



Cathedral City

CITY OF CATHEDRAL CITY NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Cathedral City, as Lead Agency, has completed an Initial Study for Conditional Use Permit No. 16-051. The proposed project consists of the construction 140-unit senior living facility, including 68 independent living units, 58 assisted-living units, and 14 memory-care units. The project site totals 4.95 acres in size and is composed of two separate parcels of approximately equal size. The project site is located at 67670 Carey Road (APNs: 681-310-007 and 681-310-031), Cathedral City, County of Riverside, California.

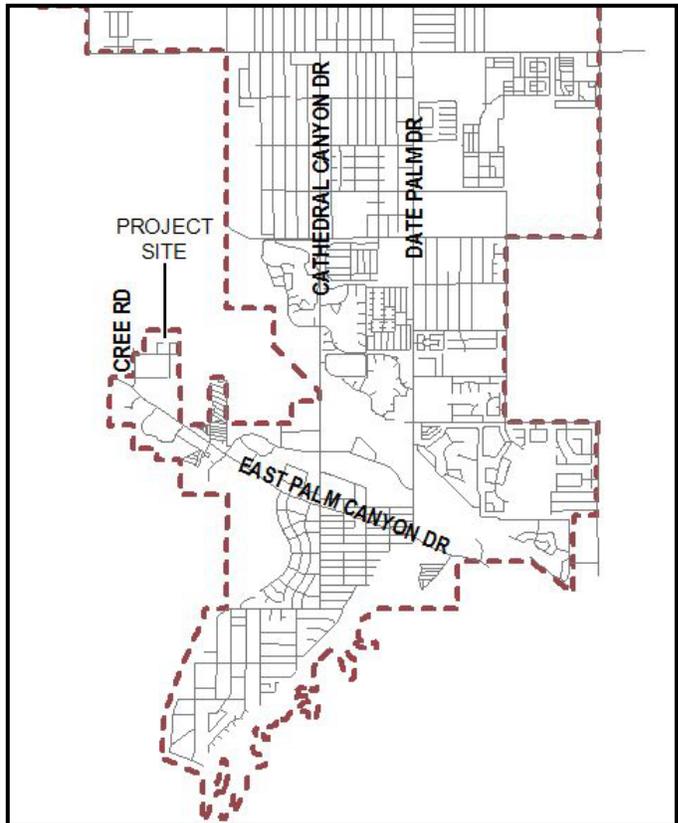
This Initial Study was completed in accordance with the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, City Staff has determined that the project will have a significant effect on the environment, but the implementation of mitigation measures, impacts will be reduced to less than significant levels, and has, therefore, prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City. The site is not known to be on the Hazardous Waste list compiled pursuant to Government Code Section 65962.5.

Copies of the application materials, Initial Study and Draft Mitigated Negative Declaration are on file and available for public review with the Planning Department, City Hall, 68700 Avenida Lalo Guerrero, Cathedral City, CA 92234. City Hall is open Monday-Thursday (7am-6pm). A copy of the Initial Study and Draft Mitigated Negative Declaration is also available at the Cathedral City Library located at 33520 Date Palm Drive, Cathedral City 92234. A digital copy of the IS/MND is available for public review on the City's website (www.cathedralcity.gov).

The public review period for this Initial Study and Draft Mitigated Negative Declaration will be from April 27, 2017 to May 18, 2017. Any person wishing to comment on this matter must submit such comments in writing during the review period. Comments of all Responsible Agencies are also requested. Please submit responses to:

Robert Rodriguez
Planning Manager
City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234
email: rrodriguez@cathedralcity.gov
phone: 760-770-0344

The Planning Commission will consider the project and the Draft Mitigated Negative Declaration at a public hearing. This matter has been tentatively scheduled for the June 7, 2017 Planning Commission meeting. If the Planning Commission finds that the project will not have a significant effect on the environment, it will adopt the Mitigated Negative Declaration.



Cathedral City Senior Living Facility



67670 Carey Road (APNs 681-310-007 and 681-310-031)

Draft Initial Study and Mitigated Negative Declaration

Conditional Use Permit No. 16-051

Applicant: Aaron Whitfield
Prospect Companies
220 S. Cedros Ave.
Solano Beach, CA 92075

Lead Agency: City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Prepared by: Sandra Campbell, Associate Planner
City of Cathedral City
Planning Department
68-700 Avenida Lalo Guerrero
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April 26, 2017

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CHAPTER 1 – INTRODUCTION AND PURPOSE

1.1 Purpose and Scope

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code sec. 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Title 14, sec. 15000 et seq.), this Initial Study has been prepared to evaluate potential environmental impacts from a proposed project involving Conditional Use Permit (CUP) 16-051 for the development of a 140-unit senior living facility on a partially developed 4.96-acre site within the City of Cathedral City, California.

Pursuant to Section 15367 of CEQA Guidelines, the City of Cathedral City is the Lead Agency for the project. A lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. The City of Cathedral City, as Lead Agency, has the authority for project approval and certification of the environmental documents.

1.2 Project Description

The proposed project involves development of a continuum-of-care senior living facility within on the project site. The project site consists of two separate parcels; the easterly parcel (Parcel 1) will be developed with the independent living facility and the memory care facility and the assisted living will be located on Parcel 2.

The facility will have 140-units that include: 1) 14 memory-care units; 2) 58 assisted-living units; and 3) 68 independent living units. A total of eight buildings currently exist on the property, one of which will be demolished and the remaining seven buildings will be extensively rehabbed. Three new buildings will be constructed on the site that will include 1) a 4,752-square-foot, memory-care facility; 2) a 30,738-square-foot, two-story assisted living facility, and 3) 21,482-square-foot independent living building. Five existing buildings will be renovated to provide the remaining independent living units. The project includes 84 parking spaces and approximately 12,610 square feet of common outdoor recreational space on an approximately 4.96-acre site.

The project will include right-of-way improvements that include completion of one-half of Carey Road, and installation of sidewalks along the front of the site. The project will include other infrastructure improvements such as sewer connections, water improvements and gas connections. Telephone and telecommunications services will also be required for the project. Water retention basins will be provided throughout the site to accommodate storm water flows.

The project site is located at the north side of Carey Road east of Cree Road in the City of Cathedral City, California. The project site is in the RR (Resort Residential) zoning district which requires approval of CUP 16-051 for the proposed senior living facility.

Discretionary Actions

The project requires approval of a Conditional Use Permit and the Design Review Subcommittee by the Cathedral City Planning Commission. A lot adjustment will also be required for the project to adjust the lot line along the northeast corner of the site and the center lot line.

1.3 Project Location and Environmental Setting

Regional Setting

The project site is located in the City of Cathedral City, one of nine cities located within the Coachella Valley. The Coachella Valley is an area of central Riverside County with a low-desert environment surrounded by steeply rising mountains to the south, southwest and north. Interstate 10 runs down the center of the valley floor, and is a major corridor connecting the Los Angeles area with Phoenix, Arizona. The San Andreas Fault runs along the valley floor, on the north side of the I-10, from the area of North Palm Springs until it reaches the City of Indio where it veers south towards the Salton Sea.

Project Site

The project site is located on the north side of Carey Road, east of Cree Road, south of Bolero Road, and just east of the Cathedral City boundary with the City of Palm Springs. The project site consists of two separate parcels of almost equal size. The easterly parcel is approximately 2.47 square-feet in size and is developed with eight unoccupied buildings that were part a resort hotel that operated on the property until 2008. The westerly 2.37-acre parcel is vacant containing only a strip of concrete parking along the south property lines. The project site has a rectangular shape and is relatively flat. The City of Palm Springs adjoins the project site on the west.

Surrounding Area

The project site is located within a rapidly developing area north of East Palm Canyon Drive and east of Cree Road. Properties bordering the site include a private school and a single-family residence to the north and single-family residential to the west. To the south across Carey Road, there are two vacant undeveloped properties.

1.4 Summary of Impacts and Mitigation

Project impacts are discussed in Chapter 3: Environmental Analysis. The project would not have any impacts in the following areas:

- Aesthetics
- Agriculture and Forest Resources
- Greenhouse Gases
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Traffic and Transportation
- Utilities and Service Systems

The project would need to comply with current federal, state, and local regulations and laws that are independent of CEQA review. These regulations serve to offset or prevent certain environmental impacts. Referred to as regulatory requirements (RRs) in the environmental analysis, RRs would effectively reduce the project's potential adverse impacts to less than significant levels on the following issues. In addition, the City of Cathedral City imposed standard conditions of project approval that will

serve to reduce environmental impacts also independent of CEQA review. Because the RRs and standard conditions of approval would be incorporated into the project either in the design or as part of project implementation, they do not constitute mitigation in accordance with CEQA.

The project will result in a less than significant impact with the implementation of mitigation in the following areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise.

1.5 Determination

Pursuant to the CEQA Guidelines, the City may adopt an MND for the proposed project since potentially significant environmental impacts from the project would be less than significant with implementation of mitigation and consistency with regulatory requirements and standard conditions of approval. On the basis of the Initial Study, it has been determined that the project will not have a significant impact on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration is proposed for adoption.

CHAPTER 2 – ENVIRONMENTAL CHECKLIST

1. **Project title:**
Cathedral City Senior Living Facility
Conditional Use Permit (CUP) 16-051

2. **Lead Agency:**
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

3. **Contact persons:**
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rrodriguez@cathedralcity.gov

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780-770-0339
scampbell@cathedralcity.gov

4. **Project location:** The project site is located within the City of Cathedral City, Riverside County, California. The project site is located just east of the intersection with Cree Road at 67670 Carey Road and identified as APNs 681-310-007 and 681-310-031.

5. **Project applicant:**
Aaron Whitfield
Prospect Companies
220 S. Cedros Ave.
Solano Beach, CA 92075

6. **General Plan Designation:** RR (Resort Residential)

7. **Zoning Designation:** RR (Resort Residential)

8. **Prior Environmental Documents:** None

9. **Project Description:** The project consists of Conditional Use Permit (CUP) 16-051 for construction of a 140-unit senior living facility on a 4.78-acre site that will provide continuum-of-care services for people 55 years of age and over. The project site consists of two adjacent rectangular parcels of approximately equal size. The eastern parcel will have 68 independent living units. The western parcel will have 14 memory-care units and 58 assisted-living units.

The easterly property (Parcel 1) is to be developed with an independent living facility. Five existing buildings (Buildings 2-6) containing eight units each are proposed to be renovated as independent living studios and one-bedroom units. An existing 3,000-square-foot building (Building 7) will remain and serve as a kitchen and dining area for the residents. No exterior renovations are proposed for Building 7. An approximately 1,500-square-foot building located at the southeast corner of the site will be demolished. Building 1 will be located in approximately the same area and house 28 independent-living units on two levels. The buildings will be clustered around a central pool area and additional outdoor recreational facilities will be located throughout Parcel 1.

The vacant westerly parcel (Parcel 2) is proposed to be developed with two buildings; one housing the assisted-living facility and the other a memory care facility. The assisted-living facility will consist of 49,556-square-foot of floor area on two levels and contain 58-one and two-bedroom units as well as recreation rooms. The building with the assisted living will be located at the front of Parcel 2 and will be built around a central courtyard area.

A 8379-square-foot, single-story building will be constructed to house the memory-care units at the rear of Parcel 2. The single-story building will have an outside recreational area located between the building and the rear property line.

A total of 84 parking spaces will be provided on the site and right-of-way improvements will be required that include improving Carey Road along the front property line that will include sidewalks, curb and gutter and paving.

- 10. Project Site Description:** The project site has a rectangular-shaped, relatively flat property that fronts on Carey Road. The project site consists of two separate parcels that include 2.47-acre property (Parcel 2) on the west portion and a 2.48-acre property (Parcel 1) on the east side. Parcel 1 is currently developed with seven buildings that were originally part of a resort hotel complex. The resort hotel was in operation until 2008 and has been vacant since that time.

The westerly parcel is undeveloped, with the exception of a paved parking along the front and two areas with crushed gravel along the east and south boundaries. Due to recent and past grading activities, the parcel is highly disturbed and very little vegetation except a few palm trees and oleander trees along the front property line.

- 11. Regional Setting:** The project site is in the City of Cathedral City in Riverside County. Cathedral City is one of nine cities located in the Coachella Valley. The Coachella Valley is a low-lying desert region, approximately 15 miles wide bounded by the San Jacinto Mountains and Santa Rosa Mountains on the west, the Little San Bernardino Mountains on the north and east, and the northern shore of the Salton Sea on the southeast. Interstate 10 runs along the middle of the Coachella Valley. Cathedral City is located just east of Palm Springs and spans the valley floor from south to north with the I-10 Freeway dividing the southern portion of the City from the northern portion.
- 12. Surrounding land uses and setting:** The project site is located on the north side of Carey Road east of Cree Road and the City boundary with Palm Springs. Bounding the project site on the north are a private school and single-family residence. Adjacent to the west is residential condominium development that is located within the City of Palm Springs. To the south is vacant

land and to the east is a property containing a parking lot, tennis court and single-family residence.

The project site is located approximately 700 feet north from the Target shopping center, which fronts on East Palm Canyon Drive. East Palm Canyon Drive is a regional roadway for those traveling within and through the City of Cathedral City to other parts of the Coachella Valley.

13. Other public agencies whose approval is required:

Desert Water Agency (DWA)

South Coast Air Quality Management District (SCAQMD)

Coachella Valley Water District (CVWD)

Colorado River Basin Regional Water Quality Control Board

Figure 2-1: Project Vicinity Map

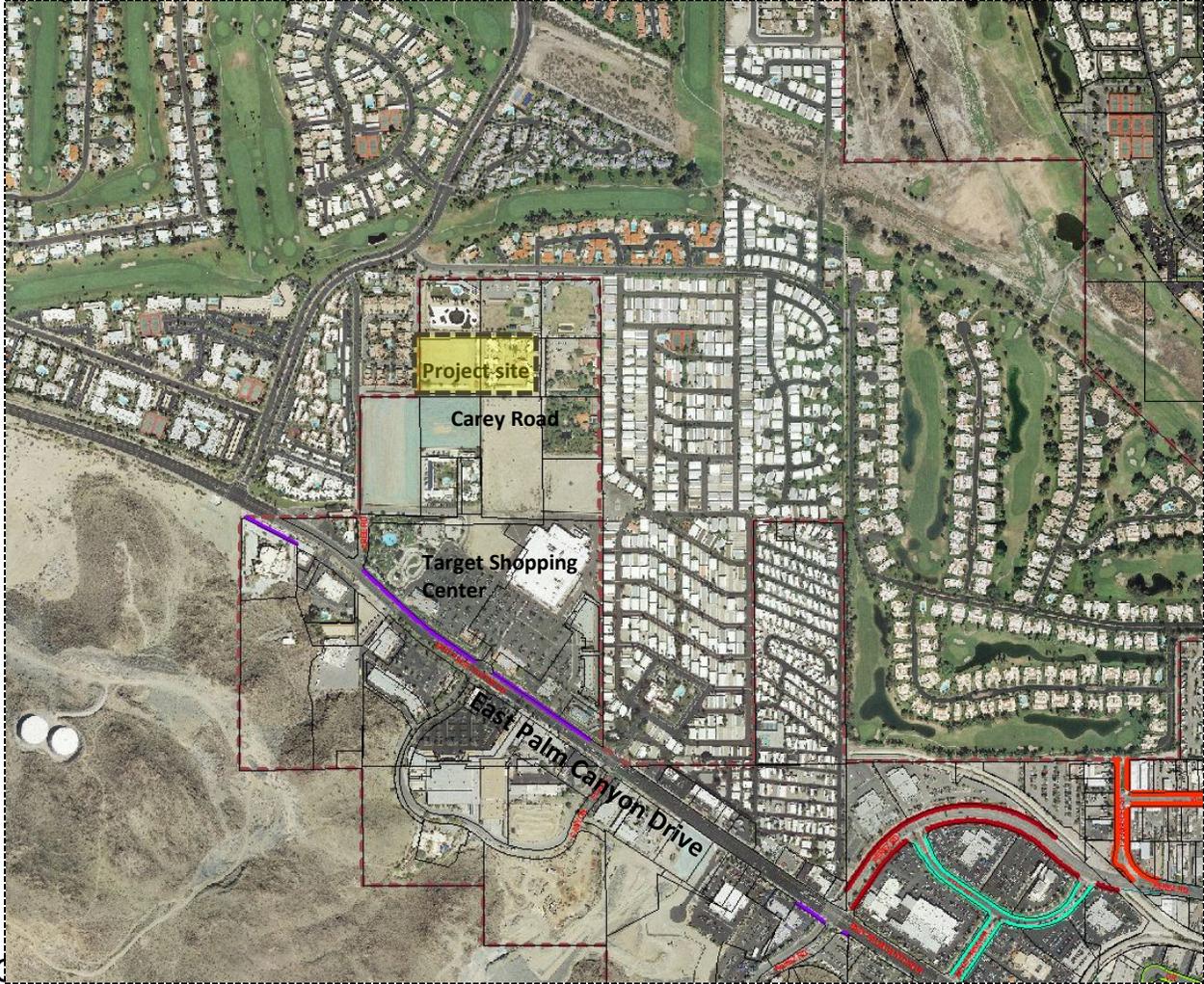


Figure 2-2: 2015 Aerial of Project Site and Surrounding Area



Figure 2-3: Aerial Detail of Project Site



Figure 2-4: Zoning Districts for Project Site and Surrounding Area

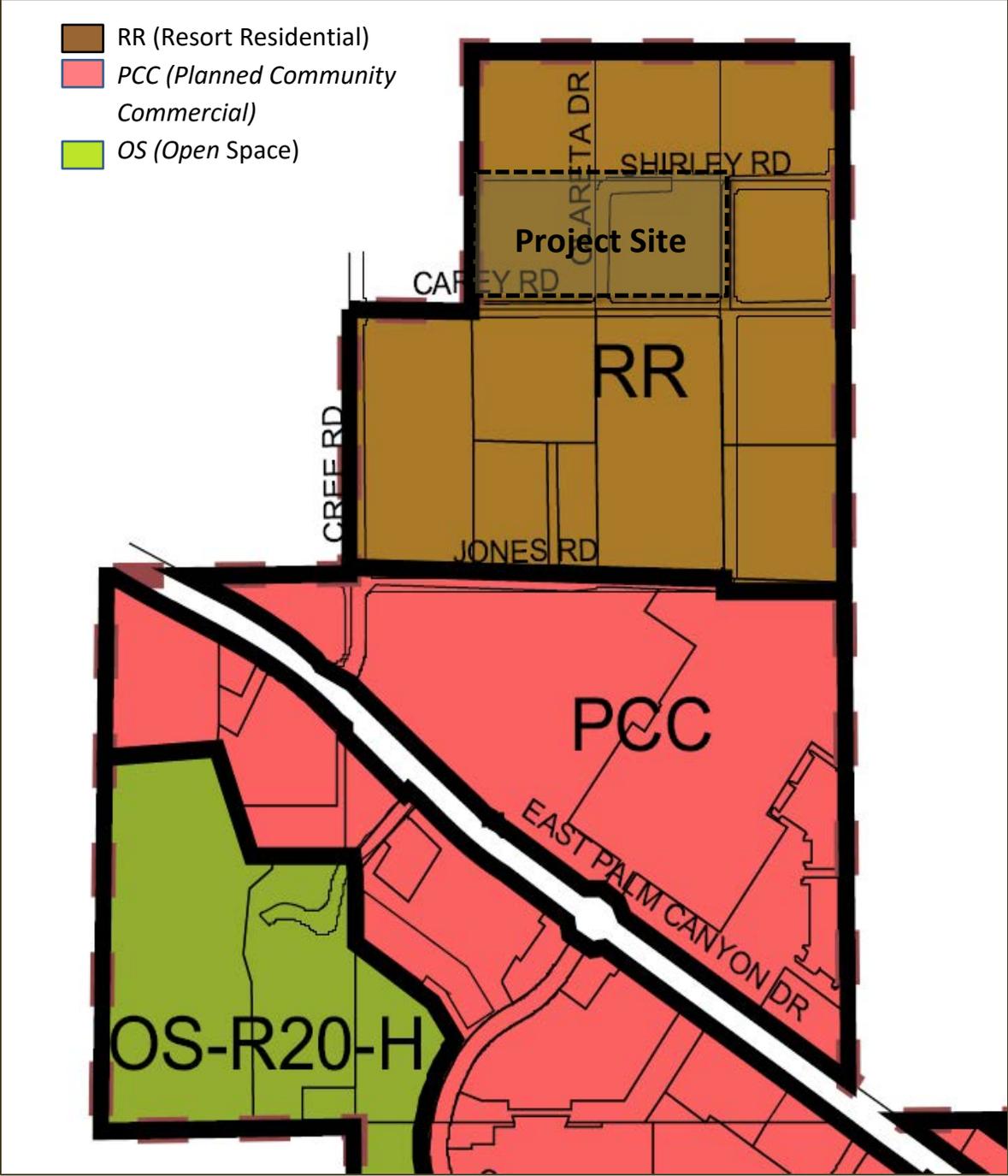
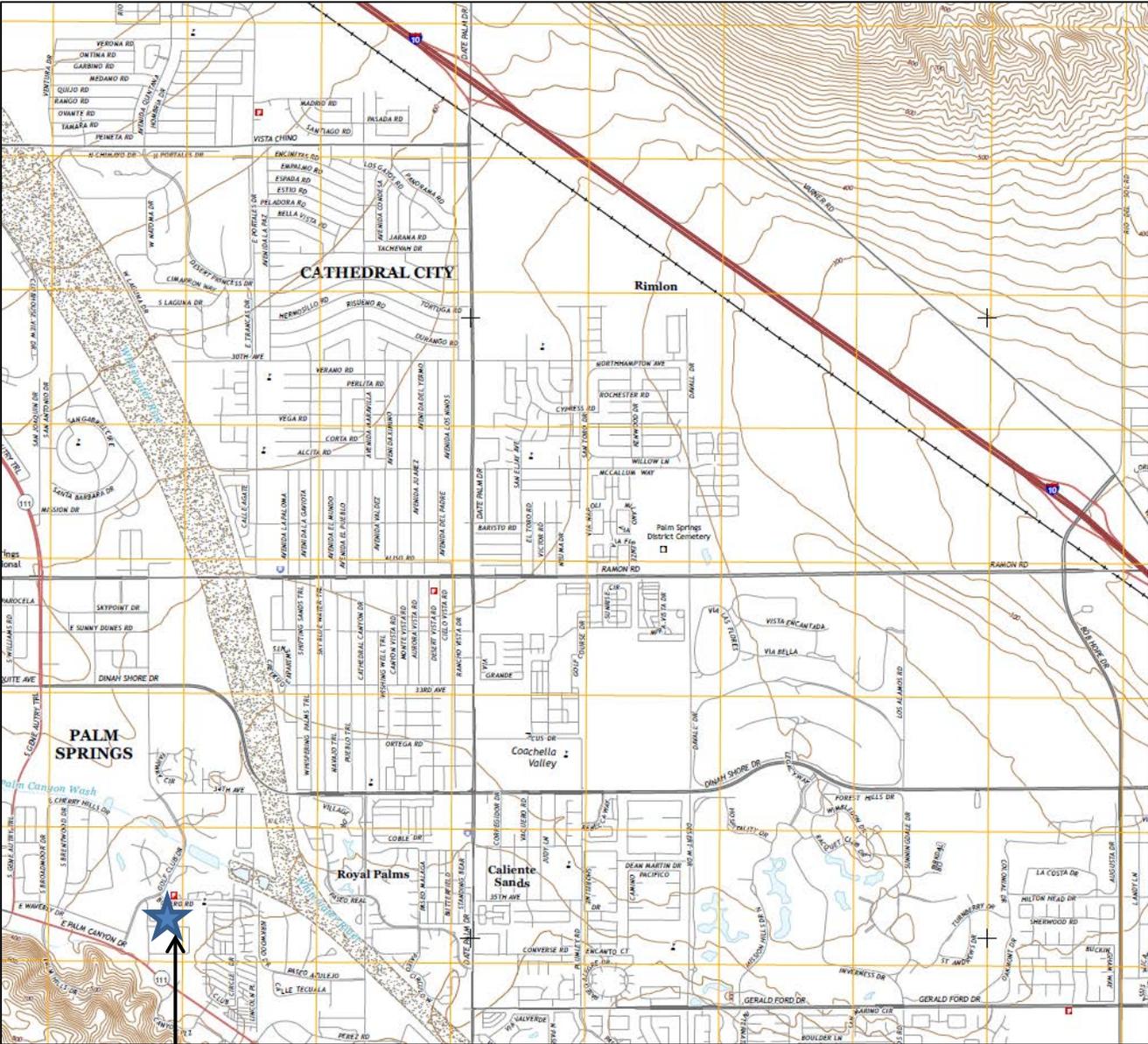


