



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 Specific Plan Amendment 95-53A which proposes to amend the Auto Center Specific Plan (ACSP) boundaries to remove six parcels (Assessor Parcel Nos. 687-460-016, 687-460-022, 687-460-024, 687-460-028, 687-460-032 and 687-460-035) from the ACSP. The ACSP amendment does not propose to change either the current General Plan land use designation or the underlying PCC (Planned Community Commercial) zoning designation.

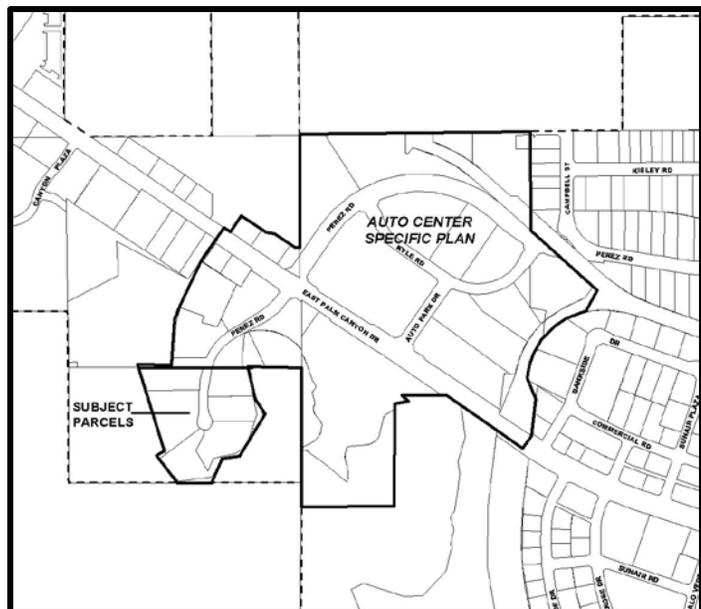
This Initial Study was completed in accordance with the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, City Staff has determined that the project will have a significant effect on the environment, but with 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 (IS/MND) 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 (7:00 am – 6:00 pm). A copy of the IS/MND 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 June 25, 2018 to July 16, 2018. 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
phone: 760-770-0344
email: rrodriguez@cathedralcity.gov

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 August 1, 2018 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.



Draft Initial Study and Mitigated Negative Declaration

Cathedral City Auto Center Specific Plan Amendment 95-53A

Prepared for:

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



Prepared by:



Terra Nova Planning & Research, Inc.®
42635 Melanie Place, Suite 101
Palm Desert, CA 92211
760-341-4800

Cathedral City Planning Department
Robert Rodriguez, Planner
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
760-770-0339

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CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared to evaluate the potential environmental impacts associated with the proposed Auto Center Specific Plan Amendment (SPA) affecting six parcels at the southern end of Perez Road that fall within and under the jurisdiction of the Cathedral City Auto Center Specific Plan (ACSP). The Auto Center Specific Plan (SP 95-53) is proposed to be amended to remove these parcels from the boundary of the ACSP. The existing General Plan land use and underlying zoning designation would remain unchanged. The underlying zoning of the subject parcels is PCC (Planned Community Commercial) and the General Plan land use designation is CG (General Commercial). The purpose of this IS/ND is to ensure that all potentially significant impacts associated with this project are identified and adequately mitigated, if necessary.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 and following). The City of Cathedral City serves as the Lead Agency.

1.2 Determination

This Initial Study determined that the proposed SPA would not have a significant impact on the environment. The adoption of a Mitigated Negative Declaration is recommended.

1.3 California Environmental Quality Act (CEQA) Authority to Prepare a Negative Declaration

This Draft Initial Study/Negative Declaration (IS/ND) has been prepared by the City of Cathedral City as lead agency and is in conformance with Section 15070, Subsection (b), of the State of California Guidelines for Implementation of the CEQA. The purpose of the IS/ND and the Initial Study Checklist was to determine whether there were potentially significant impacts associated with removal of the subject lands from the boundaries of the ACSP.

1.4 Public Review Process

In accordance with CEQA, a good faith effort has been made during the preparation and review of this IS/ND to contact affected agencies, Native American Tribes and other organizations and persons who may have an interest in this project. The IS/ND and/or notification of the City's intent to adopt the IS/ND has been sent to the Riverside County Clerk and responsible agencies, and has been advertised in The Desert Sun.

