance of any grading permit, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor should obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project. In addition, the Project applicant shall consult with the following agencies for possible permits related to the proposed Project; U.S. Army Corps of Engineers (ACOE) under Section 404 of the federal

Clean Water Act and the Regional Water Quality Control Board (RWQCB) under Section 401 of the federal Clean Water Act.

BIO-5: CVMSHCP Compliance - Prior to construction and issuance of any grading permit, the City of Cathedral City shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee. As part of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area.

BIO-6: Artificial Nighttime Lighting - During Project construction and operations over the lifetime of the Project, the City of Cathedral City shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that all lighting for Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.

BIO-7: The Permittee/Project shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.

BIO-8: For Development proposals on lands zoned for domestic stock animals on parcels within or adjacent to Conservation Areas with bighorn sheep habitat, the Permittee/Project shall either (1) prohibit husbandry of domestic sheep and goats on such parcels or (2) require double fencing separated by a distance consistent with applicable disease transmission standards and as agreed to by the Wildlife Agencies, including an 8-foot outer fence or functional equivalent around all enclosures used to keep domestic sheep and goats or the parcel perimeter adjoining the Conservation Area if the double fence can be tied into features that would preclude bighorn sheep access around the ends of the fence.

BIO-9: For Development proposals on lands within or adjacent to Conservation Areas with bighorn sheep habitat, the Permittee/Project shall require construction of an 8-foot fence or functional equivalent, or granting of an easement to CVCC for future installation of a barrier separating the Development from adjoining habitat, if (i) bighorn sheep are documented to begin foraging or watering on the project site, or (ii) unauthorized trails, paths, routes, or ways (trails) are documented to proliferate from the project site into adjoining habitat. To ensure that the fence is an effective barrier, the CVCC shall determine the appropriate location of the fence in consultation with the Permittee/Project. If fence construction is deferred and either condition (i) or (ii) is documented by the Wildlife Agencies, Project proponent shall incur the cost of fence installation. The subject fence shall be constructed within 2 years of documented sheep use or the proliferation of trails, as noted above. The location of this barrier (i.e., an 8-foot fence or functional equivalent) shall be determined by CVCC based on its ability to obtain permission/access to the necessary lands. If placement of the barrier must occur on

other public lands (e.g., BLM, CDFG), CVCC will coordinate with these other agencies as appropriate.

Mitigation Monitoring:

Monitoring information provided from Habitat Assessment (Appendix G)

- To mitigate for potential increase of toxics, Project Applicant will complete a Storm Water Pollution Prevention Plan (SWPPP), in accordance with all appropriate NPDES requirements, via issuance and implementation of a Clean Water Act 402 NPDES Storm Water Pollution Prevention Plan, to reduce the potential risk of hazardous materials associated with normal residential use such as cleaning products, solvents, herbicides, and insecticides.

- To mitigate for residential lighting, pets, and toxics requirements a homeowner education program will be implemented.

- To mitigate for exposure of native areas to exotic vegetation an exotic vegetation removal program will be implemented.

- To mitigate for loss of waters and wetlands due to project construction, Project Applicant will enter into an agreement with the U.S. Army Corps of Engineers (via issuance and implementation of a Nationwide permit or Individual permit), if required, to replace affected waters and wetlands at a ratio specified by the U.S. Army Corps of Engineers through fee payment and/or on-site creation of replacement waters.

- To mitigate for loss of streambed due to project construction, Project Applicant will, enter into an agreement with the California Regional Water Quality Control Board (via issuance and implementation of a Clean Water Act Section 401 Certification), if required, to replace affected waters and at a ratio specified by the California Regional Water Quality Control Board through fee payment and/or on-site creation of replacement waters.

- To mitigate for loss of on-site streambed due to project construction, Project Applicant will enter into an agreement with the California Department of Fish and Wildlife (via issuance and implementation of a Streambed Alteration Agreement, Section 1600), if required, to replace affected streambed and at a ratio specified by the California Department of Fish and Wildlife through fee payment and/or on-site creation of replacement streambed.

Responsible Parties: Project applicant, project biologist, Planning Department, City Engineer.

V. CULTURAL RESOURCES Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; Google Earth Pro; Cultural Resource Investigation of Project Site, Cathedral City, Riverside County, California, prepared by PaleoWest, LLC., August 5, 2022.

Environmental Setting

The Project area is situated east of the Peninsular Ranges in the southern extent of the Coachella Valley at the western edge of the Colorado Desert. The Coachella Valley is bordered by the San Jacinto and Santa Rosa mountains (part of the Peninsular Ranges) to the southwest and by the low, rolling Indio and Mecca hills to the northeast. From the steep slopes of the San Jacinto Mountains, the desert floor descends suddenly at less than 3 kilometers (2 miles) eastward to sea level in the city of Indio, less than 20 miles southeast of the proposed Project area.

South of the proposed Project area, elevations gradually drop to 300 feet below mean sea level at the Salton Sea Basin. This basin has filled periodically throughout the Pleistocene and Holocene periods when the Colorado River shifted its course near its mouth at the Gulf of California, flowing north into the basin, and forming a large freshwater lake commonly known as Lake Cahuilla.

A major water source flowing through the Coachella Valley during prehistoric times is the Whitewater River, which drained the southern slope of the San Bernardino Mountains for thousands of years, prior to the development of the Valley. It generally flows in a south-southeast direction toward the Salton Sea, replenishing the underground aquifer.

A Cultural Resource Investigation was prepared by PaleoWest, LLC, on August 5, 2022. According to the investigation, recent paleoclimatic research indicates that a Medieval Climatic Anomaly (MCA) was registered throughout Far West North American between circa 1060 and 575 calendar years before present. Researchers believe the MCA would have restricted prehistoric occupation in the Southern California deserts to a few suitable water sources such as the Colorado River and Lake Cahuilla. High stands of Lake Cahuilla are in fact registered during the MCA, suggesting that the area was likely highly favorable for prehistoric occupation.

Prehistoric Setting - Native American occupation of the Colorado Desert is known to have happened in the following cultural periods: Paleoindian Period (ca. 10,500–9500 years B.P.), Early Archaic (ca. 9500–7000 B.P.), Middle Archaic (ca. 7000–4000 B.P.), Late Archaic (ca. 4000–1500 B.P), Saratoga Springs (ca. 1500–750 B.P.), and the Late Prehistoric (ca. 750–410 B.P.).

In the event that potentially significant cultural resources are encountered during construction activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria set forth in the California Register of Historical Resources (CRHR). In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the event of a discovery of any human remains in a location other than a dedicated cemetery.

Discussion of Impacts

a, b, c) Less Than Significant With Mitigation Incorporated. A Cultural Resource Investigation was prepared by PaleoWest, LLC, on August 5, 2022, to evaluate any impacts to archaeological and historical resources as a result of the proposed Project. The investigation included background research, communication with the Native American Heritage Commission (NAHC) and interested Native American tribal groups, and a pedestrian survey of the Project area.

A cultural resource records search and literature review was conducted at the Eastern Information Center of the California Historical Resource Information System on July 13, 2022. The records search identified 33 previous studies that have been conducted within one mile of the proposed Project area, and resulted in the documentation of 81 cultural resources, including 9 prehistoric archaeological sites, 1 historic period archaeological site, 5 Historic Period structure resources, and 66 historic period-built environment resources. However, none of these previously documented resources are documented within the proposed Project site.

PaleoWest also requested a search of the Sacred Lands File (SLF) from the NAHC on June 13, 2022. Results indicate that there are no known Native American cultural resources within the immediate Project area. The NAHC suggested contacting 16 individuals representing 11 Native American tribal groups to find out if they have additional information about the Project area. The 11 recommended tribal groups were contacted. To date, two tribes responded. The Quechan Tribe of the Fort Yuma Reservation responded to indicate they do not have any comments and deferred to the local tribes in the area. The Augustine Band of Cahuilla Indians responded and stated they are unaware of specific cultural resources that may be affected by the proposed Project. However, the Augustine Band of Cahuilla Indians requested that in the event any cultural resources are discovered during the development of the proposed Project, the Tribe would like to be contacted immediately for further evaluation.

PaleoWest's cultural resource literature and data review also included the National Register of Historic Places (NRHP), the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Built Environment Resources Directory (BERD). There are 59 built environment resources listed on the BERD that are within one mile of the Project area; however, none of these resources are within the Project area.

According to the study, archival research conducted on the proposed Project site includes a review of Bureau of Land Management General Land Office (GLO) records and historical topographic maps and aerial images. The GLO records indicate that the Project area was part of two land patents that were issued in August 1894 and June 1905 to the Southern Pacific Railroad Company. Additionally, historical aerials from NETROnline dated 1972, 1984, 1996, 2002, 2009, 2012, 2018 were reviewed. All of the topographic maps indicate that within the Project vicinity, East Palm Canyon Drive was established as early as 1904, and that Cathedral City was well established by the late 1940s. In the mid-twentieth century, the area in front of the Project

was developed into a flood control channel and the Project area was graded. Aerial photographs indicate that since the 1970s the lot has been completely graded and more recently has been covered with a significant quantity of fill.

Additionally, PaleoWest also examined geological and geomorphic information to assess the potential of the Project area to contain significant buried archaeological deposits. Geological mapping classifies the Project surface sediments as alluvial wash deposits laid down during the late Holocene period. Soil mapping indicates the presence of an excessively drained gravelly sand formed on alluvial fans, valley fills, and in drainage ways corroborating the geologic mapping. Generally, the soil shows little to no development and is very young. According to the research conducted by PaleoWest, the Project area has a moderate to low sensitivity for buried prehistoric resources and has no sensitivity for buried historical resources. The historical surface is no longer extant, having been graded on multiple occasions since the 1970s.

PaleoWest conducted a pedestrian survey of the proposed Project area on July 7, 2022. No archaeological or built-environment resources were identified during the survey. Additionally, the Project area has been previously graded and covered with at least 6 feet of imported fill. As such, PaleoWest does not recommend any additional cultural resource management for the proposed Project. However, the Tribe did respond to consultation per AB52, in a letter dated February 5, 2023 and requested copies of any cultural resource documentation (report and site records) generated in connection with the project; formal government to government consultation under California Assembly Bill No. 52 (AB-52); and, the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). 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 State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office. The Agua Caliente Band of Cahuilla Indians submitted another letter, dated March 21, 2023, stating that the Mitigated Negative Declaration included standard mitigation measures to address impacts to cultural resources and their concerns have been addressed and that consultation with the Tribe, per AB 52, are concluded. In addition, the Morongo Band of Mission Indians also submitted a letter stating that the proposed Project is not located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Mitigation Measures:

CUL-1 The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). 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 State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Monitoring:

- An Agua Caliente Native American Cultural Resource Monitor shall be present during any ground disturbance associated with the Proposed Project.