Figure 2-5: Regional Location Map



Project site

Figure 2-8: Building 8 Elevations

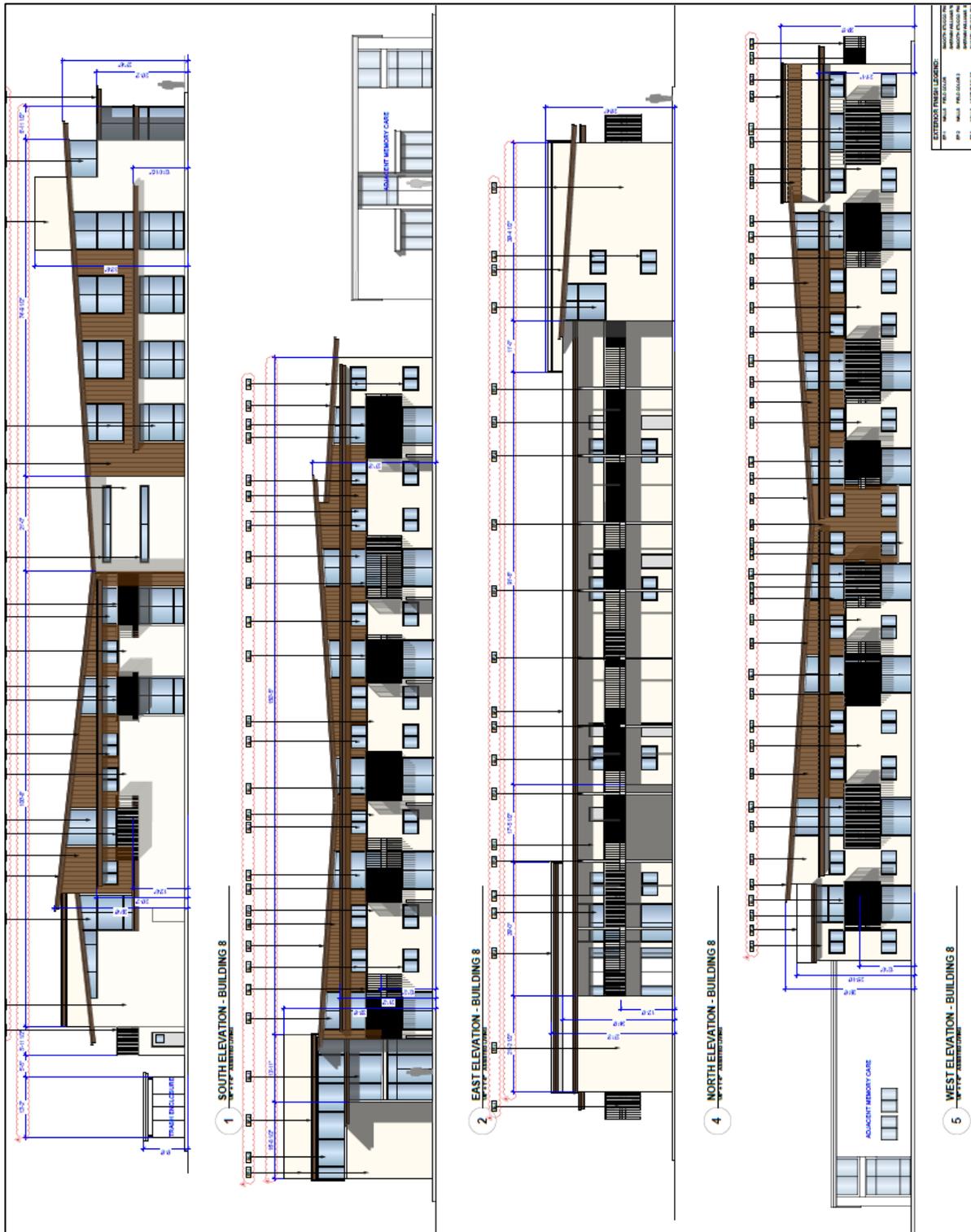


Figure 2-9: Building 8 Elevations

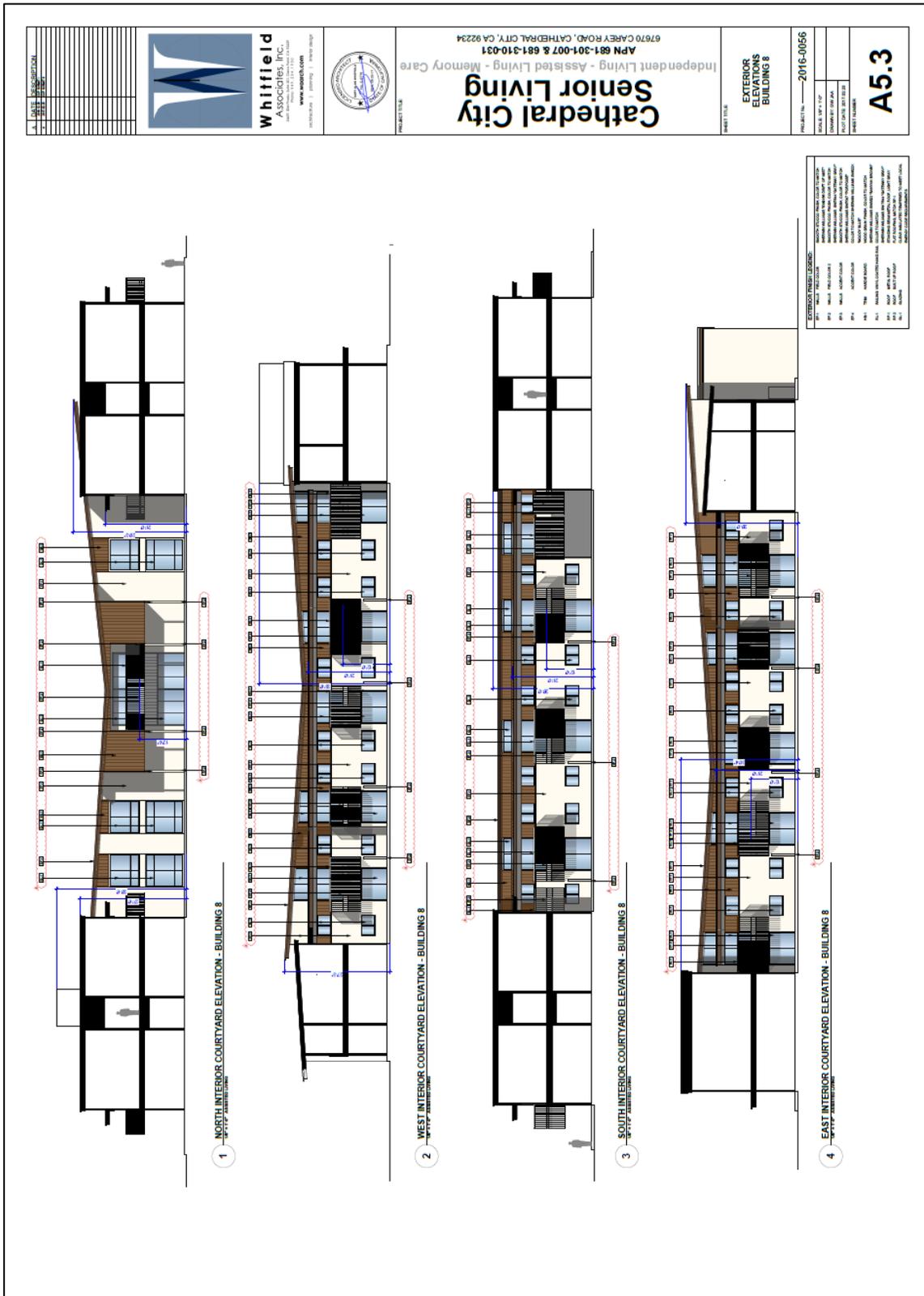


Figure 2-10: Elevations for Building 9 and 2-6

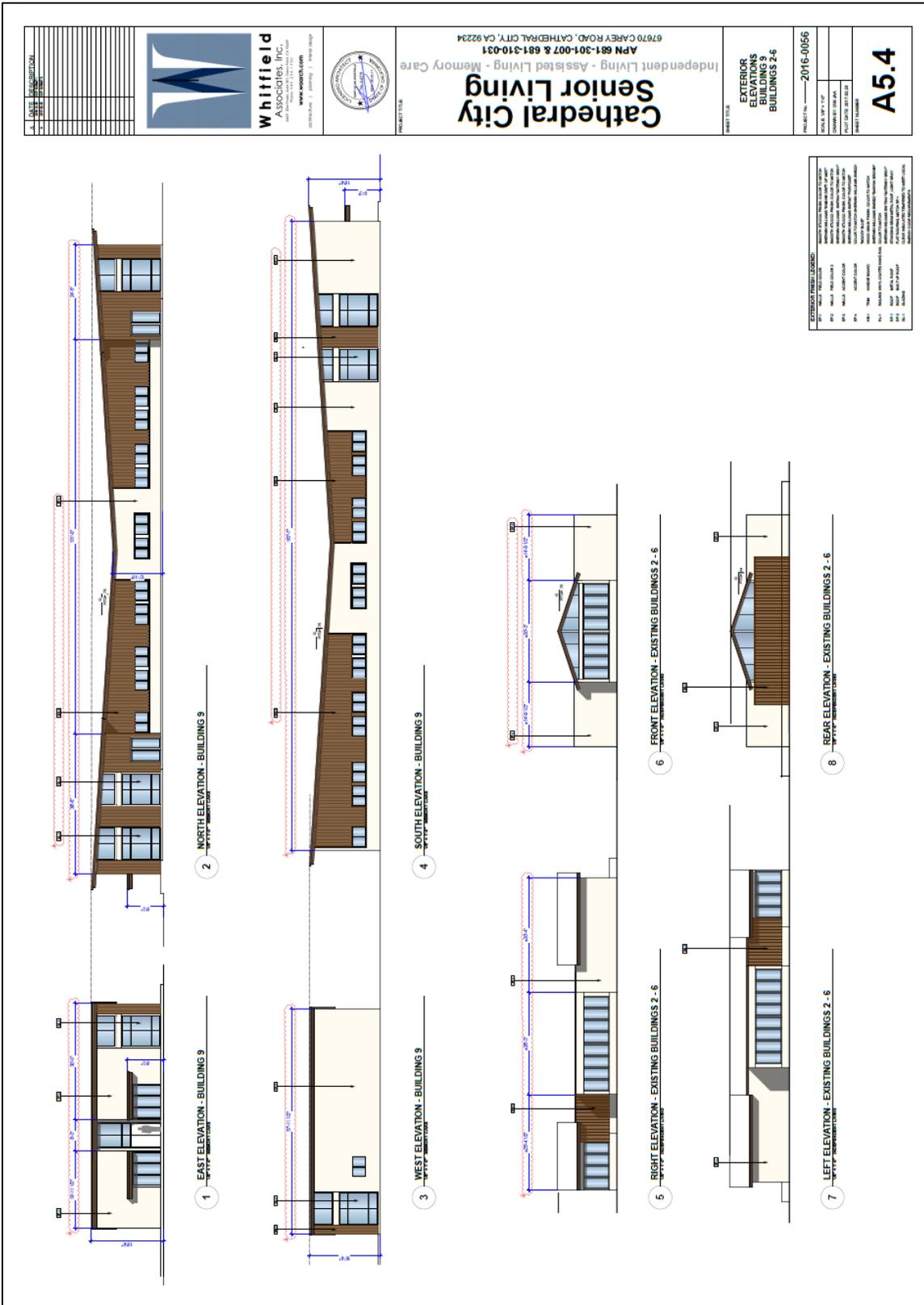


Figure 2-11: Site Photos



Existing building to be demolished



Existing bungalow building



Carey Road from west of site



Existing kitchen building



View of Parcel 2 from east

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Signature

Date

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Environmental Setting

The City of Cathedral City is located within the Coachella Valley of Southern California, a low-lying desert area surrounded by several mountain ranges. The City’s General Plan Community Image and Urban Design Element describes scenic resources in the City as including views of the San Jacinto, Santa Rosa, San Bernardino and other mountain ranges that surround the Coachella Valley. The San Jacinto and Santa Rosa Mountains are just south of the project site and visible from the project site and surrounding area. Exhibit 2-1 shows views of the San Jacinto Mountains to the south of the project site.



Exhibit 2-1: View of San Jacinto Mountains from project site

The project site is located on Carey Road, a local street, and is on or near a designated California Scenic Highway.

CHECKLIST RESPONSES:

- a. **Less than significant impact.** According to CEQA thresholds, a significant impact may occur if the project has the potential to introduce a structure that would block or detract from the existing valued aesthetic quality of a scenic vista. Scenic vistas that could be impacted are panoramic views of the San Jacinto mountains from the single-family home north of the project site. There would also be views towards the mountains from the private school property. An existing block wall runs along the north property line of the project site would partially block views of the mountains from the school. The project would impact these views with the construction of the two-story buildings. However, the single-family residence is setback approximately 250' from the south property line that lies between the two sites. The two-story building proposed for Parcel 2 will be located within the front (southerly) portion of the project site along the south and east property lines. As seen in the photos in Exhibit 2-1 the existing views are slightly impacted by the existing on-site buildings. Due to the location of the buildings on the site and the setback of the existing single-family home adjacent to the north, the project will have only a minor impact on views of the San Jacinto Mountains.

The proposed buildings and landscaping must be consistent with the City's Design Guidelines and will require review by the City's Design Review Subcommittee and the Planning Commission. The buildings have been designed in a similar style to be consistent with the existing Mid-Century Modern design of the existing on-site buildings. In addition, the District is a new single-family development under construction just southwest of the project site where the buildings were designed in a contemporary Mid Century Modern style. As such, the project will be designed to complement the existing on-site buildings and buildings in the surrounding area. The front setback area will be landscaped and will have a low decorative wall that will soften the appearance of the buildings. Therefore, the project will result in a less than significant impact on a scenic vista.

- b. **No Impact.** The project site is located on Carey Road, a local street, and is not on or near a state scenic highway. Therefore, the project will not result in any impacts to scenic resources within a state scenic highway.
- c. **No impact.** Parcel 2 of the project site is currently vacant and undeveloped, and does not have any important character-defining natural or man-made visual features such as trees, ornamental shrubbery, rock

outcroppings, and architecturally important buildings. Parcel 1 is developed with a resort hotel that was building in the 1950s. The existing buildings, with the exception of the kitchen/dining building, were built in a Mid-Century Modern style. The existing bungalows will be renovated in the same style. The proposed buildings will be built in a similar design that will reflect features of the existing buildings and the Modernism style.

The proposed project will be developed consistent with the City’s General Plan, Zoning Ordinance and Cathedral City Downtown Design Guidelines. The project will also require review by the Architectural Review Subcommittee to ensure compliance with the Design Guidelines. As such, the project will be aesthetically compatible with surrounding development, of high quality design, and the scale and massing of the project will be consistent with surrounding development. Therefore, the proposed project will improve the visual quality and character of the site and surroundings and a no impact response will result.

- d. **Less than significant impact.** The project site is located within an urban area where illumination from streetlights, existing building lights, and vehicular headlights already exist in the project vicinity. The project site is currently partially developed with an existing unoccupied resort hotel on Parcel 1 portion and vegetation and paved parking along the front of Parcel 2. Development of the senior living facility would introduce a new permanent source of light and glare into the area. However, the area has existing urban lighting from street lights and existing development.

All project lighting is required to be consistent with Chapter 9.89 of the City’s Zoning Ordinance. Compliance with these regulations will avoid or minimize the impacts of light and glare within the project site and on surrounding areas. Standard design techniques are required to be employed in the project’s lighting plan to shield light fixtures and control direct glare and light spillover from emanating off-site. Therefore, the project will result in a less than significant impact from the introduction of lighting into the area.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST

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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is located at the western boundary of the City of Cathedral City and is located within a mostly urbanized area. The easterly half of the project site is developed with a resort hotel that is no longer in operation. The western portion is vacant but has been highly disturbed by grading and related activities. To the north, there is a private school and a single-family residence. The areas adjacent to the east and west are developed with residential uses. To the south across Carey Road are two vacant undeveloped parcels. One of those parcels contains remnants of palm trees that may once have been part of a date palm orchard. The other parcel has been cleared and graded for development with single-family homes. Directly south of those parcels is the Target shopping center, which fronts on East Palm Canyon Drive, and a small resort hotel. East Palm Canyon Drive is an east to west regional highway which is developed with commercial uses on both sides with the City of Cathedral City.

The project site and the property to the south were occupied by orchards, and possibly date palm farming, assumed to have been there in the 1930s as shown on historic maps of the area. Some remnants of a date farm can be seen on the property to the south; however, apart from the stumps, the trees have been removed, and the property has not been used for agricultural purposes for some time. (Phase I ESA, Priority Environmental, 3/24/2017)

There are no existing farms, agricultural operations, agriculturally zoned property, or forest land on the site or in the surrounding area.

CHECKLIST RESPONSES:

a., b. No impact. The project site is not listed as prime farmland, unique farmland or farmland of Statewide importance as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site is zoned RR (Resort Residential) which does not permit agricultural use. The project site is not encumbered by a Williamson Act contract. Therefore, the proposed project will not result in a negative impact on agricultural resources.

c., d. No impact. Neither the project site nor the immediate surrounding area is being used for timberland production. The project site and surrounding area are not zoned for forest land or for timberland production. Therefore, the proposed project will not result in any impacts to forest lands or timberlands.

e. No impact. The proposed project involves rehabilitation of most of the resort hotel buildings and construction new buildings to house a continuum-of-care facility on an approximately five-acre site. The project is within a mostly urbanized area, and is adjacent to low density residential and a private school on the north, and residential on the east, and west. Vacant land immediately to the south across Carey Road contains remnants of a date farm that occurred during the early part of the 20th century. However, most the surrounding area has been developed with urban uses and is not zoned for either agricultural or forest land uses. Therefore, the project will not result in other changes in the existing environment that could negatively impact existing agricultural or forestland resources.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
<p>III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AIR QUALITY ANALYSIS

The Carey Road Senior Living Air Quality and Greenhouse Gas Analysis report was prepared for the proposed project by RK Engineering Group, Inc. in March 2017. The findings of this report are summarized in the following sections and included as Appendix A. The specific purpose of the air quality analysis was to review the project design from an air quality and greenhouse gas standpoint, provide a review of criteria pollutant emissions, and determine the overall project impacts.

Atmospheric Setting

The project site, as well as the entire City and the central portion of Riverside County, is located within the Salton Sea Air Basin (SSAB). The SSAB is comprised of a portion of the South Coast AQMD, which consists of the central portion of Riverside County (the Coachella Valley) and the Imperial County APCD, which consists of Imperial County. The SSAB currently exceeds both the 24-hour and the annual State PM10 standards. Air quality in the SSAB is impacted by dominant air flows, topography, atmospheric inversions, location, season, and time of day. Air quality conditions within the SSAB are monitored by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for development of the regional AQMP and efforts to regulate pollutant emissions from a variety of sources.

Cathedral City is located within the Coachella Valley, a geographically and meteorologically unique area within the SSAB. The region is impacted by significant air pollution levels caused by the transport of pollutants, primarily ozone and locally generated PM 10 (course particulate matter less than 10 micrometers in size), from coastal air basins to the west. Mountains surrounding the region cutoff the Coachella Valley from coastal influences creating a hot and dry low-lying desert. Due to the geographical setting, the area experiences strong winds that suspend and transport large quantities of sand and dust, which constitutes a significant health threat. Although the City generally has good air quality, substantial degradation of air quality may be primarily attributed to sources outside the Coachella Valley.

Regulatory Framework

Federal Laws and Regulations:

- Clean Air Act (CAA) 1970
- National Ambient Air Quality Standards (NAAQs) for criteria pollutants established by the Environmental Protection Agency (EPA) under the authority of the CAA

State Laws and Regulations:

- California Clean Air Act (CCAA), adopted in 1988, required the California Air Resources Board (CARB) to establish the California Ambient Air Quality Standards at the State level.
- California Air Resources Board (CARB) is responsible for enforcing state standards, generally more stringent than federal standards.
- State Implementation Plans (SIP) are prepared to assist regional air quality management district in meeting federal and state AAQs.

Regional:

- South Coast Air Quality Management District (SCAQMD). The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control within the South Coast Air Basin (basin). The SCAQMD is responsible for controlling emissions primarily from stationary sources. The SCAQMD maintains air quality monitoring stations throughout the basin.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates with federal and state agencies. The SCAQMD, in cooperation with the SCAG, is also responsible for preparing the Air Quality Management Plan (AQMP) for the region. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment for one or more of the federal or California ambient air quality standards.