The IS and proposed ND are available for review on the City's website <http://www.cathedralcity.gov> and at the following locations:

- Planning Department, City Hall, 68700 Avenida Lalo Guerrero, Cathedral City, CA 92234
- Cathedral City Public Library, 33520 Date Palm Drive, Cathedral City, CA 92234.

A 20-day public review period has been established for the propose IS/MND in accordance with Section 15073 of the CEQA Guidelines.

CHAPTER TWO – PROJECT DESCRIPTION

2.1 Project Location

The Cathedral City Auto Center Specific Plan (ACSP or Specific Plan) encompasses an area of approximately 80 acres adjoining East Palm Canyon Drive, Perez Road, Kyle Road and Auto Park Drive, east of the Tramview Mobile Home Park and west of East Cathedral Canyon Channel and Campbell Street. The Specific Plan provides for two land use districts: 1) New Car Sales and Service District; and 2) Automotive-Related Compatible Commercial District. These land use districts are known as “combining districts” that revise and limit the uses permitted set forth in the underlying zoning designations, as defined in the Zoning Ordinance applied to these districts, to limit both the permitted and conditionally permitted uses to those established in the Specific Plan.

The proposed project is a Specific Plan Amendment focused on an area consisting of six parcels (APNs: 687-460-016, 687-460-022, 687-460-024, 687-460-028, 687-460-032, and 687-460-035) encompassing a total of 6.92 acres. The six parcels are located at the south end (cul-de-sac) of Perez Road, south of East Palm Canyon Drive in Cathedral City. Of the six parcels, four have existing auto repair businesses, one is an auto storage lot, and the parcel at the cul-de-sac terminus is undeveloped.

Land uses to the north include auto repair and auto dealerships. The project area is bounded on the south and east and west by the Santa Rosa Mountain foothills. The subject area is located in Section 32, T4S R5E, San Bernardino Baseline and Meridian.

The location of the project site is shown below, in Exhibit 2.