Responsible Parties: Project applicant, Agua Caliente Band of Cahuilla Indians, Planning Department, City Engineer.

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

Sources: California Energy Commission, 2022 Building energy Efficiency Standards for Residential and Nonresidential Buildings - Title 24, Part 6. Accessed September 9, 2022.

Environmental Setting

Primary energy sources include fossil fuels (oil, coal and natural gas), nuclear, and renewable sources such as wind, solar, geothermal, and hydropower. In addition to utility-provided electrical power, many homes and business are installing rooftop solar and storage, and new construction and renovation is required to conform to the state's strict green building code, which further serves to ensure that energy resources are used economically and wisely. Both the regulatory environment and the economy have moved aggressively toward greater energy efficiency and reliance on non-polluting renewables sources.

Electricity - The Project site is located within the electric power service boundaries of Southern California Edison (SCE). SCE is the largest subsidiary of Edison International and is the primary electricity supply company for much of Southern California. It provides 15 million people with electricity across a service territory of approximately 50,000 square miles. As of June 2020, almost half of the electricity delivered across its vast service territory came from carbon-free sources. SCE's power mix is comprised of 34 percent from solar, geothermal, small hydro (less than 30 megawatts), biomass and biowaste; 14 percent from nuclear and large hydro (30-plus MW); and 52 percent still comes from polluting natural gas and other sources.

Natural Gas - Natural gas services in the Project area are provided in the Coachella Valley by Southern California Gas Company (SoCalGas). Natural gas supplies are transported from Texas to the Coachella Valley through three east-west trending gas lines, which cross the valley near and parallel to Interstate-10 and continue west to Los Angeles. The pipelines include one 30-inch line and two 24-inch lines, with pressures of 2,000 pounds per square inch (psi). At this time, it is not known whether lower pressure distribution lines extend to the Project vicinity.

Alternative Energy – SCE continues to meet or exceed California's Renewable Portfolio Standard primarily with local resources. As noted above, in 2020 SCE's power mix included 34 percent renewable sources. There is also large-scale wind power production in the Coachella Valley. There are no utility-scale renewable energy facilities in the Project area. It should be noted that SoCalGas is

developing "green" sources of natural gas that may reduce GHG and other emissions associated with its use.

Cathedral City Climate Action Plan - Cathedral City's Climate Action Plan promotes solar technology. The Project will comply with the solar and zero net energy requirements of the current 2022 California Building Code.

Regulatory Setting

California Building Energy Efficiency Standards (Title 24)

The 2022 California Building Energy Efficiency Standards (Title 24) for Residential and Non-residential uses was updated August 30, 2022 and will be applied to the proposed Project. Title 24 is revised periodically to incorporate new technologies that are more efficient. The standards offer developers options for more efficient building materials ranging from, insulation to lighting and many more. Incorporating Title 24 standards allows projects to reduce energy consumption and reduce impacts.

Green Building Code - In January 2010, the State of California adopted the California Green Building Standards Code (CALGreen) per CCR Title 24, Part 11, which establishes mandatory green building standards for all buildings in California. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. These standards include a mandatory set of minimum guidelines, as well as more rigorous voluntary measures, for new construction projects to achieve specific green building performance levels. The City of Cathedral City has adopted the Green Building Standards Code to ensure that projects meet green building performance levels.

Cathedral City Climate Action Plan, Energy Action Plan, and GHG Inventory - The City of Cathedral City completed its first Climate Action Plan in May 2013 in an effort to address climate change at the local level by reducing greenhouse gas emissions within its own operations and within the overall community. The Climate Action Plan provides a framework for the development and implementation of policies and programs that will reduce the City's emissions and is tracked via the City's Greenhouse Gas Inventory. In addition to the Climate Action Plan, the City prepared an Energy Action Plan (2013) to identify opportunities for cost savings through energy efficiency and actions necessary to meet the City's future energy needs, consistent with the energy policies set forth by the State of California.

Discussion of Impacts

a, b) Less Than Significant Impact. The proposed Project would be required to meet energy standards of the current California Energy Code (Title 24), Green Building Code and Climate Action Plan by incorporating building design measures that implement energy conservation features (i.e., window treatments, efficient HVAC systems, cool roofs, etc.). The proposed Project would construct 101 single-family dwelling units which are not anticipated to have any out of the ordinary energy consumption uses. The proposed Project is consistent with the General Plan and Zoning land use designations and will not interfere with any state or local plan that promotes renewable energy or energy efficiency measures. With the implementation of the above-mentioned standards, impacts related to energy will be less than significant.

Mitigation Measures:

None required.

Monitoring:

None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; "Geotechnical Engineering Report for the Proposed Nirvana Estates Development," prepared by Earth Systems Southwest December 21, 2005 & updated March 3, 2015.

Environmental Setting

Earthquake fault zones were conceived in the Alquist-Priolo Earthquake Fault Zoning Act (Alquist-Priolo Act). The intent of the Alquist-Priolo Act is to reduce losses from surface fault rupture. California created this law following the destructive 1971 San Fernando earthquake (magnitude 6.6), which was associated with extensive surface fault ruptures that damaged numerous structures.

Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California. A trace is a line on the earth's surface defining a fault. Wherever an active fault exists, a structure for human occupancy cannot be placed over the fault and must be a minimum distance from the fault, generally fifty feet. However, the proposed Project site is not located within an Alquist-Priolo Fault Zone.

A Geotechnical Engineering Report was prepared by Earth Systems Southwest on March 3, 2015, that addresses the soil and geologic conditions potentially affecting the proposed Project site. The proposed Project would be required to comply with seismic requirement of the California Building Code, utilize proper engineering design and standard construction practices.

Discussion of Impacts

a.i, a.ii) **Less Than Significant Impact.** The project site is not located within an Alquist-Priolo fault zone. Well delineated fault lines cross through the region as shown on California Geological Survey (CGS) maps. However, no active faults are mapped in the immediate vicinity of the site. Therefore, active fault rupture is unlikely to occur. The minimum seismic design will comply with the 2013 edition of the California Building Code [CBC] and American Society of Civil Engineer (ASCE 7-10). With the incorporation of CBC seismic design parameters in construction of structures on site, the impacts associated with exposure of people to geological hazards is less than significant.

a.iii) **Less Than Significant Impact.** Liquefaction is the loss of topsoil strength from sudden shock (usually earthquake shaking), causing the soil to become a fluid mass. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and soils within the saturated zone must also be susceptible to liquefaction. The potential for liquefaction to occur on this site is considered negligible because of the depth of groundwater beneath the site exceeds 100 feet. Furthermore, no free groundwater was encountered in Earth Systems exploratory borings . Finally, the proposed Project site does not lie within the Riverside County designated liquefaction hazard zone. Therefore, impacts would be less than significant.

a.iv) **Less Than Significant Impact With Mitigation Incorporated.** The proposed Project has bedrock slopes along the western and southern portions or the property. Bold bedrock outcrops with vertical to near vertical faces are common throughout sloped areas. There is a potential for rock topples, tumbling rocks and rolling boulders, especially during large earthquake events. The potential for these events to occur will be mitigated through **GEO-1, GEO-2** & **GEO-3.** With these mitigation measures in place impacts will be reduced to a less than significant

b) **Less Than Significant Impact.** Development of the Project site has the potential to result in the erosion of soils during site preparation, grading, and building construction. During the construction of the proposed Project the Storm Water Pollution Prevention Plan incorporates measures to address erosion control. In addition, a PM-10 Plan will be implemented to ensure that fugitive dust is mitigated during construction. Mitigation Geo-4 below will ensure that dust is maintained per AQMD requirements. Furthermore, after construction, the proposed Project will be required to implement a Project-specific Water Quality Management Plan (WQMP) to ensure that water runoff will be managed properly before entering local water courses in perpetuity. Therefore, impacts would be less than significant.

c, d) Less Than Significant with Mitigation Incorporated. The proposed Project site is undeveloped, and grading will be conducted in compliance with City's standards. The potential for liquefaction to occur on this site is considered negligible because of the depth of groundwater beneath the site exceeds 100 feet. Furthermore, no free groundwater was encountered in Earth Systems Southwest's exploratory borings. Finally, the proposed Project site does not lie within a designated liquefaction hazard zone.

The potential for seismically or hydro-consolidation induced ground subsidence is a small, although potential, hazard in the Coachella Valley. Adherence to the grading and structural recommendations in the Geotechnical Engineering Report prepared by Earth Systems Southwest will reduce potential settlement problems from seismic forces, heavy rainfall, or irrigation, flooding, and the weight of the intended structures. Mitigation **GEO-5** below will ensure that any on-site excavation, site clearing, grading, and backfilling is observed during construction to minimize impacts to less than significant levels. Therefore, impacts would be less than significant.

e) **No Impact.** The Project would not require the use of septic tanks or alternative wastewater disposal systems or result in impacts related to the ability of soils to support septic tanks or alternative wastewater disposal systems. The proposed Project site is readily served by sewage infrastructure. The CVWD Cook Street plant will receive and treat sewage discharged into its collection system through DWA infrastructure in the Project area. No impacts would occur and no mitigation measures would be required.

f) **Less Than Significant Impact.** Paleontological resources are the fossilized remains of organisms that lived in a region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, most of which are now extinct. The proposed Project site has no unique paleontological features (rivers, lakes, hills, faults, folds, etc.) located onsite that would directly or indirectly be destroyed by the proposed Project. The surface soils consist of recently deposited alluvial sand and gravel that are not conducive to the location of paleontological resources. Therefore, impacts will be less than significant.

Mitigation Measures:

GEO-1 Removal of precariously perched or loose rocks from bold outcrops and colluvial slopes.

GEO-2 Use structure setbacks from the toe of slopes based upon more detailed engineering analysis. Setbacks in the range of 15 to 30 feet should be expected, if no other mitigation is contemplated. According to CBC section 1806-5.2, 15 feet is the minimizing code specific setback for ascending slopes.

GEO-3 Devise retaining structures including walls, earth berms, ditches, and structural fencing to impede and stop rolling boulders prior to impacting any improvements, including back yard structures.

GEO-4 Dust control should also be implemented during construction. Site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District (SCAQMD).

GEO-5 An on-site engineering geologic consultant shall be present during any excavation, site clearing, grading, and backfilling to observe construction activities to ensure proper grading and structural requirements in the Geotechnical Engineering Report, dated March 3, 2015, prepared by Earth Systems Southwest.