The most recent AQMP for the SCAB is the draft 2016 AQMP released by the SCAQMD, which focuses on available, proven, and cost-effective alternatives to traditional strategies. The 2016 AQMP seeks to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gases and toxic risk, as well as efficiencies in energy use, transportation, and goods movement.

SCAQMD Rules

The AQMP for the SCAB establishes a program of rules and regulations administered by the SCAQMD to obtain attainment of the state and federal air quality standards. The rules and regulations applicable to the project include, but are not limited to, the following:

SCAQMD Rule 402 Nuisance prohibits discharging from any source such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of people or the public or which endanger the comfort, health or safety of the public or which cause damage or injury to a property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance is achieved through Best Management Practices (BMPs), such as application of water or chemical stabilizers to disturbed soils, restricting vehicle speed on unpaved roads, and stopping construction activities when winds exceed 25 mph, etc. Rule 403 also requires that fugitive dust be controlled with best available control measures.

SCAQMD Rule 403.1 is supplemental to Rule 403 requirements and only applies to fugitive dust sources in the Coachella Valley. Additional requirements are placed on construction activities for areas within a Coachella Valley Blow Sand Zone including stabilization of new deposits of bulk material, application of chemical stabilizers, installation of windbreaks, and implementation of measures to minimize wind driven fugitive dust. Projects located within the Coachella Valley are also required to have a fugitive dust control plan approved by the SCQAMD for projects disturbing a surface area of more than 5,000 square feet in size.

SCAQMD Rule 1113 governs the sale, use and manufacturing of architectural coatings and limits the volatile organic compounds (VOCs) content in paints, and paint solvents. Rule 1113 regulates the VOC content of paints used during construction and operation of projects within the SCAB.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects within the SCAB. Instead, this is controlled through local jurisdictions in accordance with CEQA. To assist local jurisdictions with air quality compliance issues, the 1993 CEQA Air Quality Handbook prepared by the SCAQMD was developed in accordance with the projections and programs of the AQMP. The Handbook provides Lead Agencies with the

tools to analyze projects for potential air quality impacts and provides information on how to mitigate impacts to air quality.

Local Regulations

Coachella Valley Dust Control Ordinance adopted by Cathedral City in 2003 requires projects needing a grading permit to submit a Fugitive Dust Control Plan that must be approved by the City before a grading permit can be issued.

CRITERIA POLLUTANTS AND AMBIENT AIR QUALITY STANDARDS

Criteria pollutants are those for which the U.S. Environmental Protection Agency (EPA) and California Air Resources Board (CARB) have established air quality standards. Criteria Pollutants include ozone, nitrogen dioxide, carbon monoxide, sulfur dioxide, lead and particulate matter. These pollutants are designated as “criteria” air pollutants due to their harmful effects on public health and the environment. The EPA sets National Ambient Air Quality Standards for the six criteria pollutants, which include carbon monoxide (CO), nitrous dioxide (NO₂), sulfur dioxide (SO₂), lead, and particulate matter.

Although the Federal Clean Air Act (CAA) requires the EPA to set outdoor air quality standards for the nation, the CAA permits states to adopt additional or more protective standards. California has set standards for certain pollutants such as particulate matter and ozone that are stricter than the federal standards and has also set standards for some pollutants not addressed by the federal standards. The air quality standards are levels of contaminants that represent safe levels that avoid specific adverse health effects associated with each pollutant. Areas that meet ambient air quality standards are classified as attainment areas.

Table AQ-1 – State and Federal Criteria Pollutant Standards¹

Ambient Air Quality Standards							
Pollutant	Averaging Time	California Standards ¹		National Standards ²			
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷	
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry	
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)			
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m ³		—			
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³			15 µg/m ³
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—			
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence	
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)			Same as Primary Standard
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	—		—			0.5 ppm (1300 µg/m ³)
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹			—
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹			—
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption	
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²			Same as Primary Standard
	Rolling 3-Month Average	—		0.15 µg/m ³			
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards			
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography				
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence				
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography				

¹ CARB: arb.ca.gov/research/aaqs/caaqs/caaqs.htm, 5/4/16

Table AQ-2 – Salton Sea Air Basin Attainment Status²

Criteria Pollutants	Federal Designation	State Designation
Ozone – 8 hour standard	Nonattainment	Nonattainment
Ozone – 1 hour standard	N/A	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
PM10	Nonattainment	Nonattainment
PM 2.5	Attainment/Unclassified	Attainment/Unclassified
Lead	Attainment	Attainment
Sulfates	No standard	Attainment
Hydrogen Sulfide	No standard	Unclassified
Vinyl Chloride	No standard	No sufficient data
Source: CARB Air Quality Planning Branch, June 2013. This information has been cross-checked with the US EPA Green Book last updated October 2015.		

As shown in Table AQ-2, air quality in the SSAB exceeds state and federal standards for fugitive dust (PM10), and ozone (O3), and is in attainment/unclassified for PM2.5. Ambient air quality in the SSAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or vinyl chloride.

Regional Air Quality

Many air quality impacts that derive from dispersed mobile sources, the dominant pollution generators in the SSAB, often occur hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. Since the incremental air quality impact of a single project is usually very small and difficult to measure, the SCAQMD developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality. The SCAQMD CEQA Handbook states that any project in the SCAB with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For purposes of this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds for the Coachella Valley identified in Table AQ-3.

Local Air Quality

Project-related construction air emissions may have the potential to exceed state and federal air quality standards in the immediate vicinity of the project. As such, the SCAQMD developed Localized Significance Thresholds (LSTs) to assess localized air quality impacts from the project-related emissions on local air quality based on daily emissions of CO, NOx, PM10, and PM2.5. The SCAQMD also developed mass rate look-up tables by source receptor area (SRA) that can be used by public agencies to determine whether a project may generate significant adverse localized air quality impacts. The SCAQMD has provided Final Localized Significant Threshold Methodology (LST Methodology) in June 2003. If the calculated emissions for the project during construction or operation are below LST emission levels found on the look-up tables, then the project would not be considered as having the potential to have a significant impact on localized air quality.

² Terra Nova Planning & Research, Inc., Table 5, Air Quality and Greenhouse Gas Report, March 2016

Toxic Air Contaminants

In addition to criteria pollutants, toxic air contaminants (TACs) are another group of pollutants of concern that are known to cause cancer and other serious health effects. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs differ in that there is generally assumed to be no safe level of exposure and cancer risk is expressed as excess cancer cases per one million exposed individuals. Non-carcinogenic air toxins differ in that there is assumed to be a level below which no negative health impacts are expected to occur. These levels are determined on a pollutant-by-pollutant basis. Exposure can result from accidental exposure, industrial processes, gas stations, and motor vehicle exhaust.

Table AQ-3 – SCAQMD Air Quality Significance Thresholds for Coachella Valley³

Mass Daily Thresholds^a		
Pollutant	Construction^b	Operation^c
NOX	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
SOX	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum incremental cancer risk ≥ 10 in 1 million Cancer burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and acute hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402.	
Ambient Air Quality Standards for Criteria Pollutants^d		
NO ₂ – 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM10 24-hour average Annual average	10.4 ug/m ³ (construction) ^e & 2.5 ug/m ³ (operation) 1.0 ug/m ³	
PM2.5 24-hour average	10.4 ug/m ³ (construction) ^e & 2.5 ug/m ³ (operation)	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 ug/m ³ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average	1.5 ug/m ³ (state) 0.15 ug/m ³ (federal)	

a. Source: SCAQMD CEQA Handbook (SCAQMD, 1993)

b. Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

³ SCAQMD, March 2015

- c. For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.
 - d Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.
 - e Ambient air quality threshold based on SCAQMD Rule 403.
- KEY: lbs/day = pounds per day ppm = parts per million $\mu\text{g}/\text{m}^3$ = microgram per cubic meter \geq = greater than or equal to MT/yr CO₂eq = metric tons per year of CO₂ equivalents $>$ = greater than

CHECKLIST RESPONSES:

a. Less than significant impact. The current AQMP that applies to the project is the 2012 AQMP, the most recent AQMP adopted by the SCAQMD. An AQMP describes air pollution control strategies to be taken by a city, county or region classified as a nonattainment area with the main purpose of bringing the area into compliance with Federal and State air quality standards.

The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. A project is considered by the SCAQMP as consistent with the AQMP in part if it is consistent with the population, housing, and employment assumptions used in the development of the AQMP. Four sources of data form the basis for projections of air pollutant emissions: Cathedral City General Plan (adopted 2002 and as amended 2009), SCAG’s growth predictions in the Regional Comprehensive Plan and Guide, and SCAG’s 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy.

SCAQMD recommends that Lead Agencies use two criteria for determining a project’s consistency with the applicable AQMP. The first is whether the project is consistent with the local General Plan, since assumptions in the AQMP are based on those used in local general plans. Consistency with the AQMP is also based on whether a project would exceed SCAQMD’s daily thresholds. If feasible mitigation measures are implemented and shown to reduce an impact level from significant to less than significant, a project may be deemed consistent with the AQMP.

Since these assumptions were based on the Cathedral City General Plan projections, a project is considered consistent with the AQMP if it is deemed consistent with the General Plan land use designation and related population, housing and population assumptions. The project is consistent with the City’s General Plan land use designation of RR (Resort Residential) for the property and would not exceed General Plan housing or population predictions for the RR land use.

The project was found to not emit pollutants that exceeded SCAQMD’s daily thresholds established for the SSAB, and thus, no mitigation measures were found to be necessary for the project.

Based on the above analysis, the proposed project will not result in an inconsistency with the SCAQMD AQMP and will result in a less than significant impact from a conflict with or obstruction of the implementation of the applicable air quality plan.

b. & c. Less than significant impact.

Thresholds of significance

SCAQMD recommends that quantitative air pollution thresholds be used to determine the significance of project emissions. The SCAQMD thresholds are based on daily emission allowances for construction and operation of a project.

Construction-Related Emissions

Air pollutants are generated from construction activities such as demolition, site grading, and other ground disturbance, operation of construction equipment, stationary power, building construction, and related off-site travel, and off gassing from paving and architectural coatings. Construction-related air quality emissions are temporary and end once construction is complete.

Construction-Related Air Quality Impacts

To estimate the potential emissions of criteria pollutants associated with the project, the air quality study used California Emissions Estimator Model (CalEEMod) Version 2016.3.1. The analysis was based on construction of a 140-unit senior living care facility on a 4.96-acre site. The analysis also evaluates construction of a parking lot with 84 spaces and demolition of a 600-square-foot building. Construction emissions were estimated based on model year 2018 and beyond. It was assumed that construction would begin in 2017 and last approximately one year and no overlapping phases. CalEEMod default construction equipment and worker and vendor trips and trip lengths were utilized.

SCAQMD Rules 403 and 403.1 require fugitive dust generating activities follow best available control measures to reduce emissions from fugitive dust. Although these measures are reported as mitigation in CalEEMod, all construction activities will conform with SCAQMD fugitive dust requirements and, therefore, the measures are actually considered project design features.

Per SCAQMD Rule 1113, architectural coatings applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod default VOC emissions have been adjusted accordingly.

Table AQ-4: Construction Emissions Summary of Maximum Daily Emissions (lbs/day) Regional Significance

Summer

	VOC	NOX	CO	SO2	PM10	PM2.5
Total construction-related emissions	26.39	52.34	24.24	0.04	9.94	6.49
SCAQMD thresholds	75	100	550	150	150	55
Exceeds threshold	No	No	No	No	No	No

Winter

	VOC	NOX	CO	SO2	PM10	PM2.5
Total construction-related emissions	26.39	52.34	24.10	0.04	9.94	6.49
SCAQMD thresholds	75	100	550	150	150	55
Exceeds threshold	No	No	No	No	No	No

Source: "Carey Road Senior Living Facility Air Quality and Greenhouse Gas Impact Analysis", RK Engineering Group, Inc., 3/6/17

As shown in Table AQ-4, SCAQMD daily thresholds for criteria pollutants will not be exceeded during construction of the proposed project. Construction-related emissions are temporary and will end once construction is complete. Temporary construction emissions will be minimized through best development practices, adherence to a project-specific dust control plan, and proper maintenance of construction equipment, phased development, and consistency with standard air quality conditions of approval. Therefore, a less than significant regional air quality impact would occur from construction of the project.

Long-Term Operational Impacts

The on-going operation of the proposed project would result in a long-term increase in air pollutant emissions associated with stationary and mobile sources. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the proposed project. Stationary source emissions would come from additional natural gas consumption for the on-site buildings and electricity used for lighting the building and the parking lot. Calculation of long-term operational impacts from project-generated trips were based on trip-generation factors in the traffic study and the Institute of Engineer's (ITE) Trip Generation Manual, ninth edition. Results are shown in Table AQ-5.

Table AQ-5 – Operational Emissions of Criteria Pollutants (lbs/day)*

Summer

	VOC	NOX	CO	SO2	PM10	PM2.5
Total operation-related emissions	2.15	2.66	9.16	0.01	0.84	0.28
SCAQMD thresholds	55	55	550	150	150	55
Exceeds threshold	No	No	No	No	No	No

Winter

	VOC	NOX	CO	SO2	PM10	PM2.5
Total operation-related emissions	2.10	2.65	8.80	0.01	0.84	0.28
SCAQMD thresholds	55	55	550	150	150	55
Exceeds threshold	No	No	No	No	No	No

Source: "Carey Road Senior Living Facility Air Quality and Greenhouse Gas Impact Analysis", RK Engineering Group, Inc., 3/6/17

As shown in Table AQ-5, none of the analyzed criteria pollutants would exceed SCAQMD daily emissions thresholds during operation of the project. Therefore, a less than significant regional air quality impact would occur from operation of the project.

Cumulative Regional Air Quality Impacts

Cumulative air quality impacts were assessed on a regional scale given the dispersing nature of pollutant emissions and aggregate impacts from surrounding jurisdictions and air management districts. Any activity resulting in emissions of PM10, ozone, or ozone precursors will unavoidably contribute, at some level, to regional non-attainment designation of ozone, and PM10. However, the level of impact a single project may have on regional air quality is difficult to measure. The Coachella Valley enforces the SCAQMD 2012 Air Quality Management Plan and 2002 PM10 Coachella Valley State Implementation Plan (CVSIP) to ensure levels of criteria pollutants are regulated and minimized to the best of the region’s ability, particularly through the enforcement of SCAQMD daily thresholds.

The SSAB is designated as nonattainment under both the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for ozone and PM10. Emission of CO, NOX, and ROG that exceed the SCAQMD operational thresholds would contribute to the ozone nonattainment designation, while emission of PM10 that exceed the SCAQMD thresholds would contribute to the PM10 nonattainment designation of the SSAB.

Construction and operational activities associated with development of the project will not exceed SCAQMD daily thresholds for criteria pollutants. Emissions of CO, NOX, ROG, and PM10 during construction and operation of the project are unavoidable and will marginally contribute to regional ozone and PM10 nonattainment designations. The following discussions address cumulative impacts to ozone and PM10.

Regulation of Ozone

SCAQMD studies indicate that most ozone is transported to the SSAB from upwind sources in the SCAB. The amount of ozone contributed from other air basins is difficult to quantify; however, improved air quality in the project area depends on reduced ozone emissions in the SCAB. Therefore, cumulative impacts to ozone are better managed on a multi-regional scale as opposed to single projects. The SCAQMD 2012 AQMP provides current and future measures to reduce both stationary and mobile source ozone emissions. Proposed measures to reduce ozone include emission reductions from coatings and solvents, RECLAIM

facilities, early transitions to cleaner mobile technologies, and incentive to adopt net zero and near zero technologies.

The project area is out of attainment for ozone. Since CalEEMod does not generate ozone emissions directly, emissions of ozone precursors (CO, NOX, and ROG) were evaluated to determine project-related impacts to ozone. Ozone precursors are the primary pollutants involved in the chemical reaction process that forms ozone. The project will not exceed local construction or operational thresholds for ozone precursors. In addition, the project will adhere to applicable ozone or operational thresholds set by the SCAQMD, including Rule 1113, which regulates ROG (VOC) levels in architectural coatings, which will further reduce on-going emission of ozone precursors. Development and operation of the senior care facility will adhere to ozone reduction measures in the SCAQMD AQMP. Therefore, the proposed project will result in a less than significant impact from cumulative air quality related to ozone.

Regulation of PM10

Similar to ozone, PM10 is regulated through the 2012 AQMP and 2002 PM10 CVSIP. Additional PM10 reduction measures include applicable state code sections, AQMP Rules such as Rule 403 and 403.1 (fugitive dust) which enforce fugitive dust compliance for all activities within the SSAB. As shown in the previous analysis, the project will not exceed local daily thresholds for PM10. Air quality will be temporarily degraded during construction activities. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. Therefore, adherence to SCAQMD Rule 403.1, cumulative impacts from PM10 emissions will be less than significant.

Summary of Findings

Construction source emissions would not exceed regional thresholds of significance established by the SCAQMD for the SSAB. Since the project will comply with all applicable SCAQMD construction source emission reduction rules and guidelines, construction-related impacts would not cause or substantially contribute to violation of CAAQS or NAAQS.

Operational emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational emissions would also not result in or cause significant localized air quality impacts. Operational emissions would, therefore, not adversely affect sensitive receptors within the project vicinity. The project's emissions meet SCAQMD regional thresholds and will not result in a significant cumulative impact.

The project would not result in a cumulatively considerable net increase of a criteria air pollutant for which the SSAB is in non-attainment under an applicable federal or state ambient air quality standard (including emissions released which exceed quantitative thresholds for ozone precursors). Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment.

Based on the above analysis, the project would result in a less than significant impact from either: a) violation of any air quality standard or contribute substantially to an existing or project air quality violation either during construction or operation of the project; or b) a cumulatively considerable net increase in any criteria pollutant for which the region is in non-attainment.

- d. Less than significant impact.** A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. For the purposes of CEQA, the

SCAQMD considers sensitive receptors to be a receptor such as a residence, schools, hospital, convalescent facility, where an individual may remain for 24 hours. The nearest sensitive receptors to the project site are single-family homes located north and east of the project site and a private k through 8 school adjacent to the north.

Localized Significance Thresholds (LSTs) represent the maximum emissions from the project site that would not exceed national or state AAQS. The SCAQMD provides the LST lookup tables for one-, two-, and five-acre projects emitting CO, nitrogen oxides (NOX), or PM10. LSTs are based on the ambient concentrations of those pollutants within the project source receptor area (SRA) and the distance to the nearest sensitive receptor. The project site is located within SRA 30 – Coachella Valley.

In the case of CO and NO2, if ambient levels are below the standards, a project is considered to have a significant impact if project emission result in an exceedance of one or more of the CO and NO2 standards. If ambient levels exceed a state or federal standard, project emissions are considered significant if they increase ambient concentrations by a measurable amount. PM10 is a non-attainment pollutant for the area and the Rule 403 threshold of 10.4 micrograms per cubic meter applies to construction emissions for PM10.

The following table shows the results calculated for construction of the project (See Appendix A of the *Air Quality and Greenhouse Gas Impact Analysis* for methodology details) compared to LSTs for the project area using the SCAQMD thresholds for a five-acre site in the Coachella Valley (SRA 30) at 25 meters. The results are based on adherence to a standard dust control management plan.

Table AQ-6 – Localized Significance for Project Construction-Related Emissions*

	CO lbs/day	NOX lbs/day	PM10 lbs/day	PM2.5 lbs/day
LSTs	2,292 lbs/day	304 lbs/day	14 lbs/day	8 lbs/day
Project emissions	24.24	52.34	14	8
Exceeds standard	No	No	No	No

Source: “Carey Road Senior Living Facility Air Quality and Greenhouse Gas Impact Analysis”, RK Engineering Group, Inc., 3/6/17

Table AQ-7 shows the calculated emissions for operation of the project compared with the applicable LSTs for a five-acre site in the Coachella Valley (SRA 30) at 25 meters. The LST analysis only includes on-site sources. However, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table AQ-7 include all on-site project-related stationary sources and 5% of the project-related mobile sources. The percentage is a conservative estimate of the amount of project -related vehicle traffic that will occur on-site.

Table AQ-7 – Localized Significance for Project Operational Emissions*

	CO lbs/day	NOX lbs/day	PM10 lbs/day	PM2.5 lbs/day
LSTs	2,292 lbs/day	304 lbs/day	4 lbs/day	2 lbs/day
Project emissions	5.97	0.52	0.1	0.07
Exceeds standard	No	No	No	No

Source: “Carey Road Senior Living Facility Air Quality and Greenhouse Gas Impact Analysis”, RK Engineering Group, Inc., 3/6/17

The above results show LST thresholds would not be exceeded during either construction or operation of the project.

Construction-Related Toxic Air Contaminant Impacts (TACs)

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the project.

CO Hotspots

Carbon monoxide (CO) is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. If sensitive receptors are located adjacent to a major intersection, CO "hot spots" may occur during peak travel times. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. If sensitive receptors are located adjacent to a major intersection, CO "hot spots" may occur during peak travel times. High levels of CO are associated with traffic congestion and with idling or slow-moving vehicles, depending on the background concentration. Therefore, projects that could negatively impact levels of service at major intersections with nearby sensitive receptors must quantify and, if necessary, mitigate potentially significant CO impacts.

The project site is located within a CO attainment area and project emissions were shown to be below local thresholds. A preliminary traffic impact analysis was prepared for the project to evaluate the potential to result in negative impacts to area intersections. (See traffic report) The project was found not to have the potential to significantly increase traffic volume at arterial intersections to the degree which would result in higher CO concentrations than those existing within the region. Therefore, the project will result in less than significant impacts with regards to CO hotspot emissions.

Operation-Related Toxic Air Contaminants

The greatest potential for toxic air contaminant emissions would be from diesel particulate emissions associated with heavy equipment operations during construction of the project. The project would result in some minor emissions of TACs from the limited number of heavy-duty diesel construction equipment. However, the proposed senior living facility would not be a use that would attract a large number of diesel fuel trucks during operation. Therefore, operation-related TACs would be less than significant.

Summary

Based on the air quality analysis, project air quality impacts will not result in a significant impact from exposure of sensitive receptors to CO, NOX, PM10 or PM2.5 emissions in excess of LSTs, to toxic air contaminants, or CO hotspots. Therefore, the project will result in a less than significant impact on sensitive receptors.

- e. **Less than significant impact.** Per the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project does not include any uses identified by the SCAQMD as being associated with unpleasant or objectionable odors.

The project is not expected to generate significant objectionable odors during construction or during

operation. The project has the potential to result in short-term odors associated with asphalt paving and other construction activities. However, construction-related odors would be quickly dispersed below detectable thresholds as distance from the construction site increase. The senior living facility may also emit odors during operation. Standard building design, air duct filters and exhaust systems would reduce potentially objectionable odors to less than significant. Therefore, the project will result in less than significant impact from objectionable odors.