CALIFORNIA

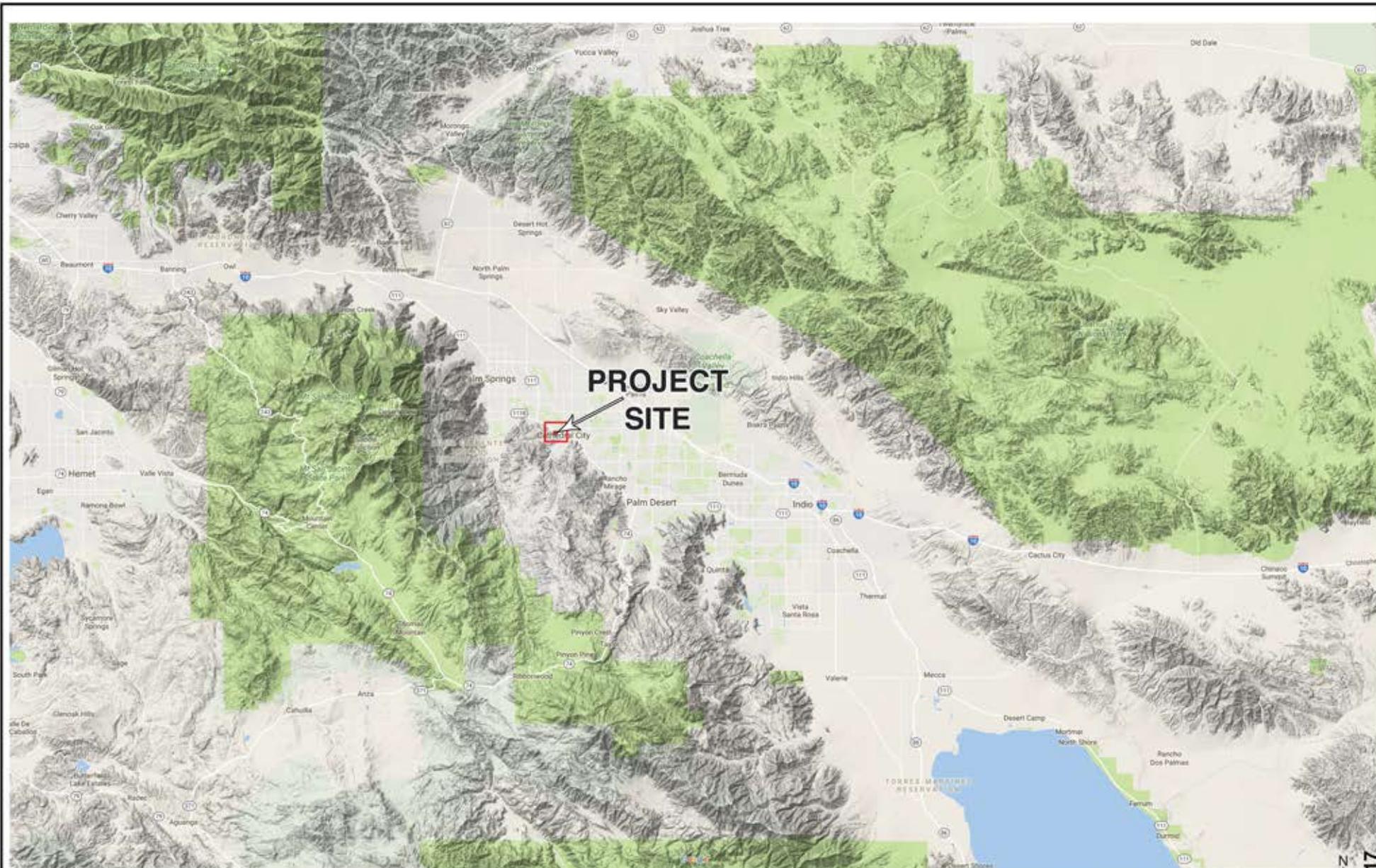
PACIFIC OCEAN

MEXICO



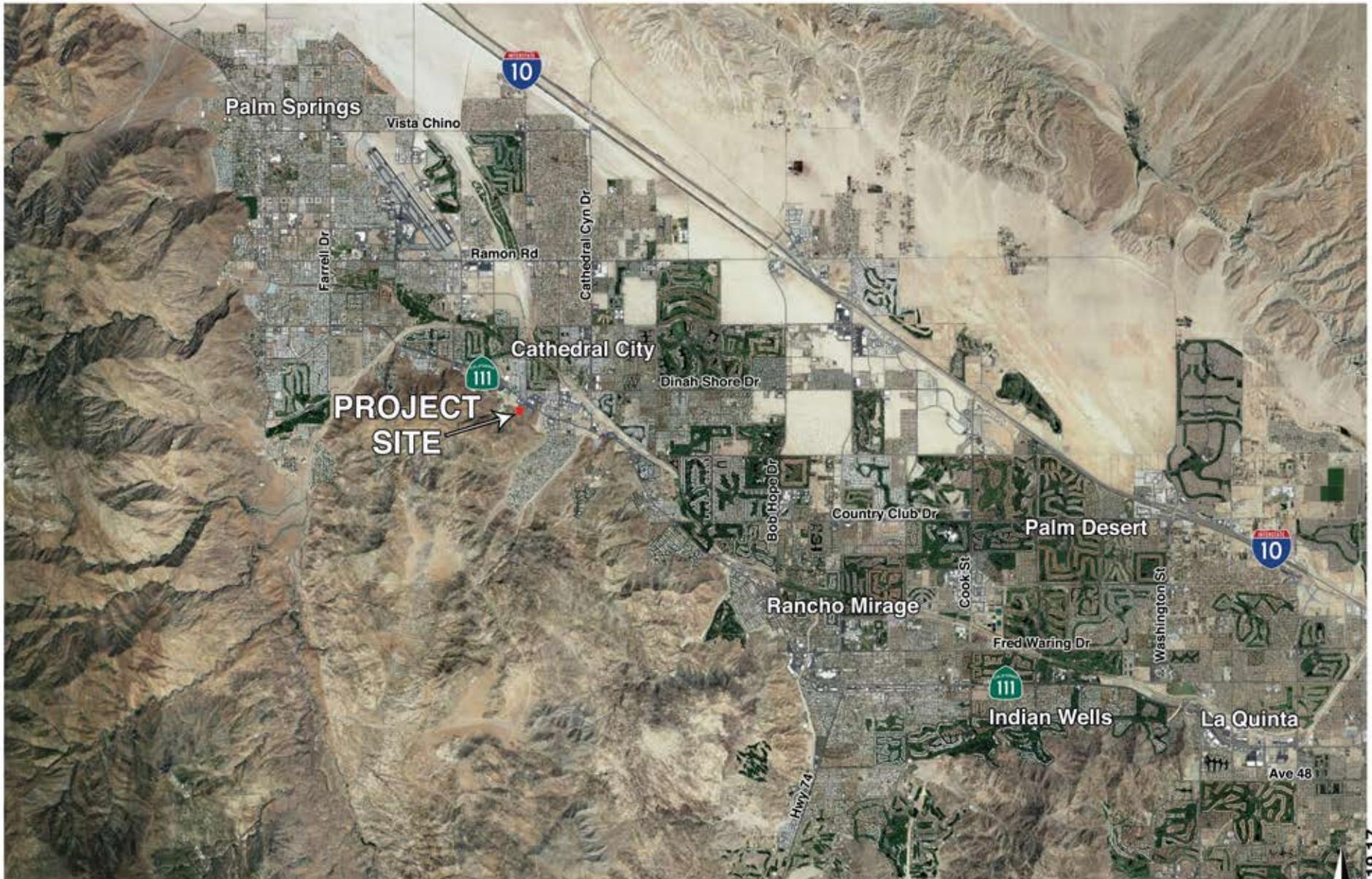
RIVERSIDE COUNTY





Source: Google Maps, 2017

10.19.17



Source: Google Earth, 2017

10.19.17



Source: Google Earth, 2017



Cathedral City Auto Center Specific Plan Amendment No. 95-53A
Project Location Map
Cathedral City, California

Source: TKD Associates, 1994; Esri, 2017



05.29.18

2.2 Project Description

The Cathedral City Auto Center Specific Plan was established to limit land uses in this area primarily to auto and auto-related uses. The ACSP also addresses the size and treatment of major and local roadways, landscaping, drainage facilities and other infrastructure. The Specific Plan provides goals, policies, and actions to guide the development in the Specific Plan area, and sets forth a comprehensive planning and regulatory framework for development of the Plan Area. Currently all of the areas of the specific plan have been developed and the majority of the infrastructure called for in the specific plan is in place.

The Plan provides for two “combining districts”, (1) *New Car Sales and Service District* and (2) *Automotive-Related Compatible Commercial District*. Combining districts are a limited subset of the basic, underlying zoning designations, as defined in the Zoning Ordinance, and limit both the permitted and conditionally permitted uses to those set forth in the Specific Plan.

The project proposes to amend the Specific Plan boundaries to remove the subject six parcels from the ACSP. These parcels would remain subject to the standards and regulations of the underlying PCC zoning designation. As noted, the ACSP amendment does not propose to change either the current General Plan land use designation or the underlying PCC zoning designation.