Monitoring:

- The City shall review and approve grading and building plans prior to the issuance of ground disturbing permits to ensure plans adhere to the recommendations set forth in the Project Geotechnical Engineering Report.
  Responsible Parties: Project applicant, construction manager, Planning Department, City Engineer.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; "2013 Cathedral City Climate Action Plan," prepared by EcoMotion, May 2013; Air Quality & GHG Evaluation Prepared by Urban Crossroads, August 2, 2022; Project materials; Google Earth Pro; Assembly Bill 32 and 2019 California Green Building Standards Code; CalEEMod Version 2020.4.0

Environmental Setting

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO2, N2O, CH4, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

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Gases that trap heat in the atmosphere are often referred to as Greenhouse Gases (GHGs). GHGs are released into the atmosphere by both natural and anthropogenic activity. Without the natural GHG effect, the earth's average temperature would be approximately 61 degrees Fahrenheit (°F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature. California SB 375 in part implements greenhouse gas reduction targets set forth in AB 32 and encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable community's strategy. The California Air Resources Board is continuing to draft regulations to implement the Scoping Plan. Senate Bill 2X requires that by the year 2020, 33% of the electricity used in California is from renewables, to help reduced GHG emissions in the state.

Urban Crossroads prepared an Air Quality and Greenhouse Gas Evaluation on August 2, 2022, for the proposed Project and determined that the Project cannot generate enough GHG emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHGs combined with the cumulative increase of all other

sources of GHGs, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, the study evaluated the potential for the proposed Project to have a significant effect upon the environment as a result of its potential contribution to the greenhouse effect.

a) **Less Than Significant Impact.** The estimated GHG emissions for the proposed Project land use are summarized from Urban Crossroads Air Quality and GHG Evaluation in the table below. The estimated GHG emissions include emissions from Carbon Dioxide (CO_2), Methane (CH_4), Nitrous Oxide (N_20), and Refrigerants (R). As shown, the proposed Project would generate a total of approximately 1,227.15 $MTCO_2e$/yr., which would not exceed the City's screening threshold of 3,000 $MTCO_2e$/yr. Thus, project-related emissions would not have a significant direct or indirect impact on GHG, and climate change and no mitigation or further analysis is required.

Table 6: Total Project GHG Emissions

Source	Emission (lbs/day)				
	CO_2	CH_4	N_20	R	Total CO_2E
Annual construction-related emissions amortized over 30 years	16.86	6.67E-04	0.00E+00	1.00E-03	16.90
Mobile	789.00	0.04	0.04	1.20	804.00
Area	25.90	< 0.005	< 0.005	0.00	25.90
Energy	346.00	0.03	< 0.005	0.00	348.00
Water	18.60	0.14	< 0.005	0.00	23.00
Waste	2.61	0.26	0.00	0.00	9.11
Refrigerants	0.00	0.00	0.00	0.24	0.24
Total CO2E (All Sources)	1,227.15				
Screening Threshold (CO_2E)	3,000				

b) **Less Than Significant Impact.** In November 2017, CARB released the Final 2017 Scoping Plan Update, which identifies the State's post-2020 reduction strategy. The Project would not conflict with any of the 2018 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the proposed Project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030 (25).

Finally, the Project is consistent with the general plan land use and zoning designations, density, building intensity, and applicable policies specified in SCAG's Sustainable Community Strategy/Regional Transportation Plan, which pursuant to SB 375 calls for the integration of transportation, land-use, and housing policies to plan for achievement of the GHG-emissions target for the region. Thus, a less than significant impact related to GHG emissions from the proposed Project is anticipated and no mitigation is required.

Mitigation Measures:
None required.

Monitoring:
None required.

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

Sources: Phase I Environmental Site Assessment for the Proposed Commercial Development SWC East Palm Canyon Drive and Date Palm Drive," prepared by UES Consulting Services, April 2, 2020; California Geotracker database, accessed August 2022; City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; Google Earth Pro.

Environmental Setting

The proper management of hazardous materials is a common concern for all communities within the Coachella Valley. Beginning in the 1970s, governments at the federal, state, and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment. Numerous laws and regulations were developed to investigate and mitigate these effects. As a result, the storage, use, generation, transport, and disposal of hazardous materials are highly regulated by federal, state, and local laws and regulations.

UES Consulting Services prepared a Phase I Environmental Site Assessment for the proposed Project site on April 2, 2020, and can be found in Appendix E. This environmental site assessment was

conducted in accordance with the American Standards for Testing and Materials (ASTM) Practices and used historical documentation and observations made at the time of the on-site inspection. The subject property is registered as a California Environmental Reporting System (CERS) site and a California Integrated Water Quality System Project (CIWQS) site due to it being a source of clean dredge material for off-site use, and for having received clean off-site fill. The proposed Property site is not registered in any other state or federal regulatory databases.

The purpose of the Phase I Environmental Site Assessment is to ascertain if there are any recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, and/or de minimis conditions associated with the proposed Project site. Each of these is described in more detail below.

Recognized Environmental Conditions means the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at a property due to a release, or threatened release of a hazardous substance (spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing) into the environment.

Controlled Recognized Environmental Conditions is defined as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Historical Recognized Environmental Conditions is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

De Minimis Conditions are defined as environmental conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This environmental site assessment determined there are none of these conditions associated with the subject property.

Discussion of Impacts

a), b) Less Than Significant Construction activities for the proposed Project would involve the use of potentially hazardous materials including vehicle fuels, oils, transmission fluids, paint, adhesives, surface coatings and other finishing materials and cleaning solvents. However, the use of these hazardous materials would be temporary, and all potentially hazardous materials would be stored, used, and disposed of in accordance with manufacturers' specifications, applicable federal, state, and local health, and safety regulations. As such, there would be no impacts associated with the transport, use, or disposal of hazardous materials during construction.

c) **No Impact.** The proposed project location is not within one-quarter mile of an existing or proposed school. Therefore, project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, there will be no impact.

d) **No Impact**. The site is not listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5 and therefore, will not create a significant hazard to the public or the environment.

The subject property is registered as a California Environmental Reporting System (CERS) site and a California Integrated Water Quality System Project (CIWQS) site due to it being a source of clean dredge material for off-site use, and for having received clean off-site fill. The proposed Property site is not registered in any other state or federal regulatory databases. Therefore, there will be no impact.

UES Consulting Services prepared a Phase I Environmental Site Assessment for the proposed Project site on April 2, 2020, and can be found in Appendix E. This environmental site assessment was conducted in accordance with the American Standards for Testing and Materials (ASTM) Practices and used historical documentation and observations made at the time of the on-site inspection.

e) **No Impact.** The Palm Springs International Airport (PSP) is approximately 4 miles northwest of the subject property. The Project planning area is well outside the airport planning boundary and operational and navigational hazard area. Therefore, the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, there will be no impact

f) **Less Than Significant Impact.** The proposed Project is a single-family residential development in an established neighborhood. The proposed Project will have access from a single primary access off of East Palm Canyon Drive. Emergency access will be provided via an 18' access road adjacent to the primary access road off of East Palm Canyon Drive. The proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, there will be less than significant impacts.

g) **No Impact.** The Project site is located in an urban area. The Santa Rosa Mountain Range sits just south of the site, but the land is largely comprised of rocky terrain, which is a low risk for wildfire. According to the CalFire Fire Hazard Severity Zone map, the Project site is outside a fire hazard zone.[16] Therefore, the proposed Project site would not subject people or structures to a significant risk of loss, injury, or death as a result of exposure to wildland fires. There will be no impact.

Mitigation Measures:
None required.

Monitoring:
None required.

[16] Fire Hazard Severity Zone online map, CalFire. https://egis.fire.ca.gov/FHSZ/ Accessed May 2021.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; "Preliminary Hydrology Report, Nirvana Estates," prepared by Fomotor Engineering, January 21, 2021; Google Earth Pro.

Environmental Setting

The project site is presently vacant and has an elevation drop of 80 feet, from the south to the north, at a 7.3% grade. The hillside, located west of the project site contains several offsite tributary areas, and drains to the project site at an 88-percent slope. The offsite hillside area is composed of Rock Outcroppings. The proposed Project site is located in two FEMA Flood Zones: Zone AO, which is described as "Special flood hazard areas with depth determined," and Zone X, which is described as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain."

A Preliminary Hydrology Study was prepared by Fomotor Engineering on January 21, 2021. The purpose of the study was to analyze the existing and proposed site conditions to determine the 100-year peak discharges from offsite sub-watersheds and, to determine onsite conditions to satisfy the criteria set forth in the Riverside County Hydrology Manual.

Discussion of Impacts

a) **Less Than Significant Impact.** The proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. The proposed Project would comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMP's) will be utilized and provided for on-site. Implementation of BMP's would preclude any violations of existing standards and discharge regulations. The proposed project will be required to prepare a Storm Water Pollution Preventing Plan (SWPPP) for construction activities and a Water Quality Management Plan (WQMP) for post construction maintenance to ensure that impacts to surface and ground water is reduced to less than significant.

According to the Hydrology Study, offsite watershed peak discharges will be used to size the perimeter concrete v-ditches to drain water on and off the site. A perimeter v-ditches would protect the onsite area by containing all offsite run-on coming in from the hillside to the west. Offsite watersheds would be directed by way of a proposed v-ditches, into a series of grated inlets, which would be sized to take the respective 100-year peak discharge. The offsite 100-year peak discharges would combine with flow from onsite 100-year peak discharges and be directed by stormwater diversion structures, into an onsite storm drain system. Onsite generated runoff would also pass through the stormwater diversion structures, and enter the WQMP BMP designated surface retention basins for infiltration treatment. The surface retention basins are 4 plus feet deep and would drain via infiltration within 19.2 hours. The drainage system would drastically reduce the 100-year peak flow currently entering East Palm Canyon Drive. The proposed retention storage system will be sized to exceed the calculated WQMP BMP Design Volume for the entire onsite area of 11,747 cu-ft. With the implementation of a Stormwater Pollution Prevention Plan (SWPPP), Water Quality Management Plan (WQMP), and Best Management Practices related to stormwater, impacts are less than significant.

b) **Less Than Significant Impact.** The proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The proposed Project will not utilize any wells for domestic water. Domestic water will be provided via existing water lines on East Palm Canyon Drive from the water purveyor (Desert Water Agency). Desert Water Agency has sufficient water supply for the proposed Project. Therefore, impacts to the groundwater aquifer are less than significant.

c i-iv) **Less Than Significant Impact.** The proposed Project will comply with all State and Federal drainage laws by accepting upstream drainage flows and passing these through the Project and not further increasing downstream flows thus not substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. See response to a) above. Impacts are expected to be less than significant.

d) **Less Than Significant Impact.** The proposed Project will not risk release of pollutants due to project inundation as a result of a flood hazard, tsunami, or seiche zones. The proposed Project site is not located in an area susceptible to such hazards. Impacts are expected to be less than significant.

e) **Less Than Significant Impact.** The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. See response to a) above. Impacts are expected to be less than significant.