Standard Conditions of Approval:

The project must comply with the Coachella Valley PM10 State Implementation Plan and SCQAMD Rule 403.1 regarding fugitive dust. Air quality emission reduction control measures shall include best available control measures during construction. The following measures should be included in the dust control plan:

- A. Use of soil stabilizers
- B. Replacement of groundcover
- C. Watering of exposed areas
- D. Watering of unpaved roads
- E. Reduction of vehicle speed on unpaved roads
- F. Cleaning of paved roads.
- G. All grading permits must include a blowsand/erosion prevention plan.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES:				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BIOLOGICAL RESOURCES ASSESSMENT

A habitat assessment report was prepared for the Cathedral City Senior Living project in January, 2017 to assess the potential for the proposed project to impact biological resources on the site and surrounding area. The report is included in Appendix A of this Initial Study. The following discussion in this section is based on the findings and conclusions in that report.

Environmental Setting

The site is in the western portion of the Coachella Valley; an area where rainfall is less than four inches and mean annual soil temperature is between 72 to 78 degrees. The east half of the project site is occupied by seven buildings and paved areas that were once part of a resort hotel consisting of seven buildings with eight units each, a dining/restaurant building, and a single-story building on the southeast corner. The resort hotel ceased operations in 2008 and the buildings have been unoccupied since that time. The right half of the site is highly disturbed and has been graded. Due to past grading and development, the site is considered highly disturbed with little vegetation existing on the site. Due to the past use as a resort hotel, the site encompasses landscaped areas with fan, palms, date palms, and oleander.

The site is surrounded on three sides by residential development and a private school. Across Carey Road there are two vacant urban infill lots. A small resort hotel and Target shopping center are just south of the vacant lots.

Regulatory Framework

Federal Laws and Regulations

- Federal Endangered Species Act (FESA)
- Migratory Bird Treaty Act (MBTA)
- Sections 401 and 404 of the Clean Water Act
- Executive Order 13112 – Invasive Species

State Laws and Regulations

- California Endangered Species Act
- Native Plant Protection Act
- California Fish and Game Code
- California Regional Water Quality Control Board (CRWQCB)

Regional Laws and Regulations

- Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)

Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)

The project site, as well as the entire City of Cathedral City, is located within the boundaries of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The City of Cathedral City is one of the signatories to the CVMSHCP and is subject to that requirements of that habitat conservation plan. The CVMSHCP is a regional multi-agency conservation plan that provides for the long-term conservation of ecological diversity in the Coachella Valley. The CVMSHCP balances environmental protection and economic development objectives in the plan area and simplifies compliance with endangered species laws. The CVMSHCP currently protects approximately 240,000 acres of open space and 27 plant and animal species, and provides for future protection of plant and animal species that may become State or Federally listed in the future.

The CVMSHCP designates certain areas as conservation areas that serve as natural habitat for covered species. Development within conservation areas is limited and restrictions are placed on properties adjacent to conservation areas. The project site is not located within or adjacent to a conservation area of the plan. The conservation area closest to the project site is the Santa Rosa and San Jacinto Mountains Conservation Area. The closet part of the Santa Rosa and San Jacinto Mountains Conservation Area is approximately 1,500 feet southeast of the project site.

Mitigation for the incremental loss of habitat from development within the CVMSHCP on the covered species and their habitats is through payment of a fee to the City of Cathedral City. The Coachella Valley Conservation Commission uses the collected fees to minimize and mitigate impacts from loss of habitat and provide for conservation of the covered and non-covered species through the acquisition and maintenance of habitat.

Migratory Bird Treaty Act

The federal Migratory Bird Act (MBTA) implements an international treaty that affords additional protection for migratory birds over that provided for under the CVMSHCP. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers, or other parts, nests, eggs, or products, except allowed by implementing regulations. Under the MBTA, projects that have the potential to disturb nesting are required to reduce or eliminate disturbances during the nesting cycle.

Special Status Species

Special Status species are commonly known in the scientific community as species considered sufficiently rare that they require special consideration and/or protection and have been, or have the potential to be, listed as rare, threatened or endangered by the federal and/or state governments. Those agencies include, but are not limited to, the California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service

(USFWS). A list of special status species relevant to the project site and its location includes all species that are one or more of the following:

- Listed as endangered or threatened, proposed for listing, or candidates for listing under the Federal Endangered Species Act (FESA);
- Listed as endangered or threatened, proposed for listing, or candidates for listing under the California Endangered Species Act (CESA);
- Included in one of the CDFW publications on species of special concern;
- Fully “protected” by the State of California;
- Included in the CNPS compilation;
- Identified as plants meeting the definition of rare or endangered under CEQA.

Records Review

A literature review was conducted to determine the potential presence or absence of species of concern within the project vicinity. The records search included review of information from the USFW, and CDFW, and examination of aerial photographs, and database searches of the California Native Plant Society, California Natural Diversity Database, and sensitive species accounts for Riverside County.

Biological Surveys

Biological surveys of the project site and adjacent areas were conducted in January 2017 to determine the presence of sensitive species and to assess habitats for potential presence of. Habitats for specific species of wildlife and plants identified during surveys were classified as either not expected, low, moderate, high, or expected, and were based on the quality of habitat for each species and the proximity of the habitat to a known occurrence of a species obtained from the CNDDDB data. The habitat classifications are defined as follows:

- Not expected: Species not previously reported on or near the site, and suitable habitat very marginal due to disturbances, fragmentation, and/or isolation.;
- Low: Species previously reported from the vicinity of the site, but suitable habitat is marginal due to disturbances, fragmentation, and/or isolation;
- Moderate: Species previously reported from the vicinity of the site, and large areas of contiguous high-quality habitat present; or species report in the vicinity of the site, but suitable habitat is moderate due to disturbances, fragmentation, and/or isolation;
- High: Species previously reported from regional vicinity of the site, and large areas of contiguous high-quality habitat are present;
- Expected: Species previously reported from very close vicinity of the site, and large areas of contiguous high-quality habitat are present.

Wetlands/Streambeds

No Wetlands or streambeds were found to be present on the project site.

Species of Special Concern

The project site would be unlikely to support any sensitive plant communities due to the disturbed nature of the site from past development and grading activities. No special status plant or animal species were found to be present on the project site. Most of the special status species that may exist in the project area would be covered by the CVMSHCP and loss of habitat would be mitigated by the payment of the required fee. However, sensitive species with the potential to occur within the site that are not fully covered by the MSHCP include:

- Burrowing owl: The Western burrowing owl is a federal and state listed species of special concern and

U.S. Fish and Wildlife Service Migratory Nongame Bird of Management Concern. There is a small potential for burrowing owls to occur on the project site since it is vacant and has loose sandy soils. Burrowing owls can occupy a site with suitable habitat any time. Although covered under the CVMSHCP, the burrowing owl is subject to the Migratory Bird Treaty Act which would require additional surveying for the burrowing owl before ground-disturbing activities.

- Other migratory birds subject to the Migratory Bird Treaty Act.

Wildlife Corridors

The project is not anticipated to have an incremental effect on localized wildlife movement and habitat fragmentation in the region due to its location. The project site is fully enclosed with chain-link fencing and block walls, and is adjacent to a private school on the north and residential on the north and east, and vacant land to the south across Carey Road. The vacant land to the south is also surrounded by development that would preclude wildlife movement across that site.

CHECKLIST RESPONSES:

- a. **Less than significant with mitigation.** As noted in the habitat assessment report, the project site has the potential to result in impacts to sensitive species due to loss of habitat from development within the plan area. Most sensitive species that have the potential to occur on the project site are covered by the CVMSHCP and loss of habitat is mitigated by payment of a fee that goes towards protection of habitat within conservation areas of the plan. However, no special status plant or animal species were found during surveying of the project site and surrounding area. The disturbed condition of the site makes it unlikely that any special status species would occupy the site in the future.

Although covered by the CVMSHCP, migratory birds are provided additional protection under the federal Migratory Bird Act. Listed as a species of concern in California, the Western Burrowing Owl is protected under the federal Migratory Bird Treaty Act (MBTA), which requires additional surveying where there is the potential for the burrowing owl to occur. Although not observed during biological surveying, the site may have the potential to attract burrowing owls due to the presence of loose sandy soil. Mitigation measure BIO-1 requires that the project site be surveyed for the presence of burrowing owls before any project site grading or excavation takes place and protocol be observed. In addition to the burrowing owl, there is some potential for other migratory birds protected under the MBTA to nest on the site before start of construction for the project. Mitigation measure BIO 2 will mitigate any potential impacts. Therefore the project will result in less than significant impact to sensitive species.

- b. **Less than significant impact.** The fact that the site is highly disturbed from past grading activities and development makes it unlikely that the site would harbor any sensitive natural community. The sensitive vegetation community identified for the surrounding area is Desert Fan Palm Oasis Woodland. A biological survey of the project site found that this vegetative community was not present on the site. Therefore, the project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the CDFW or USFWS.
- c. **No impact.** The project site is not occupied by any federally protected wetlands as defined under Section 404 of the Clean Water Act. The project site is vacant with sandy soils and limited vegetation. The project survey did not find any indication of wetlands on the project site. The site is not listed on the U.S. Fish and Wildlife Wetlands Inventory map as occupied by wetlands or located near wetlands. The project will result in no impacts to wetlands.

- d. **Less than significant impact.** The project site is not contiguous with any blocks of habitat. The vacant land to

the south is also highly disturbed due to grading and other ground disturbing activities, and is adjacent to existing development that would make it to serve as a migratory corridor. Existing fencing along the property boundaries of the project site would limit wildlife movement onto the site. The project will result in a less than significant impact from interference 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. **No Impact.** The project site is not located within an area protected by a City ordinance protecting biological resources. The project is consistent with the following General Plan policies and programs contained in the Biological Resources Element:

Program 1.C: City staff will continue to request biological resource surveys for new development in compliance with applicable state and federal requirements.

Program 2.A: The City shall participate in the project review process (of the) Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP).

The project is consistent with General Plan policies and programs in the conservation of biological resources in the City. In addition, there are no local preservation ordinances that would apply to the project site. Therefore, the project would result in no impact regarding conflicts with local ordinances and policies for the protection of biological resources.

- f. **No impact.** Cathedral City is a signatory to the CVMSHCP, which is a regional conservation plan that covers nine cities within the Coachella Valley, Riverside County, and includes other government agencies. The goal of the CVMSHCP is to conserve open space and protect plant and animal species while providing comprehensive compliance with federal and state endangered species laws. Within the Plan, there are multiple individual designated conservation areas that serve to protect habitat for special status plant and animal species. Only limited development can occur in conservation areas. The proposed project is not within, nor does it abut, a designated conservation area. Since the site is within CVMSHCP boundaries, the developer is required to pay a fee to offset incremental impacts to plants and wildlife protected under the CVMSHCP. Therefore, the project will be consistent with the provisions of the CVMSHCP and will result in no impacts to an adopted conservation plan or local policies or ordinances protecting biological resources.

Biological mitigation measures:

BIO-1. Before issuance of any building permit for the project, a pre-construction survey shall be conducted for the burrowing owl no more than five days before any ground disturbing activities using the proper USFWS and CDFW protocols. The survey shall be conducted as close to the actual construction initiation date as possible. If evidence of the burrowing owl or desert tortoise is found on the site, then the developer shall follow the recommendations of an experienced burrowing owl biologist, hired by the City at the developer's expense, on the find before restarting the ground-disturbing activities. Evidence of the completed surveys shall be submitted to the City Planner before grading permit issuance.

BIO-2. If construction is to occur during the MBTA nesting cycle (February 1-September 30), a nesting bird survey shall be conducted by a qualified biologist, contracted by the applicant or City and paid by the applicant, not more than 14 days before start of ground-disturbing activities. Disturbances that cause nest abandonment and/or loss of reproductive effort (e.g. killing or abandonment of eggs or young) may be considered take and is potentially punishable by fines or imprisonment. Active bird nests shall be mapped utilizing a hand-

held global positioning system (GPS) and a 300’ buffer shall be flagged around the nest (500’ buffer for raptor nests). Construction shall not be permitted within the buffer areas while the nest continues to be active (eggs, chicks, etc.). Results of the survey shall be submitted to the City Planner before issuance of building permits.

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

CULTURAL RESOURCES ASSESSMENT

A cultural resources assessment (CRA) (Appendix C) was prepared to determine if the project would result in a substantial change to “historical resources”, archaeological resource or to “tribal cultural resources” as defined by CEQA. The cultural resources assessment included a records search, historical and archaeological background research, correspondence with Native American representatives, and an intensive level field survey. In addition, local Native American tribes were consulted regarding the potential for tribal cultural resources to be present. The cultural resources assessment included an analysis of the historic significance of the buildings that exist on the project site, and the potential for the site to harbor archaeological, tribal cultural and paleontological resources. The following background and analysis is based on the cultural resources assessment prepared for the project.

Site Description

The project site is approximately five acres in size and includes two separate parcels of approximately equal size. The easterly parcel currently contains seven buildings and paved walkways that were part of the Villas Resort. The resort closed in 2008 and the buildings have been vacant since that time. The westerly parcel has never been developed and with the exception of a strip of paving parking spaces along the front of the lot contains little else. Little vegetation remains on either parcel with the exception of several palm trees and smaller bushes.

Regulatory Framework

California Register of Historical Resources

In assessing whether a resource is significant, both the California Public Resources Code (PRC) and CEQA were consulted. Pursuant to PRC section 5020.1(j), a “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

CEQA defines historical resources as those resources listed or eligible for listing on the California Register of Historical Resources, listed on a local register of historical resources, or those that have been determined by the Lead Agency to meet the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code section 5024.1, Title 14, CCR, Section 4852). For CEQA purposes, a historical resource is any building, site, structure, object, or historic district listed in or eligible for listing in CRHR. A resource is eligible for listing in the CRHR if it meets one or more of the following criteria:

- a. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- b. Is associated with the lives of persons important in our past.
- c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- d. Has yielded, or may be likely to yield, information important in prehistory or history [PRC 5024.1(c)].

An archaeological resource not listed or found ineligible for listing on a historical register may also be considered significant if it is an archaeological artifact, object or site that meets the CEQA definition of “unique archaeological resource.” A unique archaeological resource means: 1) one that contributes to a body of knowledge; 2) is the oldest or best of its type; or 3) is associated with a prehistoric or historic event.

Prehistorical Context

Prehistoric Periods – A detailed description of the prehistoric context of the site and surrounding area is included in the CRA (Appendix C). The general framework of the prehistory of inland Southern California includes three primary periods of human occupancy:

- a. Paleoindian Period (12,000-8,000 BP) included occupancy by “small, mobile bands exploiting small and large game collecting seasonally available wild plants”
- b. Archaic Period (8,000-1500 BP) with archaeological evidence found in the northern Coachella Valley and focused on the area of Lake Cahuilla
- c. Late Prehistoric Period (1500-200 BP)

The Cahuilla Indians began to settle in the Coachella Valley during the Late Prehistoric Period and continue to be a presence in the valley today. The desert Cahuilla were able to maintain traditions and lifestyles and land bases for a longer period than coastal tribes due to their relative isolation due to geographic influences. Villages were occupied year round while inhabitants would leave at specific periods for foraging. The Santa Rosa and San Jacinto mountains are at the center of Cahuilla territory. A dozen or more independent, politically autonomous land holding clans owned territory within the area. Each of the territories ranged from the desert or valley floor to mountain areas. Clans included one or more lineages, each of which had an independent community area within the larger clan area.

Historic Context

Exploration of the Coachella Valley by Europeans began in the early 1800s. European explorers began to use

trading routes through the valley as early as 1815 as a primary route between the Los Angeles Basin and the gold mines in Arizona. In the Coachella Valley, Highway 111 closely follows the Bradshaw Trail, the first road across Riverside County to the Colorado River. The Bradshaw Trail was blazed by William Bradshaw in 1862 as an overland stage route that was used extensively between 1862 and 1877 to haul miners and other passengers to the gold fields in Arizona.

The Southern Pacific Railroad brought non-Indian settlement to the Coachella Valley beginning in the 1870s. Settlement was further promoted by the establishment of the Homestead Act, Desert Land Act and other federal laws. With the development of groundwater resources, farming became important to the area. The date palm industry was particularly important to the area and by the late 1910s, dates were the main agricultural crop. Beginning in the early 20th Century, the resort industry came to be established in the Coachella Valley area. The area became an important winter retreat which continues today.

Cathedral City founded in 1925 was named for its location at the mouth of Cathedral Canyon. Originally conceived as a development for low- to moderate-income housing, the City was characterized by small and often odd-shaped lots and originally served as the low-income neighbor of Palm Springs, the region's premier vacation resort for the rich and famous. Cathedral City together with neighboring cities of Rancho Mirage, Palm Desert, Indian Wells and La Quinta began to experience development of their own economies and have become driving forces within the Coachella Valley. Recently development along Highway 111 between Palm Springs and Cathedral City has become the focus of intensified commercial development.

Native American Participation

Native American participation was initiated with the filing of a Sacred Lands File and Native American Contacts List Request with the California Native American Heritage Commission (NAHC). The NAHC did not find records of any Native American cultural resources within the project area. Based on a list provided by the NAHC, 37 Native American groups were contacted for further information. Written requests were sent to all of the groups, of which only two responded as of the date of the CRA report. Judy Stapp of the Cabazon Band of Mission Indians stated that the tribe had no specific information regarding Native American Resources in the area. On behalf of the Agua Caliente Band of Cahuilla Indians (ACBCI), archaeologist Katie Croft with the Tribal Historic Preservation Office responded stating that the area is part of the tribe's traditional use area and requested copies of cultural resource documentation.

AB52 Consultation

In accordance with AB 52 requirements, the City of Cathedral City, acting as Lead Agency, sent letters all tribal requesting to be notified of projects within the City. Of the seven letters mailed to the tribes, only two have responded to date. The Agua Caliente Band of Cahuilla Indians representative responded in a letter dated March 27 requesting consultation due to the project's location within a Tribal Traditional Use Area (TTUA). A response letter was also received from the Twenty-Nine Palms Band of Mission Indians requesting review of cultural resources report due to the project's location near a Tribal Traditional Use Area. As of the date of this report, the City is continuing its consultation with both tribes until an agreement is reached that consultation has ended.

Findings and Results

The geoarchaeological profile developed for the project site and surrounding area found the potential for prehistoric resources to be present is very low. The area lies near the course of the Tahquitz Creek and is within the floodplain of the Whitewater River, the main natural waterway in the Coachella Valley. As such, the area was subject to occasional flooding before construction of the flood-control works along the channels, and would not have been conducive to long-term habitation by the Native American population in prehistoric times. No archaeological features or deposits were found during the field survey. Due to the extent of the past ground

disturbance from agricultural and construction activities since the early 1900s, the project site has a low potential for yielding any significant archaeological remains in subsurface deposits.

The NAHC reported that no Native American cultural resources were found on or near the project site in previous surveys. The NAHC provided a list of local tribal contacts to be consulted for further information, all of which were contacted by mail. Judy Stapp of the Cabazon Band of Mission Indians stated that the tribe had not specific information on tribal resources in the area. The ACBCI response included a request for copies of tribal cultural resource documentation.

Historical Resources

The buildings on the eastern half of the site were found to be potentially historic resources due to their age. The buildings were part of the former Villa Resort and include a main lodge, five casitas, and other ancillary buildings. These buildings were part of the hotel complex dating to circa 1958 and collectively constitute a potential historical resource due to their age and potential association with an important period of regional history. The main lodge building consists of an older adobe building found to have been built around 1934 as a farm stand. The original adobe building currently contains an amalgam of additions and alterations since its original construction. The five casitas are single-story buildings arranged around an interior courtyard area. The casita buildings are modern in design and have been modified, but still have, “recognizable historical characteristics.”

The on-site buildings were found not to meet the criteria for listing on the CRHR criteria. The main lodge, once a farm stand, is associated with the agricultural era of the area based on the date palm industry. The casitas are associated with the desert resort industry which began in the area in the 1920s. Since the buildings have undergone extensive alterations and modernization, it was concluded that they, “no longer retain sufficient integrity to relate to those periods of history.” In addition, the buildings were found to only be loosely associated with the two historic periods and did not have had any association with persons important in local history.

The Villa Resort buildings do not rise to the level of significance in terms of architectural or aesthetic merit. The structures do not represent an important example of any style, type, period, region, or method of construction. Based on the criteria, the hotel complex also was not found to meet the criteria for the potential to yield information on important historical data. Based on the analysis presented in the cultural resources report, the hotel complex would not merit listing on the California Register and is not considered a historical or archaeological resource with respect to CEQA. Thus, the project would not result in a substantial adverse change to the significance of a historical resource or tribal cultural resource.

CHECKLIST RESPONSES:

- a. **Less than significant impact.** The six existing buildings comprising the Villa Resort on the eastern parcel were found to have some historical value due to their age and association with the historic past of the Coachella Valley. As such, the proposed demolition and rehabilitation of the existing historic era buildings would have the potential to negatively impact a historic resource. However, the resort hotel complex did not rise to the level of significance such that it would meet any of the criteria for listing on the California Register. Therefore, the buildings are not a significant historic resource with respect to CEQA and the project would not result in any impacts to historical resources.
- b. **Less than significant with mitigation.** The cultural resources field survey did not indicate the presence of any archaeological resources on the project site. A review of cultural resources records research did not indicate any known archaeological resources on or near the project site. In addition, the project site is highly disturbed due to past grading activities and development. However, since the project may involve excavation deeper than previous ground disturbance, there is a remote possibility that new archaeological resources may be

uncovered during project excavation and grading activities. Accordingly, the project will be required to implement and comply with mitigation measure CR-1. With implementation of mitigation measure CR-1, the project will result in a less than significant impact to archeological resources.

- c. **Less than significant.** The City's General Plan does not identify any paleontological resources on site or unique geological resources pursuant to CEQA Guidelines Section 15064.5. The Riverside County General Plan includes an inventory of paleontological and geological resources of the entire Riverside County. The inventory map shows Cathedral City as having low potential for finding paleontological resources. In addition, the project site is primarily sandy soils and no rock formations appear to be present on the site that would yield fossils. Therefore, it is unlikely that the project will result in the uncovering of significant paleontological resources and a less than significant impact on paleontological resources would result.
- d. **Less than significant.** The proposed site is not located on, or in proximity to a known cemetery and is not expected to disturb human remains. If previously unknown human remains are discovered during earth-disturbing activities, the State of California requires all construction activities be stopped, the Riverside County Coroner's Office be contacted, and the find accessed by the appropriate professionals. Therefore, the project will result in a less than significant impact.