The proposed Specific Plan Amendment affects an area within the *Automotive-Related Compatible Commercial District* and consists of the six parcels listed below, which encompass a total of 6.92 acres. The parcels are located at the south end (cul-de-sac) of Perez Road south of East Palm Canyon Drive (SR 111) in Cathedral City. All of the parcels have been fully disturbed and five of the six have been developed with buildings and/or improved parking (dealership auto storage) areas.

1. 687-460-016
 - 1.00 ac
 - Existing ~10,000 square foot building
 - Current use: Automotive service center
2. 687-460-022
 - 0.93 ac
 - Existing ~11,200 square foot building
 - Current use: Automotive service center
3. 687-460-024
 - 1.73 ac
 - Existing ~43,200 square building
 - Current use: Automotive service center
4. 687-460-028
 - 1.17 ac
 - Undeveloped, vacant lot
5. 687-460-032
 - 0.87 ac
 - Existing ~16,400 square foot building
 - Current use: Automotive service center
6. 687-460-035
 - 1.22 ac
 - Fully paved auto storage yard

The property identified as APN 687-460-028 that occurs at the end of the Perez Road cul-de-sac cannot be developed due to restrictions on the property related to flood control. In addition, the existing paved parking lot, APN 687-460-035 also has a deed restriction that requires the property to continue to be in use as an auto storage lot. The remaining properties have existing auto-related businesses. See Exhibit 4 and 5 of this IS.

With removal of the project area from the ACSP, a much wider variety of commercial uses would be permitted by right and several new uses would be permitted with a CUP. The proposed change would result in the following changes to the uses permitted in the project area:

- auto-related uses that are currently permitted by right would require a CUP
- a wide variety of commercial uses currently permitted with a CUP would become permitted by right;
- Several new uses, not currently permitted at all, would become allowed with a CUP.