Mitigation Measures:
None required.

Monitoring:
None required.

XI. LAND USE AND PLANNING Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✓	

Sources: City of Cathedral City 2040 General Plan, Adopted 2021; City of Cathedral City General Plan Update DEIR, 2019; Cathedral City Municipal Code; Project materials; Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP); Project materials; Google Earth Pro.

Environmental Setting

The proposed Project site is currently vacant. A previous project (Tesoro) for the same site, was approved on October 26, 2005, which included a General Plan Amendment to change the land use designation from General Commercial to Medium Density Residential; a Zone Change to change the zoning from Commercial, Tourist and Recreation (CTR) to Multiple Family Residential (R2); a Tentative Tract Map, and a Planned Unit Development. While this project never got constructed, these prior land use entitlements made the property consistent for the current proposed Project to allow 101 single-family dwelling units and certain amenities.

Discussion of Impacts

a) **No Impact.** The subject property is currently vacant and undeveloped. The proposed Project will provide pedestrian and vehicular connectivity between the Project site and existing urban neighborhoods via sidewalks and new roadways. Circulation patterns are consistent with the Circulation Element of the General Plan and will not physically divide any established community. There will be no impact.

b) **Less Than Significant Impact.** The Project site is consistent with the City's General Plan Land Use designation of Medium Density Residential (RM) and Zoning designation of Multiple Family Residential (R2), which supports the proposed single-family residential development. . Therefore, the proposed project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measures:

None required.

Monitoring:

None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Project materials; Google Earth Pro; Updated Mineral Land Classification Map, Riverside County, California.

Environmental Setting

According to the City's General Plan, the California Geological Survey collects and analyzes information about the State's mineral resources. The State Geologist classifies land for mineral resources solely on the basis of geologic factors, regardless of existing land use and land ownership. Mineral land classifications for Portland cement concrete (PCC)-grade aggregate materials in the Coachella Valley were mapped by the State Geological Survey in 1988 and updated in 2007. Areas subject to mineral land classification studies are divided by the State Geologist into Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral resource potential. The MRZ categories are briefly described below. Cathedral City is categorized as Mineral Resource Zone 3 (MRZ-3) which contain mineral deposits, the significance of which cannot be evaluated from available data.

Discussion of Impacts

a, b) **No Impact.** The Project site is currently undeveloped. The Project area is located within a State-designated Mineral Resource Zone MRZ-3, which is defined as an "area containing mineral deposits, the significance of which cannot be evaluated from available data." The Project site is located within an urbanized area and is not designated for mineral resource extraction; therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site. No impacts would occur, and no mitigation measures would be required.

Mitigation Measures:

None required.

Monitoring:

None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; City of Cathedral City Municipal Code Section 11.96; "Nirvana Estates Noise Impact Analysis," prepared by Urban Crossroads July 13, 2022; Riverside County Airport Land Use Compatibility Plan; Project materials; Google Earth Pro.

Environmental Setting

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

Elevated ambient noise levels can have a direct impact on the desirability of parks and open space, residential and other use of lands by the community and businesses and can negatively affect their long-term social and economic viability. For this reason, land use compatibility with the surrounding noise environment is one of the most important aspects of a noise impact analysis. This includes the identification of sensitive receptors that are particularly sensitive to noise intrusion, such as residences, schools, libraries, churches, hospitals and other health care facilities, and nursing homes.

The proposed Project site is currently vacant. The proposed Project will have 101 residential lots, a common recreation area with a pool, spa, BBQs, and fitness gym. There are also three small pocket/dog parks proposed within the development. Surrounding land uses include commercial to the west and north of the site. To the east are some commercial and residential uses and to the south are the Santa Rosa Mountains.

Urban Crossroads prepared a Noise Impact Analysis on July 13, 2022, to evaluate existing and future transportation-related noise levels and to identify mitigation measures for future uses within the proposed Project.

Discussion of Impacts

a) **Less than Significant Impact.** The proposed Project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Single-family residential uses are considered normally acceptable with exterior noise levels of up to 60 CNEL and conditionally acceptable up to 70 CNEL.

Construction Noise - The proposed Project will not generate substantial temporary or permanent increases in ambient noise levels in the vicinity of the project in excess of the standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The analysis evaluated whether Project construction will generate potentially significant temporary construction noise levels at off-site sensitive receiver locations by using a construction-related noise level threshold based on Federal Transit Administration (FTA) construction noise level limits of 80 dBA Leq (8-hour) at residential uses. The highest construction noise levels are expected to range from 59.0 to 60.2 dBA Leq at the nearest receiver locations, which will satisfy the FTA 80 dBA Leq residential 8-hour construction noise level thresholds. Therefore, Project-related construction noise levels at receiver locations, are considered less than significant.

Operational Noise - The proposed residential uses are considered noise-sensitive receiving land uses and are not expected to include any specific type of operational noise levels beyond the typical noise sources associated with similar existing residential land use in the Project area. Thus, the primary Project-related stationary (operational) noise sources will be mechanical ventilation (e.g., air conditioning). The proposed Project operational noise levels during the daytime and nighttime hours are expected to range from 35.1 to 36.4 dBA Leq at off-site receiver locations. Noise levels in this range will generate unmitigated daytime and nighttime operational noise level increases ranging from 0.0 to 1.6 dBA Leq. Thus, the proposed Project-related operational noise level increases will satisfy the operational noise level increase criteria at the nearest sensitive receiver locations and the impact will be less than significant.

Off-site Traffic Noise - According to the Noise and Vibration Impact Analysis, future traffic noise modeling of adjacent roadways indicates that the primary source of noise impacts to proposed Project site will be traffic-related noise from Palm Canyon Drive and Bankside Drive.

On-site Traffic Noise - Based on the traffic noise modeling, future onsite noise levels will potentially exceed 60 dBA CNEL at Lots 1 through 3 of the proposed Project site. All other lots would be exposed to noise levels below 60 dBA CNEL. With typical building construction and a windows-closed condition, a minimum 25 dBA CNEL reduction is achievable for Lots 1 through 3 and other future noise sensitive uses. Therefore, assuming standard construction with the provision of mechanical ventilation (e.g. air conditioning), the interior noise levels will range from 24.8 to 38.0 dBA CNEL, which will satisfy the interior noise level standard of 45 dBA CNEL. Therefore, on-site traffic noise impacts will be less than significant.

b) **Less Than Significant Impact.** The proposed Project will not generate excessive groundborne vibration or groundborne noise levels. According to the Noise and Vibration Impact Analysis, at distances ranging from 209 to 236 feet from the Project construction activities, construction vibration velocity levels are estimated to be less than 0.01 in/sec PPV. Based on maximum

acceptable continuous vibration threshold of 0.30 in/sec PPV, the typical Project construction vibration levels will not exceed the vibration thresholds at any local receiver. Therefore, the Project-related vibration impacts associated with construction activities are considered less than significant.

c) **No Impact.** The Project site is located approximately three miles southeast of the Palm Springs International Airport (PSP) and outside of existing and modeled future airport noise contours. Therefore, no impacts would occur, and no mitigation measures are required.

Mitigation Measures:
None required.

Monitoring:
None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 11, Southern California Association of Governments, December 2015; California Department of Finance, City/County Population and Housing Estimates, 2021; Project materials.

Environmental Setting

According to the Cathedral City's General Plan, Cathedral City is the second most populous city in the Coachella Valley. Between 2000 and 2010, its population grew 20%, from 42,647 to 51,200. The 2018 population estimate was 54,466. The largest population segment was 25 to 34 years old, closely followed by the 45–54-year-old group and 35–44-year-old group. The median age is 37.3 years. Population ethnicity is predominantly "white" (76.9%). An estimated 59.4% identify themselves as Hispanic or Latino of any race. The Southern California Association of Governments (SCAG) forecasts that the City's population will be 68,100 in 2040.

In 2018, there were 21,219 housing units in Cathedral City, about 81 percent of which were occupied. The majority (55.8%) were single-family detached units. The vacancy rate was 19.1%, and there was an average of 3.16 persons per household. South of Interstate-10, housing is within residential neighborhoods and interspersed with other urban development. Some of the oldest homes are in the Cove; many newer units are within master planned communities and golf course communities. Land north of I-10 is currently vacant and contains no housing.

Discussion of Impacts

a) **Less Than Significant Impact.** The proposed Project will construct 101 single-family residences. The average household size for this type of development is 3.16. This would mean a population increase of 325 people, which would only account for 0.4% of the City's anticipated 2040 population. As such the Project will have a less than significant impact, as its location is planned for this type of development within the city.

b) **No Impact.** The site of the proposed Project is currently undeveloped and vacant. No persons or existing community is present. Therefore, no impact will occur.

Mitigation Measures:

None required.

Monitoring:

None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Google Earth Pro.

Environmental Setting

Public services include fire protection, police protection, schools, library services, and parks.

Fire Protection Services – The threat of fire poses hazards to life and property. Given the region's generally sparsely vegetated terrain, developed areas are the primary source of fire service calls in the Coachella Valley. The location of fire stations, availability of fire water flows, adequacy of fire equipment and personnel, and emergency preparedness planning are crucial factors in preventing and suppressing urban fires. According to the Cathedral City's General Plan, the Riverside County Fire Department is the largest provider of fire protection and suppression services in the Coachella Valley. Not only does it serve unincorporated County lands, but it is also contracted to protect the cities of Desert Hot Springs, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio, and Coachella. The Riverside County Fire Department operates approximately 22 fire stations in the Coachella Valley and provides fire suppression and prevention, emergency medical response, hazardous materials response, fire investigations, and other related services. The cities of Cathedral City and Palm Springs operate their own municipal fire departments. The fire departments maintain mutual aid agreements with neighboring communities.

Police Services - According to the Cathedral City's General Plan, police protection is a critical community service that not only influences the crime rate, but also indirectly affects the community's growth and prosperity. Most communities strive to maintain a high ratio of officers to population, as this allows for more effective crime identification and prevention. The distribution of land uses, anticipated development patterns, traffic circulation patterns, and the integration of "defensible" spaces in building designs also impact the crime rate and the effectiveness of police personnel. The cities of Desert Hot Springs, Palm Springs, Cathedral City, and Indio maintain their own municipal police departments. The following Coachella Valley cities contract with the Riverside County Sheriff's Department for police protection services: Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and Coachella. The Sheriff's Department also provides protection to unincorporated County lands throughout the Valley.