Cultural Resources Mitigation Measures

- CR-1** If during the course of excavation, grading or construction, artifacts or other archaeological resources are discovered, all work in the immediate area of the find shall be halted and the applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the expense of, the applicant to identify the find and propose mitigation if the resource is culturally significant. Work shall resume after consultation with the City of Cathedral City and implementation of the recommendations of the archaeologist. If archaeological resources are discovered, the archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.
- CR-2** If any cultural resources are uncovered during site disturbing activities, a tribal representative shall also be contacted and consulted regarding the find. If the resource is found to be significant, the archeologist in consultation with the appropriate tribal representative, and City representative shall confer with regard to mitigation.

Regulatory Requirements If human remains are uncovered during excavation or grading activities on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- A) The Riverside County Coroner has been contacted and determined that no investigation of the cause of death is required, and
- B) If the coroner determines the remains to be Native American:
The coroner shall contact the Native American Heritage Commission (NAHC) or the Agua Caliente Tribal Historic Preservation Office (THPO) within 24 hours. The NAHC or THPO shall identify the person or persons it believes to be the Most Likely Descendent (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Sec. 5097.98. The City and developer shall work with the designated MLD to determine the final disposition of the remains.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS: Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geological Setting

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

Seismicity

The City of Cathedral City is located within Southern California, a known seismically active area. Figure GEO-1 is a Map of Local Faults which shows that the Coachella Valley is crossed by multiple faults within the region.

Seismically-Induced Geotechnical Hazards

Liquefaction is the total or substantial loss of shear strength of loose, sandy, saturated sediments in the presence of ground accelerants over 0.2g. Liquefaction occurs due to the tendency of these sediments to behave like a liquid substance. Liquefaction can result in structural distress and/or failure due to settlement, the buoyant rise of buried structures, the formation of mud spouts and sand boils, and seepage of water through ground cracks. General Plan Exhibit V-4 shows that project site is located within an area not susceptible to liquefaction.

Strong ground shaking can cause compaction of soils resulting in settlement of the ground surface. This damages structures and foundations as well as pipelines, canals, and other grade-sensitive structures. The potential for seismic related settlement of the ground is based on the intensity and duration of ground shaking. General Plan Exhibit 5 shows the area of the project site as susceptible to seismically induced settlement.

Another result of seismic ground shaking is rock slides. In several areas of Cathedral City, there is a moderate to high potential for seismically induced rock slides and landslides due to location near hillsides and/or mountain slopes. However, the area of the project site is not located adjacent to any hillsides or mountain slopes, and is therefore has a low susceptibility to landslides. (General Plan Exhibit V-6)

Related Regulations and Laws

Alquist-Priolo Earthquake Fault Zoning Act

Signed into law in 1972, the Alquist-Priolo Earthquake Fault Zoning Act has the primary purpose of mitigating fault rupture hazards. It accomplishes this by prohibiting the location structures for human occupancy across an active fault. The state geologist is required to prepare maps delineating earthquake fault zones that show evidence of Holocene surface displacement along one or more of their segments and are clearly detectable by a trained geologist. The boundary of an earthquake fault zone is typically about 500 feet from active faults and 200 to 300 feet from one or more segments. The Act requires cities to withhold development permits for site within an earthquake fault zone.

The City's General Plan Geotechnical Element Exhibit V-3⁴ (Faults in the Cathedral City General Plan Area) shows two known fault zones within the City. The San Andreas Fault line is located approximately six miles north of the project site, and considered an active fault with respect to the Alquist-Priolo Earthquake Fault Zoning Act. The San Andreas Fault historically has produced moderate to severe earthquakes and the project would be thus subject to

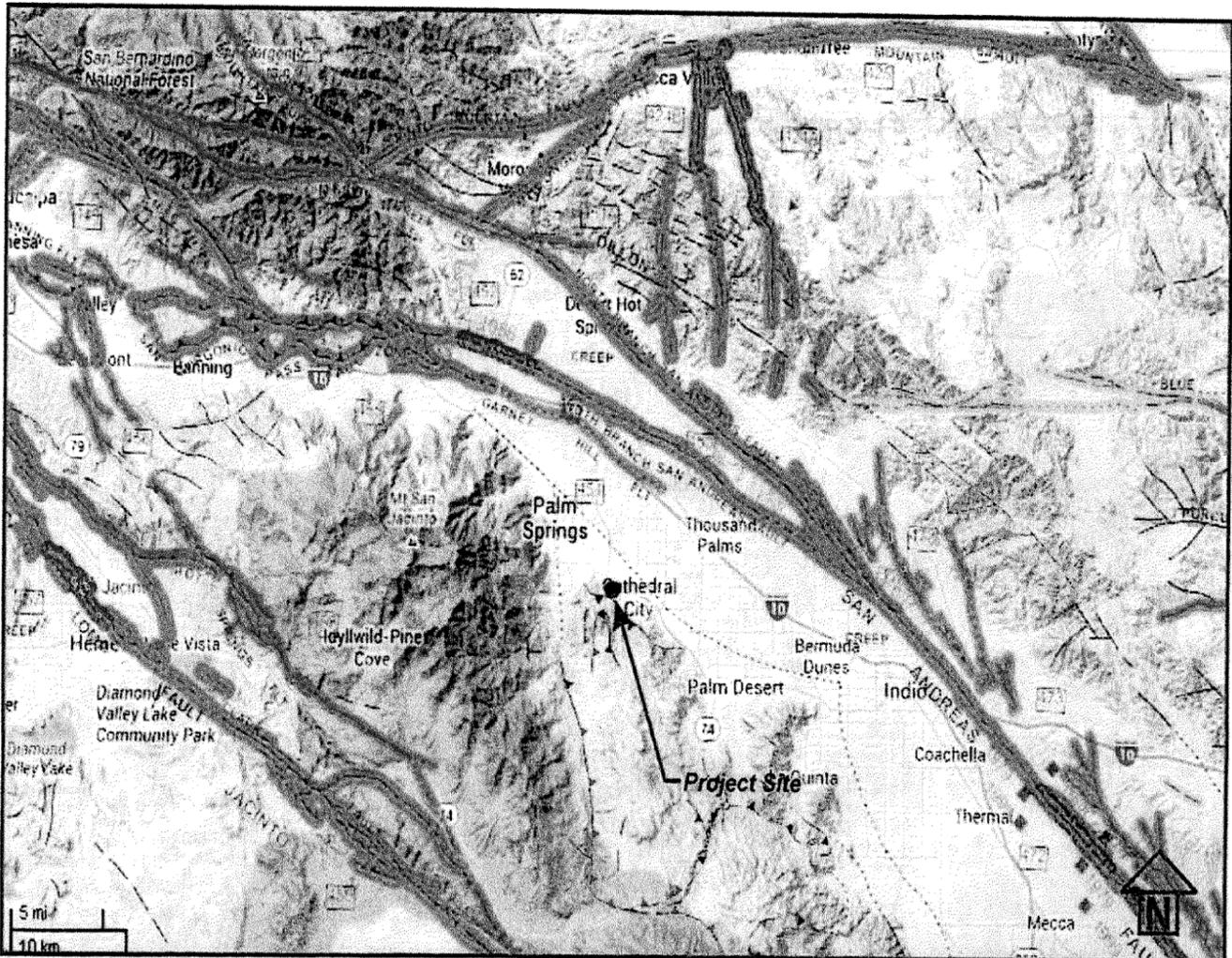
⁴ P. V-11, City of Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended November 18, 2009

secondary effects from earthquakes stemming from this fault. The Garnet Hill Fault is approximately four miles north of the project site.

California Building Code

The primary tool used by the City to ensure seismic safety is the UBC. The UBC describes minimum lateral forces needed to resist seismic shaking based on the area's seismic zone, type of structural system, building configuration, and height and soil profile.

Figure GEO-1 Map of Local Faults



Source: California Geological Survey 2010 Fault Activity Map of California
<http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html#>

CHECKLIST RESPONSES:

- a. i) **No Impact.** The project site does not lie within a currently delineated State of California, *Alquist-Priolo* Earthquake Fault Zone. Well-delineated fault lines cross through this region as shown on California Geological Survey [CGS] maps; however, no active faults are mapped in the immediate vicinity of the site. As such, the project would not result in exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

a. ii) Less than significant impact with mitigation. The City of Cathedral City is located within the Southern California, a known seismically active area. Earthquakes with the Coachella Valley region as well as those within the Southern California area could cause major ground shaking at the site. Ground shaking caused by earthquakes could affect the stability and structural integrity of the proposed buildings and infrastructure on the site creating property damage and injury to those living and working at the senior living facility.

Although the probability of primary surface rupture is considered low, the potential for ground-shaking hazards caused by earthquakes along regionally active faults exists and would be considered in the design and construction of the project as required by the California Building Code. Compliance with the latest provisions of the California Building Code would ensure that the structures would withstand ground shaking to a certain extent. In addition, mitigation measure GEO-1 requires compliance with any recommendations of a geotechnical investigation required for the project to mitigate earthquake hazards. Therefore, the project would result in a less than significant impact from strong seismic ground shaking with implementation of mitigation

a. iii). Less than significant impact. According to the Cathedral City General Plan Geotechnical Exhibit V-4⁵ (Liquefaction susceptibility map) the project site is located in an area with low to very low probability of liquefaction susceptibility. Based on this, it was concluded that no mitigation is needed for liquefaction. In addition, all structures must comply with the seismic requirements of the Field Act, Uniform Building Code, and recommended engineering design measures. Compliance with these standards will limit hazards from seismic ground failure, including liquefaction, to less than significant.

a. iv). Less than significant impact. The project site is located approximately one mile north of the Santa Ana Mountains. General Plan Exhibit V-6⁶ (Areas susceptible to seismically induced slope instability) shows that the project site is within an area of low susceptibility to rockslides and seismically induced mudslides. Therefore, the project would result a less than significant impact resulting from landslides.

b. Less than significance impact. The City's General Plan Wind Hazards Zone map shows the project site, as well as the majority of the City, is located within an area of moderate to very severe wind erosion hazards. Construction of the project would result in disruption of on-site soils and exposure of uncovered soils, thereby increasing the potential for wind- or water-related erosion and sedimentation until the construction is completed. In accordance with the South Coast Air Quality Management District Rules 403 and 403.1 pertaining to fugitive dust, the project developer will be required to submit a fugitive dust control plan to the City for approval before issuance of grading permits. The plan must contain "best available control measures" that will avoid or minimize soil erosion caused by high winds. After construction, the site soils will be stabilized long term by landscaping, paving, and structures. In addition, the project would be required to submit a blowsand/erosion prevention plan before grading permits can be issued. Consequently, the project will result in a less than significant impact from soil erosion and loss of topsoil.

c. Less than significance with mitigation. The project would be required to comply with all applicable standards in the California Building Code and pertinent building code requirements of the City of Cathedral City. The City requires a geotechnical/soils investigation to evaluate the potential for seismically induced settlement. The geological report prepared for the project evaluated the potential for seismically induced settlement. Mitigation Measure GEO-1 requires that the project demonstrate that all recommendations contained in the report have been included in the construction design. As such, the project will result in a less than significant

⁵ P. V-15, City of Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended November 18, 2009

⁶ P. V-18, City of Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended November 18, 2009

impact with the incorporation of mitigation relating to unstable soils, 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.

The Phase I Environmental Site Assessment prepared for the project found the project site was occupied by resort hotel development beginning in the 1950s to about 2008 where underground septic tanks and leach were used, which remain on the site. These remnants if not properly abandoned have the potential to result in subsidence of the soils and, consequently the soils may not support the foundations of the proposed hotel. Mitigation measure GEO-2 requires the project developer/applicant to abandon the septic systems in accordance with the requirements of the project geotechnical engineer and the Riverside County Department of Environmental Health before start of construction.

With the implementation of mitigation measures GEO-1 and GEO-2, the project will result in a less than significant impact resulting from location 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. **Less than significant impact.** The City's General Plan states that expansive soils (i.e. soils that expand due to water intake), can cause pressure on loads placed on them, including buildings, and can result in structural damage. According to the City's General Plan Geotechnical Element⁷, there is a relatively minor amount of expansive soils in the City and that expansive soils are not considered a hazard within the City. Therefore, the project would result in a less than significant impact from location of buildings on expansive soils.
- e. **No impact.** The project would connect to the existing sewer system and would not involve the use of septic tanks or an alternative wastewater disposal system.

MITIGATION MEASURES

GEO-1: Before issuance of building permits, the project applicant shall submit plans to the City Engineer for review and approval demonstrating project compliance with the most recent California Building Code seismic requirements and the recommendations of the *Geotechnical Report* for the project. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. The approved plans shall be incorporated into the proposed project. All on-site engineering activities shall be conducted under the supervision of a licensed geotechnical engineer.

GEO-2: Before start of construction, all remnants from the septic system from the previous residential occupancy, including septic tanks, cesspools, leach lines or seepage pits, and associated piping systems, shall be abandoned in accordance with the project geotechnical engineer, Phase I study recommendations, all City and Riverside County requirements and Riverside County Department of Environmental Health. Proof of abandonment shall be submitted to the City before issuance of building permits for the project.

STANDARD CONDITIONS OF APPROVAL

- A. All grading permits must include a blowsand/erosion removal and prevention plan.
- B. Landscaping, plant material, and hardscape is required to withstand high winds and the potential accumulation of blowsand.

⁷ p. V-5 to V-6, City of Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended November 18, 2009

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

Greenhouse Gas Emissions Analysis

Greenhouse gas emissions (GHG) were required to be addressed in CEQA documents beginning in 2007 with the State of California’s adoption of SB 97. The *Carey Road Air Quality and Greenhouse Gas Report* (Appendix B) prepared for the project analyzed the project-related GHG impacts as required by CEQA. The following discussion and analysis are based on the information in the report.

Existing Conditions

Climate Change Background

Gases that trap heat in the atmosphere are known as Greenhouse Gases (GHGs) and are believed to be responsible for the global average increase in the surface temperature of the earth and create associated impacts through climate change. The release of GHGs into the atmosphere has become a worldwide concern since the quantity of GHGs is known to have increased significantly during the 20th century. California state law defines GHGs as water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone (O3), and chlorofluorocarbons (CFCs), which act as effective global insulators, reflecting visible light and infrared radiation back to earth. Most scientists agree that human activities, such as producing electricity and driving internal combustion vehicles, have contributed to the elevated concentration of these gases in the atmosphere, which is referred to as the “greenhouse effect”.

Climate Change and Greenhouse Gases Regulations and Impacts in California

Carbon dioxide is the primary GHG that has raised global warming concerns. The year 2004 saw the State of California generating 492 million metric tons of carbon dioxide equivalent (CO2E). In 2013 the State of California generated an overall decrease of 7% since 2004. During the 2000 to 2013 period, per capita GHG emissions in California have continued to drop from a peak in 2001 of 14.0 tons per person to 12.0 tons per person in 2013; representing a 14% decrease. GHG emission reductions are attributed to energy conservation measures such as use of more fuel-efficient vehicles, energy efficient appliances and building materials that are prescribed under Title 24 of the California Building Code.

Debate continues over the potential effects of climate change, but there is a general consensus that the levels of emissions need to be reduced in order to minimize air pollution and limit the amount of carbon dioxide and other pollutants that are released into the atmosphere.

Regulatory Setting

A detailed background and review of the current federal and state laws and regulations applicable to greenhouse gas emissions is included in the project Air Quality and Greenhouse Gas Impact Analysis report found in Appendix B of this Initial Study. The analysis for the project is restricted to GHGs identified by AB 32 and the CEQA Guidelines (Section 15364.5), which include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

SCAQMD Threshold Development

Currently there are no adopted significance thresholds for GHGs. However, the SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”). SCAQMD has published a five-tiered draft GHG threshold that includes 10,000 metric tons of CO₂e per year for stationary/industrial sources and 3,000 metric tons of CO₂e per year significance threshold for residential/commercial projects. Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 % for all new or modified projects; meaning that 90% of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90% capture rate for GHGs was derived using the SCAQMD’s annual emissions reduction program.

Tier 3 consists of screening values that a lead agency can choose but must be consistent. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is considered less than significant:

- All land use types: 3,000 MTCO₂e per year
- Thresholds based on land use types:
 - 3,500 MTCO₂e per year for residential
 - 1,400 MTCO₂e per year for commercial
 - 3,000 MTCO₂e for mixed use

SCAQMD’s Tier 3 threshold of 3,000 MTCO₂e per year was used for the project because this threshold is based on the best available information and data at the time this document was prepared. The development of CEQA project-level thresholds is an ongoing effort at the State and regional levels, and significance thresholds may differ for future projects based on new or additional data and information that may be available at that time for consideration.

CHECKLIST RESPONSES:

a. Less than significant impact.

CalEEMod version 2016.3.1 was used to estimate on-site and offsite GHG emissions from construction and operation of the proposed project. Refer to the air quality discussion in Section 4.1 of the air quality and GHG report in Appendix B for assumptions in the modeling of emissions of criteria air pollutants and greenhouse gases. The results of the analysis and comparison with the SCAQMD threshold are shown in Table GHG-1.

Construction GHG Emissions

Based on the CalEEMod modeling results, construction activity for the project would generate an estimated 443.63 metric tons CO₂e (MTCO₂e). For the purpose of comparing construction emissions with annual

emissions from operation of the proposed project, GHG emissions were amortized over a 30-year period pursuant to SCAQMD recommendations. Thus, construction of the proposed project would generate an estimated 14.79 metric tons of MTCO_{2e} per year amortized over 30-year life of the project.

Table GHG 1: Estimated Project Construction and Operational GHG Emissions*

	Construction Emissions MCO _{2e}
Total emissions	443.64
Amortized over 30 years	14.79

*Source: *Carey Road Senior Living Facility Air Quality and Greenhouse Gas Report, 2017*

Operational Greenhouse Gas Emissions

Table GHG-2 shows the projected operations-related emission of GHGs during operation of the proposed project. Five emission source categories were included in the analysis that contribute either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions, and mobile sources. The project’s total calculated operational and amortized construction GHG emissions at Buildout of 445 metric tons per year would be substantially below the 3,000 annual metric ton threshold adopted for residential projects. Therefore, impacts related to operational GHG emissions would be considered less than significant.

Table GHG-2 – Estimated Operational GHG Emissions*

	<i>Emissions with regulations</i>
Subtotal operational	430.70
Subtotal construction (averaged over 30 years)	14.70
Total annual emissions	445

*Source: *Carey Road Senior Living Facility Air Quality and Greenhouse Gas Report, 2017*

Table GHG-3 – Significance of Project GHG Emissions

	Emissions with regulation
Total annual emissions*	445 MTCO _{2e}
SCAQMD draft tier 3/CAP threshold	3,000 MTCO _{2e}
Exceeds Tier 3 threshold	No

*Source: *Carey Road Senior Living Facility Air Quality and Greenhouse Gas Report, 2017*

Since project-related GHG emissions are expected to be significantly below SCAQMD draft tier 3 threshold, project would result in a less than significant impact from emissions of GHGs.

b. Less than significant impact.

AB 32, the California Global Warming Solutions Act of 2006, recognizes that California is the source of substantial amounts of GHG emissions. In order to avert the consequences of global warming, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels, with further reductions to follow.

On September 8, 2016, the Governor signed Senate Bill (SB) 32 to codify the GHG reduction goals of EO B-30-15, requiring the State to reduce GHG emissions by 40 percent below 1990 levels by 2030. AB 197 was signed at the same time and will make sure that the SB 32 goals are met by requiring CARB to provide annual reports of GHGs, criteria pollutants, and TACs by facility, City and subcounty level, and sector for stationary sources and at the County level for mobile sources. SB 350, signed October 7, 2015, is the Clean Energy and Pollution Reduction Act of 2015. SB 350 implements some of the goals of EO B-30-15. The objectives of SB 350 are as follows: (1) To increase, from 33 percent to 50 percent, the procurement of our electricity from renewable sources. (2) To double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation (California Legislative Information 2015).

Cathedral City Climate Action Plan (CAP)

Cathedral City adopted a CAP in November 2013 to establish goals and policies that incorporate environmental responsibility into the daily management of residential, business, building, transportation, municipal, hospitality, recreation, and education. The plan includes development and implementation of policies directed at reducing GHG emissions within the City. The CAP will implement 77 measures in three phases over the course of eight years to reduce GHG emissions to coincide with the State's goal of reducing GHGs within California. The CAP provides a framework for reducing GHG emissions citywide and managing resources to best prepare for a changing climate. The CAP recommends GHG emissions targets that are consistent with the reduction targets of the State of California and presents strategies that will make it possible for the City to meet the recommended targets. The CAP also suggests best practices for implementation and makes recommendations for measuring progress.

Cathedral City's 2010 inventory amounted to 236,863 MT CO₂e of total emissions, which is approximately 53,439 MT CO₂e above the 1990 baseline emissions. Following the state's adopted AB 32 greenhouse gas reduction target, the City has set a goal to reduce emissions back to 1990 levels by 2020. With implementation of the 77 measures, GHG emissions reductions for the City are expected to be in line with those of AB 32.

The CAP does not set a threshold for GHG emissions for private development projects. Although the measures proposed in the CAP for improving a building's energy efficiency were primarily voluntary at the time of adoption of the plan, some of the measures have become requirements. For example, the CAP promoted, but did not require, compliance with the Green Building Standards Code, to achieve greenhouse gas reductions. Subsequently to the CAP adoption by the City, the Title 24 green building standards that went into effect in January 1, 2017 and all new non-residential projects are now required to comply with these standards. Therefore, the project in turn will be consistent with the one of the CAP's primary means of achieving reductions in GHGs for private development. Therefore, implementation of the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. There would be no impact.

Regulatory Requirements

RR 7-1 Design and construction of the proposed project will comply with the Title 24 Energy Efficiency Standards. These standards prescribe required energy efficient measures, including ventilation, insulation, and construction

and the use of energy saving appliances, heating, ventilation and air conditioning systems, water heating, and lighting.

RR 7-2 Design and construction of the proposed project will comply with the Title 24 Green Building Standards (CalGreen Code). These standards prescribe measures for water conservation, building commissioning, clean vehicle parking, and solid waste recycling, among others.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS:				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Setting

The Cathedral City General Plan environmental hazards element states that there are no large industrial or commercial users of hazardous materials in the City, and there are only a few identified hazardous or toxic material generators in the City, including commercial, quasi-industrial, and medical operations that could be associated with accidental spills and illegal dumping. In addition, gasoline stations, auto repair shops, dry cleaners and medical clinics could also contribute to accidental spills and illegal dumping. Underground storage tanks for fuel storage also have the potential to leak and cause hazardous soils and contaminated underground water.

The 4.96-acre project site consists of two parcels of approximately the same size. The western portion of the site, Parcel 2, is vacant and undeveloped but has been highly disturbed by past grading activities. Along the front of Parcel 2 there is a concrete strip of parking and areas of landscaping that include street trees and shrubs. Parcel 1 is occupied by seven buildings that include five bungalows that contain eight units each, a restaurant/kitchen building, and small building on the southeast corner. All of the existing buildings will remain and be remodeled with the exception of the small building on the southeast corner which is slated to be demolished.

The project site is bounded by Carey Road on the south, Jones Road on the east, a private school and single-family residence on the north and residential condominiums on the west. Directly south of the site across Carey Road are several vacant properties.

CHECKLIST REPONSES:

a. **Less than significant impact.** Development of the site and operation of the proposed project is not expected to significantly increase the amount of hazardous waste materials stored, transported, or used on the project site. The project involves the development of a 140-unit senior care facility on a 4.96-acre site with associated parking and infrastructure improvements. As such, this type of use would not be expected to involve routine transport, use or disposal of significant amounts of hazardous materials. The senior care facility may store and use materials such as landscape fertilizers and typical cleaning products in small amounts. The City of Palm Springs has a Household Hazardous Waste Facility that accepts all household hazardous waste from Riverside County residents and these products would be disposed of accordingly.

State law prohibits transportation of more than five gallons or 50 pounds of hazardous waste without a hazardous materials transport license thereby limiting transport of hazardous materials by future residents and employees of the project.

The use and transportation of hazardous materials will be limited due to the nature of the proposed project. Storage, use and disposal of chemicals and similar materials will be subject to the requirements of the Riverside County Environmental Health and Fire Department and other applicable local, state, and federal law. Therefore, the project will result in a less than significant impact resulting from the routine transport,

use, or disposal of hazardous materials on the project site both during construction and after project implementation.

b. & c. Less than significant impact. During construction of the proposed project, petroleum-based fuels and hydraulic fluid will be used by the construction equipment where there is a possibility of accidental release. However, risk from accidental spills would not be significant due to the small volume and low concentration of hazardous materials used during construction. During construction, BMPs will be required to be implemented by the City as well as standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of these substances. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, state, and federal law.

A private school with preschool through eighth grade is located on the property adjacent to the north of the project site. As stated above, any accidental spills would be minimal and required to adhere to standard construction practices. After construction, only typical cleaning products and landscape maintenance chemicals will be used and stored on the site. Therefore, the risk of exposure to hazardous materials by school children would not be significant.

Both asbestos and lead paint have been banned from use in new construction since 1977 and 1978 respectively, with some exceptions. Since the on-site buildings were constructed before 1977, there is potential for asbestos and lead paint to be present. The Environmental Protection Agency categorized asbestos as a hazardous air pollutant.

Asbestos is commonly found in various products including insulation, ceiling and floor tiles, and roof shingles and can be released into the air where it is hazardous to the health of those who breathe it such as demolition crews and persons in adjacent areas. Lead paint is particularly hazardous to children due to its effect on their development. Exposure to lead paint can occur where lead-based paint is deteriorating and during renovation activities that disturb painted surfaces. The proposed renovation and demolition of the existing buildings on the project site has the potential to release these hazardous materials.

Rule 1403 was adopted by the SCAQMD on October 6, 1989 and incorporates the requirements of the federal asbestos requirements found in National Emission Standards for Hazardous Air Pollutants (NESHAP). The EPA delegated responsibility for federal asbestos NESHAP. This rule, in applies to owners and operators of any demolition or renovation activity, and the associated disturbance of asbestos-containing material. Rule 1403 establishes survey, notification, and work practice requirements to prevent asbestos emissions from being released during building renovation and demolition. The City of Cathedral City requires evidence of compliance with SCAQMD Rule 1403 before issuance of permits for demolition or renovation of any buildings that may contain asbestos. A Certified Asbestos Abatement Contractor would have to identify and abate the ACMs in accordance with applicable laws, including Occupational Safety and Health Administration (OSHA) guidelines (RR 8-2).

Lead is a naturally occurring metallic element found in paint; water pipes; solder in plumbing systems; soils around buildings; and structures painted with LBP. Because of its toxic properties, lead is regulated as a hazardous material. Inorganic lead is also regulated as a toxic air contaminant. LBP is identified by OSHA, the USEPA, and the U.S. Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. Demolition of the existing structures on the project site has the potential to release LBP and pose a risk to the demolition crew and persons on site and in adjacent areas if LBP is not properly removed,

handled, and disposed of. Painted surfaces in the existing structures and site improvements shall be evaluated by a Certified Lead Consultant, and any identified LBP would have to be removed, handled, and disposed of in accordance with applicable laws, including OSHA guidelines (RR 8-3). Consistency with regulatory requirements will result in a less than significant impact from asbestos and lead paint.

Although the project has the potential to release asbestos and lead the project during demolition and renovation activities, compliance with SCQAMD Rule 1403 and consistency with regulatory requirements for the removal of lead paint will be required for the project. The Cathedral City requires all persons seeking permits for demolition and renovation show compliance with the requirements of Rule 1403 before the permit is issued and through regular inspections by Building and Safety Department staff, show consistency is being maintained during demolition and renovation activities. Therefore, the project will result in a less than significant impact from the accidental release of hazardous materials into the environmental and within a 1/4 mile of a school.

- d. Less than significant.** A Phase I Environmental Site Assessment (ESA) (Attachment G) was prepared for the project to determine if there are any recognized environmental conditions (REC) associated with the project site. REC is defined as, “the presence or likely presence of any hazardous substance or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.” The ESA included a the results of a records search performed by Environmental Data Resources (EDR) of federal, state and local databases for RECs for the site and surrounding area. In addition, the ESA included a physical survey of the site and surrounding area for hazardous conditions involving leaks, spills, etc.

The project site was not found on any of the lists searched by EDRs. Twenty-four sites were listed in the EDR within the surrounding area, which were reviewed in the ESA. Twelve LUST cases were listed in the EDR Radius Report, of the twelve cases, eleven were Completed – Case closed and one was listed as Pollution Characterization. The closest LUST case is listed as Palm Springs Oil #1 is located at 67460 East Palm Canyon Drive (1000’ to the southwest) and is listed under LUST and HIST CORTESE databases. The status of the LUST is completed – case closed as of 7/15/2016, the potential media affected was soil and the potential contaminants of concern was diesel and gasoline. The ESA determined that “... based on a review of the database listing for this site, the distance to the site and regulatory agency oversight, this site is not anticipated to impact the subject property at this time.”

The physical inspection of the site and historic records did not result in any findings of environmental conditions of concern with respect to location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, the project would not create a significant hazard to the public or the environment. Therefore, the project would not result in any impacts from hazardous materials on the site and surrounding area.

- e. Less than significant impact with mitigation.** The project site is approximately two miles south of the Palm Springs International Airport. The 2004 Riverside County Airport Land Use Compatibility Plan (the Plan) establishes land use policies for development in the vicinity of airports within Riverside County. The Plan policies are applicable to land use compatibility for areas within an airport’s “influence”. The project site is located within the Palm Springs International Airport area of influence. Riverside County Airport Land Use Commission (ALUC) is responsible for reviewing projects for consistency with the Plan for all development projects in Cities without a General Plan Element that is consistent with the Plan. Since Cathedral City’s General Plan has not been revised to be consistent with the Plan, all projects within the City must be

reviewed and approved by ALUC.

On February 8, 2017, ALUC approved the project as consistent with the Palm Springs International Airport Compatibility Plan with conditions of approval. ALUC's conditions of approval are included as mitigation measures HAZ-1 through HAZ-5 as mitigation for the project. Therefore, the project will result in a less than significant impact on people residing or working within the project area due to safety hazards from location within an airport land use plan with implementation of mitigation measures.

- f. **No impact.** There are no private airstrips within the vicinity of the project site; therefore, no impacts would result from the implementation of the proposed project.
- g. **Less than significant impact.** The General Plan Preparedness Element⁸ states that City is a member of the Riverside County Emergency Services Organization and has also developed its own Emergency Operations Plan that would plan for different types of emergencies. Construction of the proposed project may require some temporary work within the public right-of-way. However, any street closures would only include one lane and work in the right-of-way would be required to be reviewed and approved by the City's Public Works Department and alternative routes provided as needed. Fire and Police Department personnel would also be notified of any street closures. In addition, the project must be reviewed by the City's Fire Department before development to ensure proper Fire Department access is provided to the project site and surrounding areas after construction. Therefore, the project would result in a less than significant impact to emergency response or emergency evacuation plans.
- h. **No impact.** The project site is located within an urbanized area and is not near any wildlands. The State of California Department of Forestry and Fire Protection (CDFFP) website provides maps that display areas at high risk for wildlands fires. The project site is not located within or near any areas at high risk for wildlands fires as shown on the CDFFP maps. Therefore, the project would not result in any impacts relating to exposure of people or structures to significant risk from wildlands fires.

Mitigation Measures:

HAZ-1: Any outdoor lighting installed shall be hooded or shielded to prevent either spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

HAZ-2: The following uses shall be prohibited:

- a. Any use that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational light or visual approach slope indicator.
- b. Any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c. Any use that would generate smoke or water vapor or that would attract large concentrations of birds, or that may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sun flower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
- d. Any use that would generate electrical interference that may be detrimental to the operation of aircraft

⁸ City of Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended November 18, 2009

and/or aircraft instrumentation.

HAZ-3: A “Notice of Airport in Vicinity” shall be provided to all potential purchases of the property.

HAZ-4: Any new retention or detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less but not more) and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

HAZ-5: Buildings located on the easterly parcel within Zone D shall not be utilized as skilled nursing or memory care facilities.

Regulatory Requirements:

RR 1. During demolition, construction, and maintenance activities, the Construction Contractor and the Homeowners Association’s maintenance contractor shall comply with existing regulations regarding hazardous material use, storage, disposal, and transport so that no major threats to public health and safety are created. These regulations include the Toxic Substance Control Act, Hazardous Material Transportation Act, Resource Conservation and Recovery Act, California Hazardous Waste Control Act, Certified Unified Program Agency, and California Accidental Release Prevention Program.

RR2. A pre-demolition asbestos survey will be conducted by a Certified Asbestos Consultant and if asbestos is found in the existing structures, demolition will be conducted by a Registered Asbestos Contractor in accordance with the remediation and mitigation procedures established by all federal, State, and local standards, including those of the Federal and State Occupational Safety and Health Administrations (OSHA and CalOSHA) and South Coast Air Quality Management District (SCAQMD) regulations for the excavation, removal, and proper disposal of asbestos containing materials (SCAQMD Regulation X – National Emission Standards For Hazardous Air Pollutants, Subpart M – National Emission Standards For Asbestos). The asbestos-containing materials will be disposed of at a certified asbestos landfill by a Registered Asbestos Contractor. The Registered Asbestos Contractor will also comply with notification and asbestos-removal procedures outlined in SCAQMD Rule 1403 to reduce asbestos-related health risks associated with the disturbance of asbestos containing materials.

RR3 Painted surfaces in the existing structures and site improvements shall be evaluated by a Certified Lead Consultant, and demolition activities shall be conducted in accordance with the requirements of Title 8 of the California Code of Regulations (Section 1532.1), which sets exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to lead. Lead contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provisions of the California Health and Safety Code.

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

flows?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Setting

The project involves construction of a 140-unit continuum-of-care facility that includes independent living, assisted living and memory care. Parcel 2 of the project site is currently vacant, however, it does contain some landscaping and an area of paved parking. Parcel 1 is developed with seven unoccupied buildings that were part of a resort hotel that operated from 1958 until it closed in 2008. The project proposes the renovation of six of the resort hotel buildings, demolition of a single building on Parcel 1 and construction of two new buildings on Parcel 2 that will house the assisted living and memory care units. The project site is relatively flat and is surrounded by single-family residential on the east and west, a private school and single-family residence on the north, and vacant land to the south.

Regulatory Background

The Federal Clean Water Act (CWA) provides the statutory basis for the National Pollutant Discharge Elimination System (NPDES) permit program which controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The CWA allows for the delegation of certain responsibilities of water quality control and water quality planning to the states. California’s Regional Water Quality Control Boards (RWQCB) implement portions of the CWA, such as the NPDES program. The Porter-Cologne Water Quality Control Act establishes the responsibilities and authorities of California’s nine Regional Water Quality Control Boards (RWQCB).

The City of Cathedral City is located in the Colorado River Basin RWQCB, Region 7. The Colorado River Basin Region covers approximately 20,000 square miles in the southeastern portion of California. It includes all of Imperial County and portions of San Bernardino, Riverside, and San Diego Counties. It is bounded on the east by the Colorado River; to the south by the Republic of Mexico; the west by the Laguna, San Jacinto, and San Bernardino Mountain Ranges; and to the north by the New York, Providence, Granite, Old Dad, Bristol, Rodman, and Ord Mountain Ranges. Each regional water quality control board is responsible for preparation of water quality control plans for their region that set water quality standards for surface waters and groundwater. The RWQCB prepares the Water Quality Control Plan that sets the regulatory standards for water quality in the Colorado River Basin.

Local Regulations

Cathedral City has integrated water conservation and irrigation principles into its Design Guidelines. In addition, the City adopted the Water Efficient Landscape Ordinance which adopts by reference CVWD ordinance no. 1302.1. The goal of the ordinance is to preserve water in the region through strict landscape design criteria. All landscape plans for new development must be approved by the CVWD as consistent with the ordinance before installation.

Checklist Responses:

a. & f. Less than significant impact.

Construction Activities The RWQCB regulates discharges of groundwater from construction activities. Short-term construction activities for the project have the potential to impact surface water quality as a result of minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into local storm drains. Storm Water Pollution Prevention Plans (SWPPPs) are a requirement of the National Pollutant Discharge Elimination System (NPDES). A SWPPP addresses all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity and controlled through the implementation of Best Management Practices (BMPs). Before start of construction, the project developer would be required to file a Notice of Intent with the California State Water Quality Control Board which informs the board that the developer has determined their facility is required to prepare a SWPPP and that a SWPPP will be prepared and implemented for the construction phase of the project. As such, the construction of the project will be in compliance with NPDES requirements relating to discharges from construction sites.

Sewer

All new development within Cathedral City is required to connect to the sewer system. The Desert Water Agency (DWA) operates the sewer system whereby project wastewater will be conveyed to a wastewater treatment plant that is operated by the Coachella Valley Water District (CVWD). The DWA and CVWD implement all of the requirements of the RWQCB Water Quality Management Plan as they relate to wastewater discharge and water quality standards. As the project will be required by the City to connect to the sewer system regulated by the DWA and CVWD, the project will be consistent with those water quality standards or waste discharge requirements implemented by the DWA and CVWD.

Water Quality Management Plan

Cathedral City requires the preparation of a Water Quality Management Plan (WQMP) for certain priority projects such as the proposed project. The WQMP is intended to provide information related to the project's generation and mitigation of water quality pollutants and assessment of hydrological impacts. The City requires project developers to submit a project specific WQMP at the time of application for a grading permit. The WQMP contains information related to expected pollutants and hydrology impacts, and must show how the project will comply with the NPDES requirements relating to discharges of Potential Pollutants and Non-Stormwater discharges, and minimization of urban runoff from impacting receiving waters to the Maximum Extent Practicable (MEP).

In summary, the project must comply with all local, state, and regional regulatory standards and permitting requirements regarding water quality and storm water discharge. Before start of construction, the project developer is required to prepare a SWPPP to show how the project will minimize runoff through the use of BMPs. In addition, the developer's project-specific WQMP will ensure compliance with the RWQCB water quality regulations and minimize runoff. The project will also be required to connect to the sanitary sewer system operated by the DWA which operates in compliance with the RWQCB water quality regulations. Therefore, the project would result in a less than significant impact resulting from violation of any water quality standards or waste discharge requirements and from runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff or otherwise degrade water quality.

b. Less than significant impact. The project involves the construction of 140 units in a senior living facility,

parking, and landscaping within the project site. The project would not result in a demand for water that could interfere with groundwater recharge. One of the largest demands for water would come from the installation of landscaping. In 2010, the City adopted the Coachella Valley Water District's (CVWD) Ordinance establishing Landscaping and Irrigation System Design requirements intended to conserve water in the Coachella Valley region through the use of desert landscaping, limited turf areas, and water conservation irrigation techniques. The project landscaping would be required to be consistent with the CVWD landscape ordinance through plan submittal and approval by the CVWD. Onsite buildings would also be constructed pursuant to Title 24 standards which require the implementation of water conservation measures in the construction of new buildings.

Water will be supplied to the site by the Desert Water Agency (DWA). This part of the City is covered by the DWA's Urban Water Management Plan 2010 Update, which is a long-term planning document that helps the DWA plan for current and future water demands. Before approval of the project, the developer/project applicant is required to receive approval from the DWA indicating sufficient water supplies are available for the project's needs in the form of a "Will Serve" letter from the DWA attesting to sufficient water availability for the project. In a letter dated December 21, 2016, the DWA, attests that there is sufficient water supplies available for the project for both normal use and fire protection subject to applicable rules, regulations, ordinances, and orders when the once the DWA required facilities are installed. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and a less than significant impact will result.

- c., d. & e. Less than significant impact.** Short-term construction activities have the potential to impact surface water quality as a result of minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into local storm drains. Post construction, the project would involve the introduction of impervious surfaces on a currently partially unimproved site. As such, the project will result in the increase in surface runoff and some alteration of an existing drainage patterns on the site. There are no streams or rivers on or adjacent to the property.

Activities that have the potential to discharge pollutants into the waters of the United States are regulated under the authority of the federal Clean Water Act's National Pollution Discharge Elimination System (NPDES) permit program. In California, the NPDES permit program is administered through the State Water Boards. Construction-related impacts will be reduced through the implementation of measures to reduce runoff during construction through the implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff.

Cathedral City requires the submittal of a Water Quality Management Plan (WQMP) before construction of projects that meet certain criteria in compliance with the NPDES permit program. Since it meets one of those criteria, the project will be required to prepare a WQMP to show how storm water will be retained on site after construction. A preliminary study was prepared for the project to determine how the project will meet the City's requirements for retaining storm water onsite. The study determined that the project will need to retain post development storm runoff from a 100-year three-hour storm on site. As such, the project includes an underground storm drain system and retention areas throughout the project site that will handle the predicted runoff from a 100-year three-hour storm event. With the implementation of the WQMP, the project will be in compliance with NPDES permit program requirements and result in a less than significant impact from erosion or siltation, flooding and polluted runoff or otherwise degrade water quality.

- g. & h. Less than significant impact with mitigation.** The project involves construction of 140-unit senior living project facility that would provide living accommodations to seniors needing different levels of care, and, as

such, would be considered a residential facility. The majority of the project site is located adjacent to a 100-year flood hazard area. A small portion of the site located at the southeast corner of Parcel 2 is located within a 100-year flood hazard zone. The applicable FIRM shows the project site as located with Flood Zone AO, which FEMA defines as, "Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet." As such the project has the potential to place housing or structures within a 100-year flood hazard area as delineated on a Flood Insurance Rate Map (FIRM).

The Eagle Canyon Dam, which completed construction in 2015, was built to alleviate flooding from Eagle Canyon, a primary drainage point from the south-facing Santa Ana Mountains. This drainage area was the primary source of flooding of the areas downstream area of Eagle Canyon, which includes the portion of the project site. Revisions to the FIRM that would take the project area out of the flood zone are currently in progress with FEMA as a result of construction of the dam, but have not yet been approved. Unless FEMA has approved the FIRM revision taking the project area out of the flood hazard zone before start of construction, the project will be required to comply with mitigation measures HYDRO-1 and HYDRO-2 that will reduce impacts to less than significant.

- i. **Less than significant impact.** The Eagle Canyon Dam is located approximately one mile southeast of the project site at the base of the south-facing Santa Ana Mountains. Therefore, the project site is located in an area where there is some potential for flooding to occur as a result of failure of the dam.

The purpose of the dam project was to alleviate flooding from Eagle Canyon, a primary drainage point from the south-facing Santa Rosa Mountains. The drainage area from Eagle Canyon runoff included a portion of the project site. Construction for the Eagle Canyon Dam was completed in 2015. An EIR was prepared for the proposed dam that analyzed the potential for failure of the dam and resultant downstream flooding. The design of the dam was analyzed by various engineering experts for its potential to fail due to design flaws. Section 3.6-7 of the DEIR states as follows, "The design of the dam was based on discussions with the District and the State Division of Safety of Dams (DSOD). In addition, the design considered the results of the project's hydrology and hydraulic analyses, the interpretation of the foundation conditions, the available borrow materials, the need to control seepage through the foundation, abutments and embankment, and the importance of providing a section which meets commonly accepted static and seismic stability analysis criteria. The dam, the foundation of the dam, and the abutments would be properly designed to be safe under static and earthquake conditions. The slopes of the dam and debris basin would be stable at the end of construction, under full storage, steady seepage conditions, rapid drawdown conditions, and pseudostatic (seismic resistance) conditions." (p. 3.6-27, *DEIR for the Eagle Canyon Dam*) Based on the engineering analysis, it was concluded in the DEIR that no impact would result from dam failure. Therefore, the project would result in a less than significant impact from exposure to people or structures to a significant risk from flooding as a result of failure of a dam.

- j. **Less than significant impact.** Tsunamis are large ocean waves resulting from earthquake or volcanic activity that can have devastating consequences when they reach shore. The project site is located over 75 miles from the Pacific Ocean and is not in an area prone to tsunamis as determined by the California Department of Conservation.

Seiches are seismically induced oscillation of sloshing of water within an enclosed basin such as a reservoir, lakes and harbors. Damage from failure of large bodies of enclosed water may result in inundation of land and structures below them. The risk from seiches on future development can be lessened by design elements for the reservoirs.

The Eagle Canyon Dam located approximately one mile southeast of the project site was completed in September 2015. The dam was constructed to alleviate flooding from Eagle Canyon, a primary drainage point from the south-facing Santa Rosa Mountains. The flood zone area, now protected by the dam, included a portion of the project site. The EIR prepared for the Eagle Canyon Dam analyzed the potential for a seiche produced by an earthquake to impact the areas downstream from the dam. It was found there was some potential for a seiche from an earthquake-induced wave sloshing water over the dam when it was full from a major storm event. The Eagle Canyon Dam DEIR states, "Also, the likelihood that a seismic event will occur when the temporary retention basin is full of water is unlikely. If the two events did occur simultaneously, a seiche could occur within the basin resulting in flooding downstream from the dam, but this is expected to be mitigated by spillway design." (p. 31, *DEIR for the Eagle Canyon Dam and Debris Basin*). Although it is unlikely that an earthquake event and flooding would occur at the same time and result in a seiche, the project was required to incorporate certain design features that will reduce the likeliness that a seiche would result in downstream flooding. Therefore, the project would result in a less than significant impact from a seiche.