Schools - Public education services and facilities in the Coachella Valley are provided by several school districts, including the following: Palm Springs Unified School District (PSUSD), Desert Sands Unified School District (DSUSD), and Coachella Valley Unified School District (CVUSD). According to the Cathedral City's General Plan, PSUSD's coverage area includes Desert Hot Springs, Palm Springs, Cathedral City, Thousand Palms, and much of Rancho Mirage. It operates a total of 28 schools, including 16 elementary, 4 middle, 4 high, and 4 alternative schools.

Libraries - According to the Cathedral City's General Plan, the principal provider of library services in the Coachella Valley is the Riverside County Library System, a network of public libraries serving Riverside County residents. Coachella Valley branches of the County Library System include the following locations: Desert Hot Springs, Cathedral City, Thousand Palms, Palm Desert, La Quinta, Indio, Coachella, and Mecca. These facilities are operated by the County of Riverside, under contract with the cities where they are located. Two Coachella Valley cities (Palm Springs and Rancho Mirage) operate their own municipal libraries, independent of the County Library System. Other regional libraries include the College of the Desert (COD) Library, a joint-agency facility funded by the College of the Desert, City of Palm Desert, and Riverside County. The COD Library is located on Fred Waring Drive in Palm Desert and is available to COD students and the general public.

Parks – Parks and recreational facilities in the City are key elements to the quality of life enjoyed by the residents. Parks and related open spaces not only provide recreational opportunities for residents and visitors, but also help to develop and enhance the City's character and image. Parks are directly related to the Land Use and Open Space and Conservation Elements of the City's General Plan. The preservation of park land is necessary for the assurance of the continued availability of land for the enjoyment of the natural scenic beauty and recreation. Any form of additional park and open space will contribute to the expansion of such uses and provide for the needs of the community.

The nearest park to the proposed Project site is Town Square Park which has resulted in recreational opportunities including. a water play area at a fountain, and a number of special events on the square. While the proposed Project will be a private gated community with some recreational facilities, it should not be relied upon to meet the City's recreational needs.

The City has the ability to acquire and preserve areas for recreational use. While funding for the acquisition of additional parkland can be difficult, there are options to help facilitate parkland financing from private developments, including park in-lieu fees where a fee is paid in-lieu of park development; Development Impact Fees where fees apply only to new development and may only be assessed for new capital costs related to the new development where a defined beneficiary relationship to cost can be established; and Development Agreements where contracts between the City and a developer are drafted that outline the responsibilities of each party where the developer is assured the right to develop in exchange for negotiated exactions, which can include parks or park fees.

Discussion of Impacts

Fire Protection:

Less Than Significant Impact. The proposed Project will construct 101 single-family residences. The average household size for this type of development is 3.16. This would mean a population increase of 325 people, which would only account for 0.4% of the City's anticipated 2040 population. The population growth associated with the development of the proposed Project would not surpass the growth predicted by the General Plan. The policies and mitigation measures of the General Plan require that developers pay development impact fees to mitigation fire protection services.

Cathedral City has three fire stations. The nearest fire station (Station 411) to the proposed Project site is located at 68950 Buddy Rogers Avenue, approximately 0.8 miles east of the proposed Project site.

In the event of an emergency, Fire and emergency personnel will be able to access the site using an 18' wide secondary access road off of the East Palm Canyon Drive entrance. Therefore, project-related impacts to fire protection are expected to be less than significant.

Police Protection:
Less Than Significant Impact. Cathedral City provides its own police force. The police station is located at 68700 Avenida Lalo Guerrero, and is approximately 0.5 miles east of the proposed Project site. According to the City's General Plan, the Department is staffed by 55 sworn officers, 29 non-sworn support and administrative personnel, and 6 reserve officers. Police vehicles include 35 marked and approximately 15 unmarked cars. With 55 sworn officers currently, the city currently provides approximately 1.4 officers for every 1,000 residents, which is near the commonly recommended ratio of 1.5 officer for every 1,000 residents. The department anticipates filling approximately 13 additional positions, ranging from police officers to a dispatch records supervisor, by the beginning of fiscal year 2001-02. The average response time to an emergency call in Cathedral City, from the time the dispatcher contacted an officer to the time the officer arrived at the scene, is approximately 4.2 minutes.

The population growth associated with the development of the proposed Project would not surpass the growth predicted by the General Plan. The policies and mitigation measures of the General Plan require that developers pay development impact fees to mitigation police protection services.

Based on the size of the development, the proposed Project would not create a need for a new or expanded police station. The policies and mitigation measures of the General Plan require that developers pay development impact fees to mitigation police protection facilities. Therefore, Project-related impacts to police protection are expected to be less than significant.

Schools:
Less Than Significant Impact. Cathedral City is within the jurisdiction of Palm Springs Unified School District (PSUSD). The nearest higher education location is Mayfield College, approximately 1 mile to the northeast, Cathedral City High School approximately 2.15 miles northeast, and Nellie N. Coffman Middle School approximately 1.75 miles northeast. Sunny Sands Elementary and Agua Caliente Elementary school are both located approximately 3.30 miles north of the project site.

The Palm Springs Unified School District (PSUSD) provides kindergarten through 12th grade public educational services and facilities to the City of Cathedral City and other communities in the western Coachella Valley. PSUSD operates eight schools within the Cathedral City planning area, including four elementary, two middle, one high, and one continuation high school. Many of the District's schools are overcrowded and use temporary, portable buildings for additional classroom space. The District plans to construct additional portable classrooms in several Cathedral City schools over the next several years. Based on PSUSD student generation rates, the proposed Project has the potential to generate approximately 34 kindergarten through twelfth grade students.

In order to mitigate impacts to the PSUSD, residential projects are required to pay development impact fees to the District. Therefore, with the payment of developer impacts fees to the District, impacts to schools are anticipated to be less than significant.

Parks/Other public facilities: Less Than Significant Impact. The city will need approximately 478 acres of parkland to meet the demand in the future. The City requires that park facilities be built in accordance with applicable building standards and in such a manner as to minimize physical effects on the environment. The proposed Project will have on-site amenities such as a pool, spa, and fitness gym. In addition, the proposed project will dedicate approximately 3.63 acres of land to open space through a conservation easement.

In addition, the City of Cathedral City is home to the Boys & Girls Club which operates a community center that offers a variety of recreational and educational opportunities to the City's residents. The center includes rooms for classes, a pool table and other games, a fully equipped kitchen, bathroom facilities and a gated patio area. The Center offers an off-track program for children 6-12 years of age, Monday through Friday. The off-track program offers a structured environment for activities such as arts and crafts, sports, games, field trips and movies. The Center also offers an after-school camp that features similar activities. The Community Center also holds a variety of classes for adults, as well as rented space for parties or gatherings.

It should be noted that the city also has a number of private facilities that offer recreational needs of the community. While private recreational facilities should not be relied upon to meet the City's recreational needs, they do make up a significant portion of recreational opportunities throughout the Valley. As an example, Big League Dreams Sports Park features a variety of team sports and activities including, 5 softball/baseball fields, basketball, roller hockey, soccer, flag football, and volleyball, as well as a restaurant, multi-purpose fields, batting cages, a sporting goods store, and instructional schools. Other commercial recreational activities in the city include Boomers, which provides miniature golf, bumper cars and arcade games for children and adults. Golf courses also contribute significantly to the recreational opportunities of the community. While the majority of golf courses are associated with resort residential development in the city, they are accessible to the general public and an integral part of the City's economy.

The policies and mitigation measures of the General Plan require that developers pay development impact fees to mitigation park facilities. Therefore, Project-related impacts to park facilities are expected to be less than significant.

While the proposed Project has a marginal ability to impact recreational facilities, the city requires a development impact fee for parks in order to offset the impacts to recreational facilities. Payment of the development impact fee will help reduce impacts to a less than significant level.

Mitigation Measures:
None required.

Monitoring:
None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Google Earth Pro.

Environmental Setting

As mentioned above, the city will need approximately 478 acres of parkland to meet the demand in the future. The proposed Project will have on-site amenities such as a pool, spa, and fitness gym. In addition, the proposed project will dedicate approximately 3.63 acres of land to open space through a conservation easement. The proposed Project does have a marginal ability to impact recreational facilities, however, the city requires a development impact fee for parks in order to reduce the impacts to recreational facilities to a less than significant level. There are trails in the surrounding areas but no access to these trails will be allowed from the proposed Project since the Project is a private gated community.

Discussion of Impacts

a, b) Less than Significant Impact. The proposed Project will not substantially 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. The proposed Project will generate an estimated increase in population of 325 residents. The proposed Project will have a common area that includes a pool, spa, and fitness gym. Furthermore, the proposed project will dedicate approximately 3.63 acres of land to open space through a conservation easement.

The nearest park located in close proximity to the proposed Project site is the Cathedral City Community Amphitheater Park and the Town Square Park approximately 0.50 miles away. In addition to the City's existing parks, there are a number of recreational facilities open to the general public including, the community center, Boys and Girls Club, Big League Dreams Sports Park, and public golf courses that provide recreational opportunities for the community.

With the proposed Project being required to pay a development impact fee for parks, impacts recreational facilities will be less than significant.

Mitigation Measures:

None required.

Monitoring:

None required

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Nirvana Estates Traffic Analysis, prepared by Urban Crossroads, February 2, 2023; Project materials; Google Earth Pro.

Environmental Setting

The proposed Project consists of 101 single-family detached residential dwelling units. Access will be provided via driveway on Palm Canyon Drive.

SB 743 required the Governor's Office of Planning and Research (OPR) to update the CEQA Guidelines and establish criteria for determining the significance of transportation impacts. In December 2018, OPR released their final recommended guidelines based on feedback with the public, public agencies, and various organizations and individuals. OPR recommended Vehicle Miles Traveled (VMT) as the most appropriate measure of project transportation impacts for land use projects and land use plans. SB 7 43 does not prevent a city or county from continuing to analyze delay or LOS outside of CEQA review for other transportation planning or analysis purposes (i.e., general plans, impact fee programs, corridor studies, congestion mitigation, or ongoing network monitoring); but these metrics may no longer constitute the sole basis for CEQA impacts.

VMT refers to the amount and distance of automobile travel attributable to a project. Section 15064.3(b) establishes criteria for analyzing transportation impacts as they pertain to VMT. For land use projects, "vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. The proposed Project site is located on a high-quality transit corridor (East Palm Canyon Drive) and, there are at least 7 transit stops within a half-mile of the proposed Project site, most of which are on East Palm Canyon Drive. Therefore, the proposed Project is presumed to have a less than significant impact on transportation.