Mitigation Measures:

HYDRO-1: If FEMA has not approved the proposed FIRM revisions taking the project site out of the Special Flood Hazard Area (SFHA), the applicant or project developer shall complete the following requirements for Parcel 2:

- a. Provide to FEMA all studies, calculations, plans and other information required to meet FEMA requirements, and obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project. The CLOMR shall be provided to the City Engineer prior to issuance of any permits for grading for the project.
- b. Prior to issuance of a building permit for the project, the applicant/developer shall obtain from FEMA and provide to the City Engineer a Letter of Map Revision (LOMR).

HYDRO-2: Since Parcel 1 of the project site is located in close proximity to the same Special Flood Hazard Area as Parcel 2, the applicant shall show proof acceptable to the City Engineer that parcel is outside of the flood hazard zone.

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

Setting

The project site consists of two adjacent parcels of approximately equal size. The west parcel (Parcel 2) is vacant. The easterly parcel (Parcel 1) is developed with a resort hotel that was in operation from 1958 to 2008. The resort hotel buildings have been unoccupied since 2008.

The project site is surrounded by a private school and single-family residence on the north, residential on the east and west, and vacant land to the south across Carey Road.

CHECKLIST REPONSES:

- a. **No impact.** The project involves construction of a senior living facility that provides varying levels of residential care for the elderly. The project site is surrounded by residential uses on the north, east and west. The undeveloped parcels to the south are zoned for residential development. As such, development of the project is compatible with the surrounding area and would not physically divide an established community.
- b. **Less than significant impact.** The project site and surrounding area are located in the RR (Resort Residential) zoning district which permits a variety of residential uses that include supportive and transitional housing with approval of a conditional use permit. Although not specifically permitted in the RR zone, the proposed senior living facility has been deemed to be a similar use to conditionally permitted transitional and supportive housing. The project includes an application for a conditional use permit to ensure compatibility with surrounding development. The project will require review and approval by the City's Design Review Subcommittee and Planning Commission for consistency with design guidelines and with surrounding development. The project is also consistent with the General Plan land use designation of Resort Residential for the same reasons.

The project is consistent with the following General Plan goals and policies:

"Residential developments of distinctive character that provide a full range of housing types, products and costs to accommodate the needs of existing and future residents." (Goal 2, p. III-16, General Plan Land Use Element)

"In-fill development shall be encouraged on partially built-out subdivided lands, where major investments in streets and infrastructure have already been made, while ensuring the maintenance of the integrity of the neighborhood." (Policy 2, p. III-16, General Plan Land Use Element)

The project is located with Specific Plan 88-30 which primarily includes requirements for street improvements, sewer connection and utility easements. All applicable requirements of the specific plan will be included as conditions of approval for the project.

As such, the project will be compatible with surrounding development and will result in a less than significant impact from any conflicts with the General Plan, Zoning Ordinance, or specific plan.

- c. **No impact.** The City of Cathedral City has adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) which encompasses the Coachella Valley region of Riverside County. The CVMSHCP is a regional conservation plan comprising approximately 1.1 million acres that includes conservation of 240,000 acres of open space and protection of 27 special status plant and animal species. The CVMSHCP currently includes a number of permittees taking part in the plan including nine cities, Riverside County, the Coachella Valley Association of Government, various water districts, and public land agencies.

The purpose of the CVMSHCP is to act as a multi-agency conservation plan to ensure ecological diversity, and preservation of habitat for sensitive species residing in the Coachella Valley. The CVMSHCP establishes certain areas for conservation of covered species and natural communities where development is strictly limited. According to the CVMSHCP Conservation Areas Map, the project site is not within or adjacent to a designated conservation area, as defined in the plan, and will have no impact to conservation areas. Since the site is within the CVMSHCP boundaries, the developer would be required to pay a fee to offset incremental impacts to plants and wildlife protected under the CVMSHCP that may be present on the site. The project will, therefore, not conflict with the provisions of the CVMSHCP and will result in a no impact response.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

General Plan

According to Exhibit IV-10 (Mineral Resources in the Planning Area) the City’s General Plan Environmental Resources Element , the majority of the City including the project site is within Mineral Resource Zone 3 (MRZ-3), which designates areas containing mineral resources where the significance cannot be evaluated from available data. MZ-3 generally refers to areas where development has the ability to determine the presence or amount of mineral resources.

CHECKLIST RESPONSES:

a. & b. No impact. The General Plan Energy and Mineral Resources Element describes sand and gravel, found throughout the valley, as the sole locally important mineral resources. The project site does not have any known mineral resources except for gravel and no mineral production occurs on or adjacent to the project site. Mineral production is not compatible with the project area due to urbanization and location of residential uses adjacent to the project site. Therefore, the project will not result in any adverse impacts to a significant mineral resource.

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

Setting

The project site is surrounded by noise sensitive uses that include residential uses on the east and west, a north and single-family residence on the north. The proposed project involves the development of the site with a senior living facility which will provide various levels of care for those over 55 years of age. The site will be enclosed with a six-foot-high block wall on the west, north and east for privacy and to reduce noise impacts on the site and from emanating off site.

Noise Regulations

- Cathedral City Noise Ordinance (CCMC Chapter 11.96)
- California Noise Insulation Standards (California Administrative Code, Title 25, Chapter 1, Subchapter 1; Adopted February 22, 1974) Article 4. Noise Insulation Standards) regulates interior noise from noise

intensives sources such as high traffic roadways. Hotel rooms are required to meet interior community noise equivalent (CNEL) of 45 dB in any room.

- Riverside County Airport Land Use Compatibility Plan for Palm Springs International Airport

CHECKLIST RESPONSES:

a. & c. Less than significant with mitigation. The City of Cathedral City General Plan Noise Element provides noise standards intended to guide location of future noise generators (p. V-45). Table V-2 of the Noise Element shows established noise levels for land use compatibility for sensitive uses. The standard for maximum outdoor noise in multiple-family residential areas is 55 CNEL (Community Noise Equivalent Level/dBA).

An increase in traffic volume along Carey Road would result from operation of the project which has the potential to increase noise levels in the area. Outdoor recreational amenities proposed for the project may also result in increased noise in the area. The project is not expected to result in significant noise impacts to the surrounding area due to an increase in traffic volume. The traffic report prepared for the project states that the trips expected to be generated by the project operation are less than significant. The increase in traffic is expected to be minor increase in traffic along Carey Road. Noise impacts from on-site outdoor noise will not be significant since the project will be surrounded on the north, east and west by a six-foot-high block wall and the fact that the outdoor recreation areas will be located within the interior of the site where they will be surrounded by buildings, which would block sound emanating from the site.

Construction Noise

Short-term noise impacts on the surrounding sensitive uses would result from project construction where noise is generated by operation of heavy construction equipment. Long-term noise impacts would result from operation of the project. The residences located east of the project site and the private school to the north may be adversely impacted by noise generated by construction and operational activities. Pursuant to the City’s noise ordinance (CCMC CH 11.96.070), construction noise although exempt from the 55 CNEL noise limits is subject to day and time limits. Per the noise ordinance, construction is limited to the following days and hours:

- October 1 through April 30:
 - Monday to Friday 7 a.m. to 5:30 p.m.
 - Saturday 8 a.m. to 5:00 p.m.
 - Sunday no permissible hours
- May 1st through September 30th
 - Monday to Friday 6 a.m. to 7 p.m.
 - Saturday 8 a.m. to 5:00 p.m.
 - Sunday no permissible hours

However, construction noise has the potential to exceed noise standards established by the General Plan. Typical noise levels of construction equipment shown in the following table would exceed the noise levels compatible with sensitive uses established in the General Plan. Mitigation measures N-1 through N-6 will reduce construction noise impacts on adjacent residential during construction to less than significant.

All construction vehicles and equipment will be required to use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and a relatively short period of construction, noise resulting from construction-related activities is not considered

a significant impact with the implementation of mitigation measures N-1 through N-6.

With implementation of mitigation measure N-1 through N-6, the project will result in a less than significant impact resulting from exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance.

- b. Less than significant with mitigation.** During construction, nearby residences have the potential to be exposed to excessive vibration from the use of large bulldozers during construction. No pile drivers will be used during construction of the project. The Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual* (Caltrans 2004) shows the vibration damage threshold for continuous/frequent intermittent sources as 0.25 peak particle velocity (PPV) inches/second for historic and old buildings, 0.3 PPV inches/second for old residential structures, and 0.5 PPV inches/second for new residential structures. The same manual shows vibration annoyance potential criteria to be barely perceptible at 0.01 PPV inches/second, distinctly perceptible at 0.04 PPV inches/second and strongly perceptible at 0.10 PPV inches/second.

The Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual* (Caltrans 2004) shows that a large bulldozer would generate approximately 0.089 PPV inches/second when measured at 25 feet. The closest residences are located approximately 30 feet from the construction boundary and may be subject to a worst-case ground borne vibration of 0.089 PPV inches/second.

Table N-1: Typical Noise Levels of Construction Equipment		
Equipment	Typical Sound Level at 50 feet (dBA)	Exceeds 70 CNEL (Dba) threshold
Air compressors	80 dBA	Yes
Backhoe	80 dBA	Yes
Bulldozer, Concrete mixer, cranes	85 dBA	Yes
Concrete pump	82 dBA	Yes
Dump trucks, tractors	84 dBA	Yes
Excavator, scraper/grader	85 dBA	Yes
Front end loader	80 dBA	Yes
Generators	82 dBA	Yes

Vibration levels associated with construction of the project would be below the damage threshold for new buildings. The use of bulldozers during construction has the potential to produce ground-borne vibration and noise. Although the vibration levels would be distinctly perceptible to nearby residential, ground-borne vibration and noise would be intermittent and temporary. In addition, implementation of mitigation measures N-1 through N-6 will reduce any ground-borne vibration and noise levels to less than significant.

Due to the nature of the proposed, the senior care facility would not be a major sources of ground-borne vibration or noise during operation of the project. Consequently, the project will result in less than significant impact with mitigation from ground-borne vibration or noise with mitigation.

- d. **Less than significant with mitigation.** The project would result in construction-related noise impacts from an increase in ambient noise levels from construction activities. Mitigation measures N-1 through N-7 will reduce temporary increase in ambient noise levels to less than significant. Therefore, the project will not result in substantial temporary or periodic increase in ambient noise levels with the imposition of mitigation measures.
- e. **Less than significant impact.** The project is located within the environs of the Palm Springs International Airport, the closest runway of which is approximately two miles northwest of the project site. As such, the project would be subject to noise from aircraft landing and taking off from the airport. However, the Riverside County Airport Land Use Compatibility Plan for the Palm Springs International Airport shows the project area is located within the 55 CNEL noise contour for both existing and future noise levels. As such, noise impacts from the airport would not exceed the 55 CNEL outdoor limits for multiple-family residential uses established in the General Plan. Therefore, the project would result in a less than significant impact with respect to airport noise.
- f. **No impact.** The project site is not located within the vicinity of a private airstrip. Therefore, the project will have no impact from exposing people residing or working in the project area to excessive noise levels from a private airstrip.

Mitigation Measures:

N-1. During construction of the project, the construction contractor shall limit all construction-related activities to the following hours, in accordance with the Construction Noise Standards set forth in Chapter 11.96 (Noise Control) of the City of Cathedral City Municipal Code:

October 1 through April 30:

- 7:00 a.m. to 5:30 p.m. on Monday through Friday
- 8:30 a.m. to 5:00 p.m. on Saturday
- Construction prohibited at any time on Sunday or a state holiday.

May 1 through September 30:

- 6:00 a.m. to 7:00 p.m. on Monday through Friday
- 8:00 a.m. to 5:00 p.m. on Saturday
- Construction prohibited at any time on Sunday or a State of California holiday.

N-2. Prior to the issuance of the grading permit, the Project Developer shall submit plans and/or contract specifications to the City Engineer that include noise reduction measures to be implemented during demolition and construction activities, as feasible, including the following:

Construction equipment will use available noise suppression devices and properly maintained mufflers. Construction noise shall be reduced by using quiet or “new technology”, equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.

N-3. During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.

N-4. The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the project site during all project

construction.

- N-5.** Stationary noise sources shall be located as far from sensitive receptors as possible, and shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.
- N-6.** Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.

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

Setting

Census data estimates that the July 1, 2015 population of Cathedral City would be 53,826 persons. (<https://www.census.gov/quickfacts/table/PST045216/0612048,00>) The City’s General Plan estimates that at the time of build-out, the population will have 39,982 dwelling units and a permanent population of up to 121,145. The proposed project will increase the population by approximately 195 people residing at the senior living facility.

CHECKLIST RESPONSES:

- a. **Less than significant impact.** The project consists of the construction of a 140-unit senior living facility on a 4.96-acre site, which would increase the City’s population by 0.36% over the 2015 estimate. The project site is an infill property and infrastructure to the site mostly exists. Sewer will need to be extended from Cree Road to the property and Carey Road will be required to be improved along the project site frontage, which may facilitate development of the vacant property to the south to some extent. However, no new roads are proposed as part of the project and, except for the sewer line, utilities area existing. The increase in population resulting from the project would be minor. Therefore, the project would result in less than significant impact resulting from population growth that would either directly or indirectly caused by the project.

- b. & c. **No impact.** The project involves the construction of a 140-unit senior living facility on the project site. Currently, the project site is only partially developed. The westerly parcel is vacant and the easterly parcel is occupied by a resort hotel that is no longer in operation. Therefore, the development of the project will not result in the removal of housing or the displacement of people that would necessitate the construction of housing elsewhere.

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

CHECKLIST RESPONSES:

- a. **Less than significant impact.** The City of Cathedral City operates its own fire and emergency services from three stations located within the City. The City also has its own police force that operates out of the Civic Center. The project involves construction of a 140-unit senior living facility on a partially vacant site that would result in a minor increase in the need for police and fire services. The current General Plan (2002, updated 2009) indicates that the existing ratios of firefighters and police to number of residents, (1.0 firefighters to 1,000 residents and 1.5 officers to 1,000 residents respectively) is adequate. The proposed project would not significantly affect those ratios. The project site is an infill site currently served by the City’s Police and Fire Departments. Therefore, the project will result in a less than significant impact on fire and police protection services.

- b. **Less than significant impact.** The Palm Springs Unified School District (PSUSD) provides kindergarten through 12th grade educational services and facilities to the City of Cathedral City. The project does not involve the construction of residential uses that would directly increase the student population. The PSUSD requires payment of fees to offset impacts from commercial and residential development on schools. However, commercial rates are lower than residential due to a smaller impact on school facilities. Development of the project would not result in additional housing that may negatively impact existing school facilities, and payment of school fees would offset any secondary impacts. Therefore, the project will result in a less than significant impact on schools.

- c. **Less than significant impact.** The General Plan goal is a minimum of three acres per one thousand population. As of the 2009 General Plan update, the City does not have sufficient park space available for its current (2001) population. The project may result in a small increase in use of nearby city parks. However, the project site is close to the Santa Rosa and San Jacinto National Monument that encompasses over 280,000 acres and includes extensive recreational opportunities. In addition, the project will include over 12,000 square feet of outside open space that will include recreational facilities appropriate for seniors in different living situations. Therefore, the project will result in a less than significant impact on parks within the project vicinity.

- d. **Less than significant impact.** Development of the proposed project is consistent with the Resort Residential land use designation, the General Plan and Zoning Ordinance. The project is an infill site that has existing infrastructure and public services. Therefore, the project will result in a less than significant impact on other public facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

Setting

The proposed 140-unit senior living facility will provide extensive outdoor recreation facilities on the site. The independent living portion of the facility to be located on Parcel 1 will provide a swimming pool, putting green, spa, and ball courts as well as interior recreational facilities. The residents on Parcel 2 will also be able to access the recreational facilities on Parcel 1. On Parcel 2, the assisted living facility and the memory care facility will both have interior recreational facilities as well as separate large outdoor courtyard for residents.

CHECKLIST RESPONSES:

- a. **Less than significant impact.** Construction of the project may temporarily increase demands on nearby recreational facilities by workers. Since the project will provide approximately 12,000-square-foot of outdoor areas on-site, the project would result in fewer impacts on neighborhood parks in the area during operation. Other than City parks, there are large national parks in the project vicinity that include the Santa Rosa and San Jacinto Mountain National Monument located just south of the project site. Although the project could result in a minor increase in the use of the nearby parks, it would not cause substantial deterioration of these facilities due to the on-site recreational facilities and the relatively small increase in the population of the area. Therefore, the project will result in a less than significant impact on nearby recreational facilities.
- b. **Less than significant impact.** The project proposes approximately 12,000-square-foot of outdoor recreational areas on the project site. Environmental impacts resulting from the construction and long-term use of the landscape and hardscape areas would be minor in nature. Therefore, the project will result in a less than significant impact from construction of recreational facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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XVI. TRANSPORTATION/TRAFFIC: Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle

paths, and mass transit?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Background

A trip generation and parking analysis was prepared for the project to determine the future project trips that would be added to the surrounding street network and whether the number of trips would negatively impact the surrounding street network. The report is provided in Attachment E of this document. This section provides a summary of the findings in the report.

The trip generation analysis in the traffic report employed two uses in the ITE that were similar those proposed for the project. The ITE “Congregate Care Facility” was used to calculate the trip generation rates for the independent living portion of the project and the ITE “Assisted Living facilities” category was used to calculate trip generation for both the assisted living and memory care units. The trip generation rates were used to determine weekday a.m. and p.m. peak-hour trips that would be generated by the project.

The City of Cathedral City has established Level of Service (LOS) D as the city-wide target for the maximum allowable threshold for the operation of intersections. Therefore, both LOS E and F are considered unacceptable levels of operation of intersections.

CHECKLIST RESPONSES:

a. Less than significant impact.

The results of the project trip generation analysis prepared for the project are summarized in Table T-1.

Table T-1: ITE Weekly Trip Generation Rates and Calculations*

Land use	ITE Code	Variable	Average weekday	AM peak hour			PM peak hours		
				In	Out	Total	In	Out	Total
Trip generation rates									
Congregate care facility	253	Du	2.02	59%	41%	0.06	55%	45%	0.17
Assisted living	254	Bd	2.66	65%	35%	0.14	44%	56%	0.22
Trip generation summary									
Proposed:									
Congregate care facility		68 du	137	2	2	4	7	5	12
Assisted living		116 bd	309	10	6	16	11	15	26
Project trips			446	12	8	20	18	20	38
Notes: 1) Per current ITE <i>Trip Generation 9th Edition</i> 2) For assisted living considered 44 units with 2 beds and 28 units with one bed for a total of 116 beds. Bd = beds Du = dwelling unit									

*Table 1, Cathedral City Senior Living Trip Generation and Parking Analysis, 1/3/2017

The total projected traffic that would be generated by the project is 20 trips during the a.m. peak hour and 38 trips during the pm peak hour.

The City of Cathedral City requires that projects prepare traffic impact analysis (TIA) in accordance with the Riverside County Traffic Impact Analysis Preparation Guide. The guide exempts certain projects from preparation of a TIA. Since the project would not add 50 or more peak hour trips, the project was found to be exempt from further traffic impact analysis and preparation of a TIA. As such, the project would generate only a minor amount of traffic during peak hours. As such, it can be concluded that the project would not generate any traffic impacts to the surrounding street network and, consequently, would not result in surrounding intersections to fall below LOS D. Therefore, the project would result in a less than significant impact from on traffic in the surrounding street network or unacceptable LOS.

- b. No impact.** Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation and air quality. In its role as Riverside County’s Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county’s CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs within its region are consistent with the Regional Transportation Plan. RCTC’s current CMP was adopted in December 2011.

The RCTC does not require Traffic Impact Assessments for development proposals. However, local agencies are required to maintain minimum level of service (LOS) thresholds included in their respective general plans.

Therefore, Traffic Impact Assessments on developments are required by the local agencies. Local agencies whose development impacts cause the LOS on a non-exempt segment to fall to “F” must prepare deficiency plans. These plans outline specific mitigation measures and a schedule for mitigating the deficiency. The traffic study (Appendix E) prepared for the project found that the project would result in less than 50 peak hour trips per day and thus would not result in any negative impacts to the surrounding streets. Therefore, it may be concluded that the surrounding intersections would not fall below LOS D as a result of traffic generated by the project. Therefore, the project would not result in any impacts resulting from a conflict with the regional Congestion Management Plan.

- c. **No impact.** The project involves the construction of a 140-unit senior living facility on an approximately five-acre site. As such, it may result in a minor increase in population from people moving into the units from outside the City. However, any increase in travelers using the local airport would be minor, and would not cause a significant increase in air traffic levels. In addition, the project site is located over two miles south of the Palm Springs International Airport. The project site is located within Zone E on Table 2A: Basic Compatibility Criteria of the Riverside County Airport Land Use Compatibility Plan Policy Document, which provides land-use policies for development in the Palm Springs International Airport vicinity. The proposed project would not exceed the plan’s height limit and is consistent with the land use restrictions for Zone E. There are no private airstrips within the project vicinity. Therefore, the project would have no impact on air traffic patterns.
- d. **Less than significant impact.** Primary vehicular access to the project site will be from the main entrance on Carey Road and secondary access from the westerly driveway on Carey Road. The driveways would not create hazards whereby traffic from the project would be impacted since the project would only generate a minor increase in peak hours trips (See traffic analysis in Attachment E).

During construction of the project, there may be temporary detours, lane closures and off-road construction equipment that may pose a temporary hazard. A traffic control plan is required to be submitted to the City that will assure that any delays, lane closures or traffic rerouting are minimized. Construction equipment will be stored in a staging area onsite and set back from the existing streets so as to avoid incompatibility or reduced visibility. Therefore, potential hazards associated with incompatible design features will be less than significant with implementation of mitigation measures.

- e. **Less than significant impact.** The project would be required to meet all emergency access requirements of the Cathedral City Fire Department. The site plan has been reviewed and tentatively approved by the Fire Department for consistency with their requirements and conditions of approval.

The City also requires that emergency access be provided during construction activities and notification of emergency services including Police and Fire Department of lane closures. As such, the project will result in a less than significant impact from inadequate emergency access.

- f. **Less than significant impact.** The project includes the construction of sidewalks along Carey Road. The installation of sidewalks and on-site walkways will improve pedestrian access to and from the project site.

The City of Cathedral City adopted the Coachella Valley Association of Government Non-Motorized Transportation Plan Update in 2010 which includes an existing and proposed bike paths and bike facilities plan for the City of Cathedral City. The plan serves as the basis for master planning of these facilities within the City and the Coachella Valley region. The closest bike path is one proposed along East Palm Canyon Drive approximately one-quarter mile south of the project site. There are no proposed or existing bike paths

adjacent to or in the immediate vicinity of the project site. Therefore, the project would not conflict with the bike paths or facilities plan and would not decrease the performance of such plan.