Even though the proposed Project is presumed to have a less than significant impact on transportation, Urban Crossroads prepared a Traffic Analysis for the proposed Project on February 2, 2023, to evaluate the potential deficiencies related to traffic and circulation system operations that may result from development of the proposed Project and, to recommend improvements to mitigate potential deficiencies in order to achieve acceptable circulation system operational conditions.

Using the trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, the proposed Project is estimated to generate 972 two-way trip-ends per day on a typical weekday with 76 AM peak hour trips and 102 PM peak hour trips.

The Traffic Analysis also studied 6 area intersections based on the City's Traffic Study Guidelines and in consultation with City of Cathedral City staff. The city requires analysis of intersections where a Project would contribute 50 or more peak hour trips. Based on the location of the proposed Project site and the trip distribution patterns, the proposed Project is anticipated to contribute more than 50 peak hour trips to all study area intersections and to the State Highway System.

The 6 intersections include:

1. Perez Rd. & Palm Canyon Dr.
2. Auto Park Dr. & Palm Canyon Dr.
3. Driveway 1 & Palm Canyon Dr. – Future Intersection
4. Bankside Dr. West & Palm Canyon Dr.
5. Bankside Dr. East & Palm Canyon Dr.
6. Cathedral Canyon Dr. & Palm Canyon Dr.

For the purposes of the Traffic Analysis, potential deficiencies to traffic and circulation were assessed for existing (2021); existing plus Ambient Growth, plus Project (EAP) (2025); and, existing plus Ambient Growth, plus Project, plus Cumulative Projects (EAPC) (2025) conditions. Consistent with Existing (2021) conditions, no study area intersections were anticipated to operate at a deficient Level of Service (LOS) for EAP (2025) or EAPC (2025) traffic conditions.

Based on the Traffic Analysis, the recommended Project site access driveway improvements include construction of on-site and off-site adjacent improvements in conjunction with adjacent project development activity, or as needed for Project access purposes. These include:

Driveway 1 & East Palm Canyon Drive – Install a stop control on the northbound approach to facilitate site access (restricted to right-in/right-out/left-in only) and construct the intersection with the following geometrics:

· Northbound Approach (Project Driveway): One right turn lane.

· Southbound Approach: Not Applicable (N/A).

· Eastbound Approach: Three through lanes and a right turn lane with a minimum of 165-feet in length (currently exists).

· Westbound Approach: One left turn lane with a minimum of 100-feet in length and 3 through lanes.

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Project to accommodate travel in the westbound direction by having drivers exit the Project at Driveway 1 east bound (right turn only) and merge to a protected left turn, with a 100-foot turn pocket, at signalized Bankside Drive which will provide a protected U-turn for drivers to continue westbound. The ~~recommended~~ ~~westbound left right turn out of Driveway 1 will also require~~ modifications to the eastbound left turn pocket at Bankside Drive West and westbound left turn pocket into Driveway 1 ~~both turn pockets should~~ shall each accommodate a minimum of 100-feet of vehicle stacking. A raised curb curved median shall be installed between the two left turn lanes in order to prevent illegal U-turns. The U-turn restriction should be removed from Bankside Drive West to allow for Project traffic to make U-turns and head west.

Discussion of Impacts

a) **Less Than Significant with Mitigation Incorporated.** The proposed Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The proposed Project is estimated to generate 972 two-way trip-ends per day on a typical weekday with 76 AM peak hour trips and 102 PM peak hour trips. Recommended improvements mentioned above, along with payment of required development impacts fees and Transportation Uniform Mitigation Fee (TUMF), the proposed Project is anticipated to less than significant impact with mitigation incorporated.

b) **Less Than Significant Impact.** The proposed Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). As discussed above under Environmental Setting, SB 743 required the Governor's Office of Planning and Research (OPR) to update the CEQA Guidelines and establish criteria for determining the significance of transportation impacts. In December 2018, OPR released their final recommended guidelines based on feedback with the public, public agencies, and various organizations and individuals. OPR recommended Vehicle Miles Traveled (VMT) as the most appropriate measure of project transportation impacts for land use projects and land use plans. SB 743 does not prevent a city or county from continuing to analyze delay or LOS outside of CEQA review for other transportation planning or analysis purposes (i.e., general plans, impact fee programs, corridor studies, congestion mitigation, or ongoing network monitoring); but these metrics may no longer constitute the sole basis for CEQA impacts.

VMT refers to the amount and distance of automobile travel attributable to a project. Section 15064.3(b) establishes criteria for analyzing transportation impacts as they pertain to VMT. For land use projects, “vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. The proposed Project site is located on a high-quality transit corridor (East Palm Canyon Drive) and, there are at least 7 transit stops within a half-mile of the proposed Project site, most of which are on East Palm Canyon Drive. The City of Cathedral City will continue to work closely with SunLine Transit Agency to assure the transit system adequately serves future populations. Therefore, the proposed Project is presumed to have a less than significant impact on transportation.

Even though the proposed Project is presumed to have a less than significant impact on transportation, Urban Crossroads prepared a Traffic Analysis for the proposed Project on February 2, 2023, to evaluate the potential deficiencies related to traffic and circulation system operations that may result from the development using Level of Service (LOS) and, to recommend improvements to mitigate potential deficiencies in order to achieve acceptable circulation system operational conditions.

The proposed Project is estimated to generate 972 two-way trip-ends per day on a typical weekday with 76 AM peak hour trips and 102 PM peak hour trips. Recommended improvements include installation of a stop control on the northbound approach and construct the intersection of the project entry/East Palm Canyon Drive with the following geometrics:

- Northbound Approach (Project Driveway): One right turn lane.
- Southbound Approach: Not Applicable (N/A).

· Eastbound Approach: Three through lanes and a right turn lane with a minimum of 165-feet in length (currently exists).

· Westbound Approach: One left turn lane with a minimum of 100-feet in length and 3 through lanes.

With the installation of these improvements, and payment of development impacts fees and Transportation Uniform Mitigation Fee (TUMF), the proposed Project is anticipated to mitigate traffic impacts to a less than significant level.

c) **Less than Significant Impact.** The proposed Project will not substantially increase hazards due to a geometric design feature or incompatible uses. The site is located within a largely developed urban area and accessed via an existing highway. The mix of vehicles associated with the proposed Project is expected to generally include construction vehicles, passenger vehicles, and delivery trucks, which is compatible with vehicles currently in the area; no conflicts are anticipated. The proposed Project geometric design features are consistent with the City's traffic design standards and are not expected to substantially increase hazards due to geometric design features or incompatible uses. Proposed improvements will be safe, and impacts are expected to be less than significant.

d) **No Impact.** The proposed Project will not result in inadequate emergency access. The proposed Project site will be accessed via a primary entrance off of East Palm Canyon Drive, an arterial highway with 126' right-of-way, accommodating 6 through travel lanes (4 at 12' wide and two at 16' wide), a 14' wide median, and two 16' wide parkways.

Emergency vehicle access is provided via an 18' wide road, which will be accessed just off the primary project entrance on East Palm Canyon Drive. The emergency vehicle access was required by the Cathedral City Fire Department. Therefore, the proposed Project will not result in inadequate emergency access. Therefore, there will be no impact.

Mitigation Measures:

TRA-1 The Project is required to pay the requisite CVAG TUMF fee.

TRA-2 The Project is required to pay City of Cathedral City Development Impact Fee (DIF) Program.

Monitoring:

TRA-A The Project applicant shall coordinate with the City and CVAG the payment of CVAG's TUMF & DIF fees.
Responsible Parties: Project applicant, CVAG, City Engineer.

XVIII. TRIBAL CULTURAL RESOURCES 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:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Cultural Resource Assessment of Project Sites, Prepared by Paleo West, August 5, 2022.

Environmental Setting

The proposed Project will not 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. The proposed Project site is vacant and has been disturbed in the past with the import of roughly 120,000 cubic yards of clean fill dirt in order to raise the site out of the flood plain.

A Cultural Resource Investigation, prepared by PaleoWest, LLC, on August 5, 2022, to evaluate any impacts to archaeological and historical resources as a result of the proposed Project and determined that no such resources are within the Project site. See discussion under Section V, Cultural Resources.

Discussion of Impacts

a. **i, ii) Less Than Significant with Mitigation Incorporated.** Based on historical/archaeological resources record searches and historical background research conducted by Paleo West, no historical or archaeological resources were identified, nor are any expected on the Project site that would be 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). The Native American Heritage Commission (NAHC) responded on July 21, 2022, stating that the Sacred Lands File (SLF) search was completed with negative results. In addition, the NAHC suggested that 16 individuals representing 11 Native American tribal groups be contacted to elicit information regarding cultural resource issues related to the proposed Project. PaleoWest sent

outreach letters to the 11 recommended tribal groups on July 21, 2022.

Two responses were received. The Quechan Tribe of the Fort Yuma Reservation responded indicating they do not have any comments to provide and deferred to the more local tribes in the area. The Augustine Band of Cahuilla Indians responded to state the Tribe is unaware of specific cultural resources that may be affected by the proposed Project. However, the Tribe requested that, in the event any cultural resources are discovered during the development of the Project, the Tribe would like to be contacted immediately for further evaluation.

In addition, the city has facilitated Tribal Consultation in conformance with AB 52 on February 1, 2023. The Tribe responded in a letter, dated February 6, 2023 and requested copies of any cultural resource documentation (report and site records) generated in connection with this project; formal government to government consultation under California Assembly Bill No. 52 (AB-52); and, the presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). 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 State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

Mitigation Measures:
See Section V Cultural.

Monitoring:
See Section V Cultural.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; Estimated Solid Waste Generation Rates by CalRecycle, https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates, Accessed August 2022.; Google Earth Pro 7.3.2.5776.

Environmental Setting

Domestic Water – Domestic water is the principal source of the Coachella Valley's municipal water supply, although limited domestic supplies also come from surface sources. Domestic water is provided by a number of agencies which extract groundwater from deep wells and convey it to homes and businesses through extensive systems of reservoirs and distribution pipelines. However, the Coachella Valley Water District (CVWD) and Desert Water Agency (DWA) are the principal domestic water providers and groundwater managers in the Coachella Valley, and both serve Cathedral City. The proposed Project site is served by Desert Water Agency.

Wastewater Collection and Treatment - Sewage collection and treatment services are provided throughout the Coachella Valley by several agencies. CVWD serves the cities of Rancho Mirage, Palm Desert, Indian Wells, La Quinta, and a portion of Cathedral City, as well as some unincorporated communities, including Thousand Palms, Thermal, and North Shore. ~~The City of Indio and surrounding lands are served by the Valley Sanitary District.~~ Desert Water Agency provides tertiary wastewater treatment for the City of Palm Springs but provides only collection services to the southerly portion of Cathedral City, conveying effluent from Cathedral City to the Cook Street treatment facility in Palm Desert.

Electric Service - Electric services in the Coachella Valley are provided by Southern California Edison (SCE) and Imperial Irrigation District (IID). SCE is the electric power provider for the western Coachella Valley, including Cathedral City.

Natural Gas – Southern California Gas Company (Semper Energy) provides natural gas services and facilities to the entire Coachella Valley, including Cathedral City.

Telecommunications - Frontier Communications (formerly Verizon) and Spectrum (formerly Time-Warner) provide a wide range of residential and business telecommunications services to the Coachella Valley, including telephone, cable, phone over internet protocol (FOIP), and other telecommunication services.

Cable Television - The Coachella Valley's largest cable television service provider is Spectrum. Frontier also provides similar services through its FIOS fiber technology. Satellite service is also available through DISH and Direct TV.

Discussion of Impacts

a. **Less Than Significant Impact.** The proposed Project will not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities which could cause significant environmental effects. The proposed Project site is in an urbanized environment and will tap into existing infrastructure on East Palm Canyon Drive for water, electric power, natural gas, and telecommunications facilities. The proposed Project will also have infiltration basins incorporated into the development as required by the Project specific WQMP BMPs to treat and infiltrate onsite storm water. ~~prior to infiltrationto discharging it into the West Cathedral Canyon Channel.~~ The proposed Project will comply with the City's standards related to water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications facilities. Impacts will be less than significant.

b. **Less Than Significant Impact.** The proposed Project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. According to Cathedral City's General Plan, both Desert Water Agency and the Coachella Valley Water District have approved Urban Water Management Plans, which were developed based on the City's General Plan build out, which state that both water providers have sufficient supplies available to meet the City's build out demands. Water conservation measures such as the use of drought tolerant landscaping and water efficient drip irrigation systems, the use of low flow plumbing fixtures (toilets, faucets, showers, sinks) will help efforts to preserve water as much as possible. Consistent with the Water Conservation in Landscaping Act of 2006 (AB 1881), the city adopted, by reference, the Coachella Valley Water District Ordinance No. 1302.1, titled "An Ordinance of the Coachella Valley Water District Establishing Landscape and Irrigation System Design Criteria" ("CVWD Ordinance No. 1302.1"). The Proposed project will comply with this ordinance which includes xeriscaping with locally native California species and installing water-efficient and targeted irrigation systems (such as drip irrigation). In addition, the Final Landscape Plans will be reviewed by CVWD fir compliance with the oridnance. Therefore, impacts will be less than significant.

a. **Less Than Significant Impact.** The proposed Project will result in a determination by the wastewater treatment provider which serves project that it has adequate capacity to serve the

project's projected demand in addition to the provider's existing commitments. The proposed Project will be required to provide "will serve" letters from the appropriate service provider to ensure that wastewater generated from the development will be accommodated.

According to the City of Cathedral City's General Plan, DWA's wastewater collection system utilizes sewer mains ranging in size from 8 to 18 inches in diameter. DWA does not operate a wastewater treatment plant. Instead, its wastewater collection system is connected to CVWD's sewer system by two lift stations at the following locations located at Date Palm Drive and Buddy Rogers Drive, and Cathedral Canyon Drive near Kieley Road. Wastewater collected by DWA is gravity-fed to these lift stations, where it joins CVWD's sewer system and is conveyed to the Cook Street wastewater treatment plant in Palm Desert. CVWD has sufficient capacity to accommodate the proposed Project. Impacts will be less than significant.

d, e) Less Than Significant Impact. The proposed Project will not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. During the construction, the proposed Project will generate waste that will need to be transported to local landfills by Burrtec. Calrecycle.ca.gov research showed that the current combined capacities of the landfills are approximately 171,020,120 cubic yards, with a maximum permitted capacity of 283,991,513 cubic yards. The proposed Project is estimated to generate 278 cubic yards (75.19 tons) of solid waste per year, or 139 cubic yards (37.60 tons) per year after 50% diversion. Impacts will be less than significant.

Mitigation Measures:
None required.

Monitoring:
None required.

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

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; CalFire's Fire and Resource Assessment Program (FRAP) Maps, accessed August 2022; Project materials; Google Earth Pro.

Environmental Setting

Wildfire refers to non-structural fires. Typically occurring within vegetation in or around undeveloped areas. It is important to evaluate the potential for developed/urban areas to be impacted by wildfires due to spread. To accomplish this the California Department of Forestry and Fire Protection (Cal Fire) has generated maps that indicate the various fire hazard Severity Zones (FHSZ). The proposed Project is within a Local Responsibility Area (LRA) and is not designated a Very High Fire Hazard Severity Zone (VHFHSZ). There are however, VHFHSZ approximately 1.5 miles to the west of the project site. The undeveloped area adjacent to the project is comprised of mostly rock outcroppings with sparse vegetation.

Discussion of Impacts

a) **Less than Significant Impact.** The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The proposed Project site will have two access points off of East Palm Canyon Drive. One is the main entry into the development and the other is an 18' wide emergency access roadway. Both of these will provide evacuation routes. While the proposed Project site is located in a Local Responsibility Area Fire Zone, it is not designated as a Very High Fire Hazard Severity Zone (VHFHSZ). Impacts will be less than significant.

b) **Less than Significant Impact.** A portion of the proposed Project site is within a hillside overlay zone. The development proposes to dedicate and preserve approximately 3.43 acres as an open space conservation easement, recorded in perpetuity to run with the land. The land on the hillside is comprised of rock outcroppings with sparse vegetation which has a low risk of wildfires.

Occupants' exposure to wildfires will be reduced. Therefore, impacts are anticipated to be less than significant.

c) **Less than Significant Impact.** The proposed Project will not exacerbate fire risks as it is not designated as a Very High Fire Hazard Severity Zone (VHFHSZ) and will not require the installation or maintenance of associated infrastructure. As mentioned above, the development proposes to dedicate and preserve approximately 3.43 acres as an open space conservation easement, recorded in perpetuity to run with the land. The land on the hillside is comprised of rock outcroppings with sparse vegetation which has a low risk of wildfires. However, the proposed project will have an 18' wide emergency road between the hillside and the development that can act as a fuel break. Fire hydrants will also be installed in the development that will provide water for any potential fires. Therefore, impacts are anticipated to be less than significant.

d) **Less than Significant Impact.** The proposed Project has very low potential for landslide given the rocky terrain adjacent to the development. The proposed Project had roughly 120,000 cubic yards of clean fill dirt imported on the site in order to raise the site out of the flood plain. A Letter of Map Revision (LOMR) was processed in 2019 putting the site in floodplain Zone AO. As such the project is not expected to expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. Therefore, impacts are anticipated to be less than significant.

Mitigation Measures:
None required.

Monitoring:
None required.

Mandatory Findings of Significance

XXI. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Have impacts which 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, other current projects and probable future projects)?			✓	
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Discussion of Impacts

a) **Less than Significant Impact With Mitigation Incorporated.** The Project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory (See Appendix G - Habitat Assessment). Where habitat may be adversely impacted (i.e., burrowing owls) by the proposed Project, pre-construction surveys will be performed by experienced biologists during proper nesting seasons and follow mitigation measures to limit impacts to biological resources to the greatest extent possible. In addition, as part of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), the developer is required to pay a Local Development Mitigation Fee (LDMF) to mitigate impacts to biological resources.

b) **Less than Significant Impact.** The proposed Project would not have any individually limited but cumulatively considerable impacts. Any impacts would be less than significant.

c) **Less than Significant Impact.** The Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The proposed Project includes the construction of 101 single-family homes with amenities including a swimming pool, spa, BBQs, and fitness gym. Potential adverse effects include dust and other pollutant emissions during construction that could affect public health, although temporary in nature. The proposed Project will be infill development since surrounding land uses are urban uses including commercial and residential uses. Appropriate mitigation measures will be implemented to ensure that the proposed Project does not result in environmental effects which would cause substantial adverse effects, either directly or indirectly.

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Aesthetics	**AES-1** An exterior lighting plan and photometric plan shall be submitted to the Planning Department for review and approval prior to issuance of building permits. Special attention shall be paid to minimize the impact of outdoor lighting on the night sky. All exterior lighting shall be restricted as to not produce glare or spill-over outside the property lines and shall measure zero foot-candles at the property line. One hundred percent cut-off fixtures shall be utilized.	Adhere to conditions of approval.	Prior to issuance of grading permits for the project.	Project applicant, Planning Department, City Engineer.			
Aesthetics	**AES-2** Night lighting shall be directed away from the open space area to protect species within the area from direct night lighting. Shielding, including 100% cut-off fixtures, shall be used to ensure ambient lighting in the open space is not increased. Outdoor lighting of residences shall be designed so that all direct beams are confined to the dwelling sites.	Adhere to conditions of approval.	Prior to issuance of grading permits for the project.	Project applicant, Planning Department, City Engineer.			

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Biological Resources	**BIO-1:** Burrowing Owl - Suitable burrowing owl habitat has been confirmed on the Project site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist according to the Staff Report on Burrowing Owl Mitigation (CDFG 2012 or most recent version). If burrowing owls are detected during the focused surveys, the qualified biologist and Project proponent shall prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities. The Burrowing Owl Plan shall describe proposed avoidance, minimization, and monitoring actions. The Burrowing Owl Plan shall include the number and location of occupied burrow sites, acres of burrowing owl habitat that will be impacted, details of site monitoring, and details on proposed buffers and other avoidance measures if avoidance is proposed. If impacts to occupied burrowing owl habitat or burrow cannot be avoided, the Burrowing Owl Plan shall also describe relocation actions that will be implemented. Proposed implementation of burrow exclusion and closure should only be considered as a last resort, after all other options have been evaluated as exclusion is not in itself an avoidance, minimization, or mitigation method and has the possibility to result in take. If impacts to occupied burrows cannot be avoided, information shall be provided regarding adjacent or nearby suitable habitat available to	Prior to site grading a burrowing owl survey shall be conducted.	Prior to project beginning.	Project applicant, project biologist, Planning Department, City Engineer.			

	owls along with proposed relocation actions. The Permittee shall implement the Burrowing Owl Plan following CDFW review and approval. Preconstruction burrowing owl surveys shall be conducted no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation. Preconstruction surveys should be performed by a qualified biologist following the recommendations and guidelines provided in the Staff Report on Burrowing Owl Mitigation. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted. The qualified biologist shall coordinate with CDFW and prepare a Burrowing Owl Plan that shall be submitted to CDFW for review and approval prior to commencing Project activities.						
Biological Resources	**BIO-2:** Nesting Birds Regardless of the time of year, nesting bird surveys shall be performed by a qualified avian biologist no more than 3 days prior to vegetation removal or ground-disturbing activities. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground. Nest buffers	If construction is to occur During the Migratory Bird Treaty Act (MBTA) nesting cycle (February 1-September 30) than a Nesting bird survey should be conducted by a qualified biologist.	Prior to Project construction.	Project applicant, project biologist, Planning Department, City Engineer.			