Sunline Transit operates transit bus service within the City. The closest bus stop for the project site is located on East Palm Canyon Drive approximately 0.25 mile to the south. Sunline Transit also provides paratransit services to people with disabilities who cannot ride the regular bus. The project will result in a relatively minor increase in use of transit services since the project is located within 1/4 mile of a Sunline Transit stop on East Palm Canyon Drive.

Therefore, the project will result in a less than significant impact due to a conflict with adopted policies, plans or programs relating to transit, bicycle or pedestrian facilities.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. 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:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Regulatory Setting:

California Register of Historical Resources

In assessing whether a resource is significant, both the California Public Resources Code (PRC) and CEQA were consulted. Pursuant to PRC section 5020.1(j), a "historical resource" includes, but is not limited to, any object,

building, site, area, place, record, or manuscript that is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

CEQA defines historical resources as those resources listed or eligible for listing on the California Register of Historical Resources, listed on a local register of historical resources, or those that have been determined by the Lead Agency to meet the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code section 5024.1, Title 14, CCR, Section 4852). For CEQA purposes, a historical resource is any building, site, structure, object, or historic district listed in or eligible for listing in CRHR. A resource is eligible for listing in the CRHR if it meets one or more of the following criteria:

- a. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- b. Is associated with the lives of persons important in our past.
- c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- d. Has yielded, or may be likely to yield, information important in prehistory or history [PRC 5024.1(c)].

An archaeological resource not listed or found ineligible for listing on a historical register may also be considered significant if it is an archaeological artifact, object or site that meets the CEQA definition of “unique archaeological resource.” A unique archaeological resource means: 1) one that contributes to a body of knowledge; 2) is the oldest or best of its type; or 3) is associated with a prehistoric or historic event.

AB 52

AB 52, which went into effect on July 1, 2015, requires a lead agency to consider a project’s impacts on “Tribal Cultural Resources” (TCRs). TCRs are defined in Public Resources Code § 21074 as follows:

- (a) "Tribal cultural resources" are either of the following:
 - (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
 - (2) 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 of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- (b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- (c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

AB 52 establishes a consultation process between a Lead Agency and California Native American tribes as part of the CEQA process. Lead agencies must consult with tribes regarding potential tribal cultural resources (TCRs) in the project vicinity, potential impacts to TCRs, project alternatives, and the type of environmental document that

should be prepared. Native American tribes must initiate contact with lead agencies to request to be notified of projects in areas in which the tribe is traditionally affiliated.

a) i & ii) No impact. The project site has been developed with a resort hotel on the eastern half and has had been significantly disturbed from grading on the western half. The cultural resources prepared for the project site found that no significant cultural resources were present on the site. The NAHC sacred lands files search did not indicate the presence of any Native American traditional cultural properties on the project site and within the immediate surrounding area.

Tribal consultation was conducted in accordance with AB 52 and six tribes were contacted. In a response letter dated March 27, 2017, a representative of the Agua Caliente Band of Cahuilla Indians (ACBCI) indicated that the project site is located within its area of TTUA and requested copies of the cultural resources survey be sent to them. In their letter of March 28, 2017, the Twenty-Nine Palm Band of Mission Indians stated that it does not have records of any tribal cultural resources in the project area, but stated since the project is near a Chemehuevi Traditional Use Area, there was the potential for inadvertent discoveries. Both tribes requested copies of the cultural resources assessment. However, due to the fact that there is no evidence of any tribal cultural resources on the project site or within the surrounding area, the project would have no impact on tribal cultural resources that meet the criteria for listing on the California Register of Historic Places or otherwise considered to be significant pursuant to criteria in subdivision (c) of PRC section 5024.1.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

needed?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Background and Setting

Wastewater

The City requires all new development connect to a citywide sewer system. Although the resort hotel located on the project site was serviced by a septic system, the project will be required to connect to the citywide sewer system.

Solid Waste

Checklist Responses:

a., b. & e. Less than significant impact. The Desert Water Agency (DWA) and Coachella Valley Water District (CVWD) provide wastewater collection and treatment services to the project site. DWA and CVWD implement all the requirements of the Colorado River Basin Regional Water Quality Control Board as they relate to wastewater discharge requirements and water quality standards.

Implementation of the proposed project would result in an increased demand for wastewater services. Increases in demand for wastewater service can result in the exceedance of the wastewater treatment plant's wastewater treatment requirements, as well as the need for new wastewater treatment and collection/conveyance facilities or expansion of existing facilities.

The project will be required to connect to the existing sanitary sewer system, operated and maintained by DWA. DWA's wastewater collection system utilizes sewer mains ranging in size from 8 to 18 inches in diameter.⁹ Wastewater is conveyed through sewer lines ranging from 4 to 24 inches in diameter. DWA does not operate a wastewater treatment plant, but instead its wastewater collection system connects to the CVWD sewer system whereby wastewater is transported to the Cook Street Wastewater Reclamation Plant (WRP-10).

The Cook Street Wastewater Reclamation Plant (WRP-10) currently has a capacity of 20 million gallons per day¹⁰ (mgd) and consists of an activated sludge treatment plant, a tertiary wastewater treatment plant, a lined holding basin, 6 storage basins and 21 infiltration basins (CVWD 2010 UWMP). WRP-10 has a designed capacity of 18 mgd and treats an annual average daily flow of 10.8 mgd from the activated sludge plant.

⁹ P. VI-3, Water, Sewer & Utilities Element, Cathedral City Comprehensive General Plan, adopted Sept. 31, 2002, as amended Nov. 18, 2009

¹⁰ P. VI-3, Cathedral City Comprehensive General Plan, adopted July 31, 2002, amended Nov. 18, 2009.

Therefore, the proposed project will be adequately served by existing wastewater treatment plants and construction or expansion of additional wastewater treatment facilities will not be required.

Given that adequate wastewater treatment and collection/conveyance infrastructure and capacity would be provided to the project from existing infrastructure, the project would not result in the need for new or expanded wastewater collection or treatment facilities. The development of the project would connect to existing sewer system by extension of the existing sewer main and adequate sewer collection facilities exist to serve the proposed project. Therefore, the project would result in a less than significant impacts resulting from exceeding wastewater treatment requirements of the Colorado River Basin Regional Water Quality Control Board, or require new construction of wastewater treatment facility or expansion of existing facilities.

- c. **Less than significant impact.** Construction of the project would increase the amount of impervious surfaces compared to existing conditions. Existing stormdrain facilities include the City's primary drainage facility, the Whitewater River Stormwater Channel with a capacity of 40,000 AFY (CVWD 2010 UWMP). The Whitewater River Stormwater Channel extends from Vista Chino, southeast to East Palm Canyon Drive. Dikes, levees, and detention/retention basins have been constructed to manage community and regional drainage systems in the City.

The project would be required to prepare and submit a WQMP to the City before issuance of construction permits to show compliance with the NPDES permit program. As part of the WQMP, the project would also be required to show how stormwater will be retained on site after construction. To comply, the project design includes an underground storm drain system and retention areas on the project site that are expected to handle the required predicted runoff.

With the planned use of stormwater detention facilities on site, the overall volume would be minor. Given the minor increase in overall runoff volume and the construction of on-site water retention basins, the amount of stormwater resulting from the project would be negligible and would not require expansion of stormwater facilities. Therefore the project will not result any impacts from construction or expansion of stormwater drainage facilities.

- d. **Less than significant impact.** The proposed project will be served by DWA for domestic water. In a letter dated December 21, 2016, the DWA attests that there is sufficient water supplies available for the project for both normal use and fire protection subject to applicable rules, regulations, ordinances, and orders when the once the DWA required facilities are installed.

One of the largest demands for water would come from the installation of landscaping. In 2010, the City adopted the Coachella Valley Water District's Ordinance establishing Landscaping and Irrigation System Design requirements intended to conserve water in the Coachella Valley region with desert landscaping, limiting turf areas, and water conservation irrigation techniques. The project landscaping would be required by the Coachella Valley Water District Ordinance 1302 to be consistent with the ordinance's landscape design criteria through plan submittal and approval by the CVWD before issuance of water meters for the project.

Onsite buildings would also be constructed pursuant to Title 24 standards that require the implementation of water conservation measures in the construction of new buildings. Therefore, water demands from the project would be further reduced.

Water will be supplied to the site by the DWA. The City is covered by the DWA's Urban Water Management Plan 2010 Update, which is a long-term planning document that helps the DWA plan for current and future water demands. Before approval of the project, the developer/project applicant is required to receive approval from the DWA indicating sufficient water supplies are available for the project's needs. The project applicant has provided a letter, dated June 6, 2014, from DWA acknowledging that sufficient water supplies

are available to meet the project demand. Therefore, the project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

f. & g. Less than significant impact. The project involves construction of a 140-unit senior living facility, and consequently will result in a need for solid waste disposal. Burrtec Waste Industries provides solid waste collection and disposal services to the City of Cathedral City through an exclusive franchise agreement and is required to meet all local, state and federal standards for solid waste disposal. Solid wastes are brought to the Edom Hill Transfer Station in Cathedral City; and to the Lamb Canyon Sanitary Landfill in Beaumont. According to California Department of Resources Recycling and Recovery (CalRecycle), the Lamb Canyon Landfill has sufficient remaining capacity to accept solid waste from the areas served until April 1, 2029.

California Assembly Bill 939 (AB 939) was signed into law on September 29, 1989. AB 939 established an integrated waste management hierarchy that included source reduction, recycling and composting and environmentally safe transformation and land disposal of solid wastes. AB 939 requires that California cities prepare a SRRE (Source Reduction Recycling Element) report which shows how they will divert 50% of their jurisdiction's waste stream from landfill disposal each year. Cathedral City has implemented a number of diversion programs that have resulted in the City consistently surpassing the 50% goal.

Demolition and construction activities for the project would generate solid wastes requiring disposal at area landfills. The California Green Building Standards (CalGreen) Code requires that at least 50 percent of non-hazardous construction and demolition debris be recycled or salvaged. Thus, the contractor would have to recycle at least 50 percent of demolition and construction debris. With compliance with this regulation, the project would result in the temporary and decreased generation of construction and demolition wastes that would require final disposal.

There is available capacity at the Lamb Canyon Sanitary Landfill to dispose of the construction and demolition wastes and long-term waste generation from the project. The Lamb Canyon Sanitary Landfill had 19.2 million cubic yards of remaining capacity in 2015 and the Badlands Landfill had 15.7 million cubic yards of remaining capacity in 2015. The project applicant will be required to obtain approval for solid waste services from Burrtec for the project indicating that there is sufficient capacity in area landfills to accept solid waste from the project.

The project will be served by a landfill with sufficient capacity to accommodate the project's solid waste. Compliance with the Green Building Standards for recycling of solid waste will be required for the project. In addition, there is sufficient capacity in the area landfills to accommodate solid waste generated by both construction and operation of the project. Therefore the project will result in a less than significant impact with regards to solid waste.

RR As required by the California Green Building Standards (CalGreen) Code, the contractor will implement a Construction Waste Management Plan that will recycle and/or salvage at least 50 percent of the estimated volume or weight of all nonhazardous construction and demolition wastes. Any salvageable and designated recyclable and reusable materials in structures planned for demolition will be made available for deconstruction, salvage, and recovery prior to demolition.

Standard conditions of approval placed on all new development project to encourage recycling of waste material:

- A. All new large-scale development shall establish recycling programs as part of the planning process. Programs shall include recycling provision for residences as well as commercial establishments. (Standard Condition of Approval)
- B. Recycling provision for commercial and business establishments should include separate recycling bins for

various items, such as paper, glass, cardboard, and aluminum cans. (Standard Condition of Approval)

- C. The City shall assure that all hazardous materials, whether from construction of the operation of land uses within the planning area, are handled stored and/disposed of according to all existing laws and standard as the time the activity takes plans. (Standard Condition of Approval)

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Less than significant with mitigation

Biological resources

The project site has sandy soils, and minimal vegetation, and has been graded. The eastern half of the site was developed with a resort hotel that was in operation from 1958 to 2008. The western half is vacant but has been highly disturbed from grading activities and construction of concrete parking along Carey Road. Although, the project site has been graded and is surrounded by urban development on three sides, there is some potential for burrowing owls, and other migrating birds covered by the Migratory Bird Treaty Act, to enter the site in the future. The project will require that a burrowing owl survey be conducted no more than

five days before start of construction to further ensure that no burrowing owls have taken up residence on the site. In addition, the project will also require a nesting survey (BIO-2) if construction is to occur during the MBTA nesting cycle (February 1-September 30) not more than 14 days before start of construction.

With the implementation of mitigation for the burrowing owl and migrating birds, development of the site will not threaten to eliminate a plant or animal species or reduce the number or restrict the range of rare or endangered plant or animal species.

Cultural Resources

The Parcel 1 of the project is occupied by seven buildings that were part of a resort hotel that was built in 1958. The buildings were reviewed to determine whether they would meet the criteria for listing on the California Register of Historic Resources. Due to the amount of alterations, the structures were found to not meet any of the criteria for listing and, thus, are not considered historic resources with respect to CEQA. No archaeological resources were found on the site. However, there is a remote possibility that archaeological resources and tribal cultural resources may be uncovered during site disturbance activities. Accordingly, the project would be required to implement and comply with mitigation measures CR-1 through CR-2. Implementation of this mitigation measure will reduce the impact from potential discovery of subsurface cultural resources to less than significant.

- b. Less than significant impact.** The project is consistent with the City's General Plan land use designation and the City's long-range plan for future development for the project area. Public utility providers will be capable of serving the project with existing facilities. Potential environmental impacts are expected to remain at levels below significance and long-term environmental goals are not expected to be adversely impacted by the project. Impacts from the project will not be cumulatively significant.
- c. Less than significant with mitigation.** As demonstrated in this analysis, the project may result in impacts associated with construction noise, geology and soils, flooding, and location within an airport land use plan. Implementation of the project will require mitigation measures that will reduce construction noise to less than significant. Construction noise impacts will be reduced to less than significant with implementation of mitigation measures N-1 through N-6. The project site is partially located within a flood hazard area that may expose people to flooding. Flooding hazards will be reduced to less than significant will implementation of mitigation measures HYDRO-1 and HYDRO-2. Geological impacts resulting from earthquakes will be mitigated with implementation of mitigation measures GEO-1 and GEO-2. Project impacts form location within an airport land use plan will be mitigation with implementation of HAZ-1 through HAZ-5.

All other impacts on humans resulting from the project are expected to be less than significant either directly or indirectly.

CHAPTER 3 – Mitigation Monitoring and Reporting Program (MMRP)

Mitigation measures are included within each section of the initial study checklist and are provided below. The Mitigation Monitoring Program outlines the potential impacts and mitigation measures of the proposed project, and assigns responsibility for the oversight of each mitigation measure. This Table shall be included in all bid documents and included as a part of the project development.

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
Biological	BIO-1. Before issuance of any building permit for the project, a pre-construction survey shall be conducted for the burrowing owl no more than five days before any ground disturbing activities using the proper USFWS and CDFW protocols. The survey shall be conducted as close to the actual construction initiation date as possible. If evidence of the burrowing owl or desert tortoise is found on the site, then the developer shall follow the recommendations of an experienced burrowing owl biologist, hired by the City at the developer's expense, on the find before restarting the ground-disturbing activities. Evidence of the completed surveys shall be submitted to the City Planner before grading permit issuance.	City Planner Biologist	Not more than five days before start of construction / before building permit issuance	Less than significant
	BIO-2. If construction is to occur during the MBTA nesting cycle (February 1-September 30), a nesting bird survey shall be conducted by a qualified biologist, contracted by the applicant or City and paid by the applicant, not more than 14 days before start of ground-disturbing activities. Disturbances that cause nest abandonment and/or loss of reproductive effort (e.g. killing or abandonment of eggs or young) may be considered take and is potentially punishable by fines or imprisonment. Active bird nests shall be mapped utilizing a hand-held global positioning system (GPS) and a 300' buffer shall be flagged around the nest (500' buffer for raptor nests). Construction shall not be permitted within the buffer areas while the nest continues to be active (eggs, chicks, etc.). Results of the survey shall be submitted to the City Planner before issuance of building permits.	City Planner Biologist	Not more than 14 days before start of construction / before issuance of building permits	Less than significant

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
Cultural Resources	CR-1 If during the course of excavation, grading or construction, artifacts or other archaeological resources are discovered, all work in the immediate area of the find shall be halted and the applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the expense of, the applicant to identify the find and propose mitigation if the resource is culturally significant. Work shall resume after consultation with the City of Cathedral City and implementation of the recommendations of the archaeologist. If archaeological resources are discovered, the archaeologist will be required to provide copies of any studies or reports to the Eastern Information Center for the State of California located at the University of California Riverside and the Agua Caliente Tribal Historic Preservation Office (THPO) for permanent inclusion in the Agua Caliente Cultural Register.	City Planner Archaeologist	During construction activities	Less than significant
	CR-2 If any cultural resources are uncovered during site disturbing activities, a tribal representative shall also be contacted and consulted regarding the find. If the resource is found to be significant, the archeologist in consultation with the appropriate tribal representative, and City representative shall confer with regard to mitigation.	City Planner Tribal representative	During exaction/ construction activities	Less than significant
Geology	GEO-1: Before issuance of building permits, the project applicant shall submit plans to the City Engineer for review and approval demonstrating project compliance with the most recent California Building Code seismic requirements and the recommendations of the <i>Geotechnical Report</i> for the project. All soil engineering recommendations and structural foundations shall be designed by a licensed professional engineer. The approved plans shall be incorporated into the proposed project. All on-site engineering activities shall be conducted under the supervision of a licensed geotechnical engineer.	City Engineer	Before issuance of building permits	Less than significant
	GEO-2: Before start of construction, all remnants from the septic system from the previous	City Engineer	Before start of	Less than significant

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
	residential occupancy, including septic tanks, cesspools, leach lines or seepage pits, and associated piping systems, shall be abandoned in accordance with the project geotechnical engineer, Phase I study recommendations, all City and Riverside County requirements and Riverside County Department of Environmental Health. Proof of abandonment shall be submitted to the City before issuance of building permits for the project.		construction	
Hazards and Hazardous Materials	HAZ-1: Any outdoor lighting installed shall be hooded or shielded to prevent either spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.	Building Official		
	<p>HAZ-2: The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Any use that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational light or visual approach slop indicator. b. Any use that would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. c. Any use that would generate smoke or water vapor or that would attract large concentrations of birds, or that may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sun flower, and row crops, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, and construction and demolition debris facilities.) d. Any use that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft 	Planning Manager	Before issuance of building permits	Less than significant

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
	instrumentation.			
	HAZ-3: A "Notice of Airport in Vicinity" shall be provided to all potential purchases of the property.	Applicant Planning Manager	During construction	Less than significant
	HAZ-4: Any new retention or detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less but not more) and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.	City Engineer	Before issuance of building permits	Less than significant
	HAZ-5: Buildings located on the easterly parcel within Zone D shall not be utilized as skilled nursing or memory care facilities.	Planning Manager	On-going	Less than significant
Hydrology and Water Quality	<p>HYDRO-1: If FEMA has not approved the proposed FIRM revisions taking the project site out of the Special Flood Hazard Area (SFHA), the applicant or project developer shall complete the following requirements for Parcel 2:</p> <ol style="list-style-type: none"> Provide to FEMA all studies, calculations, plans and other information required to meet FEMA requirements, and obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project. The CLOMR shall be provided to the City Engineer prior to issuance of any permits for grading for the project. Prior to issuance of a building permit for the project, the applicant/developer shall obtain from FEMA and provide to the City Engineer a Letter of Map Revision (LOMR). 	City Engineer	Before building permit issuance	Less than significant
	HYDRO-2: Since Parcel 1 of the project site is located in close proximity to the same Special Flood Hazard Area as Parcel 2, the applicant shall show proof acceptable to the City Engineer that parcel is outside of the flood hazard zone.	City Engineer	Before building permit issuance	Less than significant

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
Noise	N-1. Construction equipment and construction-related traffic shall enter and leave the site from the either the East Palm Canyon Drive or Van Fleet Avenue entrances whenever possible.	Developer City Engineer	Before issuance of grading permits	Less than significant
	N-2. During construction of the project, the construction contractor shall limit all construction-related activities to the following hours, in accordance with the Construction Noise Standards set forth in Chapter 11.96 (Noise Control) of the City of Cathedral City Municipal Code: October 1 through April 30: <ul style="list-style-type: none"> • 7:00 a.m. to 5:30 p.m. on Monday through Friday • 8:30 a.m. to 5:00 p.m. on Saturday Construction prohibited at any time on Sunday or a state holiday. May 1 through September 30: <ul style="list-style-type: none"> • 6:00 a.m. to 7:00 p.m. on Monday through Friday • 8:00 a.m. to 5:00 p.m. on Saturday Construction prohibited at any time on Sunday or a State of California holiday.	City Code Compliance	During construction	Less than significant
	N-3. Construction equipment will use available noise suppression devices and properly maintained mufflers. Construction noise shall be reduced by using quiet or “new technology”, equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.	Developer City staff	During construction	Less than significant
	N-4. During all site preparation, grading and construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.	Developer City staff	During construction	Less than significant
	N-5. The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and	Developer City staff	During construction	Less than significant

Section	Mitigation Measure	Monitoring responsibility	Timing	Impact after mitigation
	noise-sensitive receptors nearest the project site during all project construction.			
	N-6. Stationary noise sources shall be located as far from sensitive receptors as possible, and shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.	Developer City staff	During construction	Less than significant
	N-7. Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure any openings where pipes, hoses or cables penetrate the enclosure structure.	Developer City staff	During construction	Less than significant

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<http://frap.fire.ca.gov/projects/hazard/fhz>

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https://www.parks.ca.gov/?page_id=636

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http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

Cal Recycle, Facility/Site Summary Details: Lamb Canyon Sanitary Landfill (33-AA-0007), retrieved from URL <http://www.calrecycle.ca.gov/SWFacilities/>

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Peninsula Desert Bighorn Sheep: <https://www.wildlife.ca.gov/Conservation/Mammals/Bighorn-Sheep/Desert/Peninsular/Range>

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Riverside County General Plan, adopted 2003, as updated through 2012

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APPENDICES:

- A – Habitat Assessment
- B – Air Quality and Greenhouse Gas Impact Analysis
- C – Historical/Archaeological Resources Assessment
- D – Phase I Environmental Site Assessment
- E – Traffic Demand and Parking Demand Analysis

Appendix A – Habitat Assessment

Appendix B – Air Quality and Global Climate Change Impact Analysis

Appendix C – Cultural Resources Assessment

Appendix D – Phase I Environmental Site Assessment

Appendix E – Traffic Study