Biological Resources	**BIO-3:** Desert Tortoise Surveys Prior to commencing Project activities throughout all phase of the Project, a focused survey for desert tortoise shall be conducted by a qualified biologist, according to protocols in Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise (USFWS 2019; https://www.fws.gov/sites/default/files/documents/Mojave%20Desert%20Tortoise_Pre-project%20Survey%20Protocol_2019.pdf), during the species' most active periods (April through May or September through October). CDFW will work with USFWS and CDFW concurrently to ensure a consistent and adequate approach to planning survey work and that biologists retained to complete desert tortoise protocol-level surveys submit their qualifications to CDFW and USFWS prior to initiation of surveys. If desert tortoise is found to be present, the qualified biologist shall immediately notify CDFW and USFWS to determine appropriate avoidance, minimization, and mitigation measures. No more than 14 calendar days prior to start of Project activities and after any pause in Project activities lasting 30 days or more, a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the USFWS 2019 desert tortoise survey methodology (Preparing for Any Action that May Occur within the Range of the Mojave Desert Tortoise; https://www.fws.gov/sites/default/files/documents/Mojave%20Desert%20Tortoise_Pre-project%20Survey%20Protocol_2019.pdf).	Prior to site grading a desert tortoise survey shall be conducted.	Prior to Project construction.	Project Applicant, project biologist, Planning Department, City Engineer.			

	Pre-construction surveys shall be completed using perpendicular survey routes and 100-percent visual coverage for desert tortoise and their sign within the Project area and 50-foot buffer zone. Pre-activity surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Results of the surveys shall be submitted to CDFW prior to construction start. If the pre-construction surveys confirm desert tortoise absence, the qualified biologist shall ensure desert tortoise do not enter the Project area. Should desert tortoise presence be confirmed during the survey, the qualified biologist shall immediately notify CDFW and USFWS to determine appropriate avoidance, minimization, and mitigation measures.						
Biological Resources	**BIO-4:** CDFW Lake and Streambed Alteration Program - Prior to construction and issuance of any grading permit, the Project Sponsor shall obtain written correspondence from the California Department of Fish and Wildlife (CDFW) stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or the Project Sponsor should obtain a CDFW-executed Lake and Streambed Alteration Agreement, authorizing impacts to Fish and Game Code section 1602 resources associated with the Project.	Adherence to section 1602 of the Fish and Game Code, U.S. Army Corps of Engineers (ACOE) under Section 404 of the federal Clean Water Act and the Regional Water Quality Control Board (RWQCB) under Section 401 of the federal Clean Water Act. .	Prior to issuance of permits.	Project applicant, CDFW, U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), Planning Department, City Engineer.			

	BIO-5: CVMSHCP Compliance - Prior to construction and issuance of any grading permit, the City of Cathedral City shall ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and its associated Implementing Agreement and shall ensure the collection of payment of the CVMSHCP Local Development Mitigation Fee. As part of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area.	Prior to site grading.	Prior to issuance of permits.	Project applicant, Planning Department, City Engineer.			
	BIO-6: Artificial Nighttime Lighting During Project construction and operations over the lifetime of the Project, the City of Cathedral City shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light during the hours of dawn and dusk when many wildlife species are most active. The City shall ensure that all lighting for Project is fully shielded, cast downward, reduced in intensity to the greatest extent, and does not result in lighting trespass including glare onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler	Prior to plan check approval.	Prior to issuance of permits.	Project applicant, Planning Department, Building Department.			

	BIO-7: The Permittee/Project shall comply with applicable avoidance, minimization, and mitigation measures described in Section 4.4 and the Land Use Adjacency Guidelines as described in Section 4.5.	Prior to issuance of permits.	Prior to issuance of permits.	Project applicant, Planning Department.			

	BIO-8: For Development proposals on lands zoned for domestic stock animals on parcels within or adjacent to Conservation Areas with bighorn sheep habitat, the Permittee/Project shall either (1) prohibit husbandry of domestic sheep and goats on such parcels or (2) require double fencing separated by a distance consistent with applicable disease transmission standards and as agreed to by the Wildlife Agencies, including an 8-foot outer fence or functional equivalent around all enclosures used to keep domestic sheep and goats or the parcel perimeter adjoining the Conservation Area if the double fence can be tied into features that would preclude bighorn sheep access around the ends of the fence.	Prior to issuance of permits.	Prior to issuance of permits.	Project applicant, Planning Department.			
	BIO-9: For Development proposals on lands within or adjacent to Conservation Areas with bighorn sheep habitat, the Permittee/Project shall require construction of an 8-foot fence or functional equivalent, or granting of an easement to CVCC for future installation of a barrier separating the Development from adjoining habitat, if (i) bighorn sheep are documented to begin foraging or watering on the project site, or (ii) unauthorized trails, paths, routes, or ways (trails) are documented to proliferate from the project site into adjoining habitat. To ensure that the fence is an effective barrier, the CVCC shall determine the appropriate location of the fence in consultation with the Permittee/Project. If fence construction is deferred and either condition (i) or (ii) is documented by the Wildlife Agencies, the CVCC shall incur the responsibility and cost for fence installation and maintenance on lands to which CVCC has access, unless at the time of project approval the Permittee/Project assigns a legally	During plan check.	Prior to issuance of permits.	Project applicant, Planning Department.			

	responsible party to construct and maintain the fence and requires establishment of a funding instrument for construction and maintenance of the fence. The subject fence shall be constructed within 2 years of documented sheep use or the proliferation of trails, as noted above. The location of this barrier (i.e., an 8-foot fence or functional equivalent) shall be determined by CVCC based on its ability to obtain permission/access to the necessary lands. If placement of the barrier must occur on other public lands (e.g., BLM, CDFG), CVCC will coordinate with these other agencies as appropriate.						

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Geology and Soils	**GEO-1** Removal of precariously perched or loose rocks from bold outcrops and colluvial slopes.	Prior to site grading adherence to mitigation.	Prior to project beginning.	Project applicant, Planning Department, City Engineer.			

Geology and Soils	**GEO-2** Use structure setbacks from the toe of slopes based upon more detailed engineering analysis. Setbacks in the range of 15 to 30 feet should be expected, if no other mitigation is contemplated. According to CBC section 1806-5.2, 15 feet is the minimizing code specific setback for ascending slopes.	If construction is to occur During the Migratory Bird Treaty Act (MBTA) nesting cycle (February 1-September 30) than a nesting bird survey should be conducted by a qualified biologist.	Prior, during and post Project construction.	Project applicant, Planning Department, City Engineer.			
Geology and Soils	**GEO-3** If required, a California Department of Fish and Wildlife Streambed Alteration Agreement; U.S. Army Corps of Engineers nationwide permit and/or individual permit; and California Regional Water Quality Control Board Water Quality water quality certification shall be obtained prior to beginning work in the drainage area. Final authority over the area rests with the appropriate agencies.	Compliance with the required mitigation.	Prior to Project construction.	Project applicant, Planning Department, City Engineer.			

Geology and Soils	**GEO-4** Dust control should also be implemented during construction. Site grading should be in strict compliance with the requirements of the South Coast Air Quality Management District (SCAQMD).	Compliance with the required mitigation.	During Project construction.	Project applicant, Planning Department, City Engineer.			
Geology and Soils	**GEO-5** An on-site engineering geologic consultant shall be present during any excavation, site clearing, grading, and backfilling to observe construction activities to ensure proper grading and structural requirements in the Geotechnical Engineering Report, dated March 3, 2015, prepared by Earth Systems Southwest.	Compliance with the required mitigation.	During Project construction.	Project applicant, Planning Department, City Engineer.			

Mitigation Monitoring and Reporting Program

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments

Cultural Resources	**Cul-1** In the event that potentially significant cultural resources are encountered during construction activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria set forth in the California Register of Historical Resources (CRHR). In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the event of a discovery of any human remains in a location other than a dedicated cemetery. With the implementation of this mitigation measure, potential impacts associated with archaeological resources will be reduced to less than significant levels.	Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed Tribal monitoring agreement (if requested) to the City. Within 30 days of the completion of ground disturbing activities on the project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.	Prior to issuance of grading permits for the project.	Project applicant, Planning Department, City Engineer Project applicant, project archaeologist, Tribal monitor (if requested), Planning Department, City Engineer.			

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Transport-ation	**Tra-1** The Project is required to pay the requisite CVAG TUMF fee.	The Project applicant shall coordinate with the city and CVAG the payment of CVAG's TUMF & DIF Fees.	Prior to Completion.	Project applicant, CVAG, City Engineer.			

Transport-ation	**Tra-2** The Project is required to pay City of Cathedral City Development Impact Fee (DIF) Program.	The Project applicant shall coordinate with the city and CVAG the payment of CVAG's TUMF & DIF Fees.	Prior to Completion.	Project applicant, CVAG, City Engineer.			

Impact Category	Mitigation Measures	Action Required	Implementation Timing	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
Tribal Cultural Resources	**Cul-1** In the event that potentially significant cultural resources are encountered during construction activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria set forth in the California Register of Historical Resources (CRHR). In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the event of a discovery of any human remains in a location other than a dedicated cemetery. With the	Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed Tribal monitoring agreement (if requested) to the City. Within 30 days of the completion of ground disturbing activities on the project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed	Prior to issuance of grading permits for the project.	Project applicant, Planning Department, City Engineer Project applicant, project archaeologist, Tribal monitor (if requested), Planning Department, City Engineer.			

	implementation of this mitigation measure, potential impacts associated with archaeological resources will be reduced to less than significant levels.	analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.					

Appendix A: Air Quality & GHG Evaluation

Appendix B: Cultural Resources Assessment

Appendix C: Geotechnical Engineer Report

Appendix D: Noise Impact Analysis

Appendix E: Phase 1 Environmental Site Assessment

Appendix F: Traffic Analysis

Appendix G: Habitat Assessment

Appendix H: Hydrology Report/WQMP Summary Data

Memo 1: Fire Chief John Muhr Approval of Secondary Emergency Access

Memo 2: LOMR Documentation