The applicant has indicated that the overall intent of the SPA is to allow additional uses within the project area to improve the economic viability specifically with regards to cannabis businesses, which would require approval of a CUP. The applicant has indicated an intent to replace in the future some of the existing auto-related businesses with cannabis cultivation. However, no cannabis cultivation project has been formally introduced at this time. Since a CUP will be required, once a cannabis cultivation project, or other individual projects that may result from the SPA, have been submitted to the City, a more thorough review of environmental impacts will be undertaken at that time.

The ACSP development standards are the same as the PCC standards, including lot size and height, but contain additional restrictions. The ACSP requires a 35-foot front yard setback and additional architectural guidelines. With the approval of the SPA, the 35-foot setback would no longer be required. Architectural guidelines would be replaced with the City-wide design guidelines.

2.3 Land Use and Setting

City of Cathedral City

The City of Cathedral City is the eighth largest city in Riverside County, California. It encompasses approximately 22.5 square miles located in the central Coachella Valley of Riverside County, California. The City's corporate boundaries extend from Edom Hill on the north to the San Jacinto and Santa Rosa Mountains on the south. The northern portion of the City extends north of the U.S. Interstate 10 freeway, a major east-west transportation corridor that connects the City with other Coachella Valley cities, as well as with the major urban areas of Los Angeles to west, and Arizona to the east. West of Cathedral City is the City of Palm Springs, and the City of Rancho Mirage is located to the east.

The majority of the land in City of Cathedral City is residentially zoned property and includes single-family detached and attached units, condominiums, townhomes, and mobile and manufactured homes. The City maintains the valley's resort character with housing types that include a multitude of seasonally occupied residences.

Commercial uses within the City are primarily concentrated along East Palm Canyon Drive and other major roadways, such as Ramon Road and Date Palm Drive. Industrial and business park uses are found south of the Whitewater River, along and in the vicinity of Perez Road east of the project site, and provide a mixture of light industrial and service commercial uses.

The City's Downtown Core is located along East Palm Canyon Drive corridor between the Auto Center Drive Specific Plan area and Date Palm Drive. The land use designations consist of retail commercial, entertainment, and restaurant uses with multi-family developments. The City's Civic Center housing both City Hall and the Police Department is located in the Downtown Core.

2.3 Mitigation Monitoring Program

Where necessary, mitigation measures are included within each section of the IS/MND and are provided below. The table below 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.

CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Cathedral City Auto Center Specific Plan Amendment 95-53A

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

3. **Contact Person and Phone Number:**
Robert Rodriguez, Planning Manager
(760) 770-0344

4. **Project Location:**
South Perez Road. See Exhibit 3.

5. **Project Applicants' Name and Address:**
Grove et al (c/o Travis Grove)
36-640 Perez Road
Cathedral City, CA 92234

6. **General Plan Designation:**
Cathedral City Auto Center Specific Plan

7. **Zoning Designation:**
PCC (Planned Community Commercial) Zone

8. **Description of Project:**

The Specific Plan Amendment proposes to amend the boundaries of the Auto Center Drive Specific Plan to remove six contiguous parcels located at the end of the Perez Road cul-de-sac from the specific plan area.

9. **Surrounding Land Uses and Setting:**
Northeast: Auto repair and auto dealerships
Northwest: Vacant lands approved for auto dealerships and service commercial uses.
East: Vacant / Open Space
South: Vacant / Open Space
West: Vacant / Open Space

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

None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Robert Rodriguez
Planning Manager

Date

ENVIRONMENTAL EVALUATION

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

- 9) The explanation of each issue should identify:
- a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

1. AESTHETICS – Discussion of Environmental Impacts

a-d) *Less Than Significant.* Development has occurred on four of the six subject lots, with one vacant and another in use for auto storage associated with nearby auto sales operations. Existing buildings are primarily two-story of 18 to 30 feet in height. Multi-story construction is permitted up to a maximum height of 36 feet. New construction requires architectural and site plan approvals pursuant to Chapter 9.78 (Design Review) of the Municipal Code. New future development is limited to the parcel currently used for auto storage. However, this lot is currently deed-restricted to its current use.

Views across the planning area from surrounding properties are very limited due to the site's location at a cul-de-sac that ends against steep and climbing terrain of the Santa Rosa Mountains foothills. Travelers on the subject south cul-de-sac of Perez Road are destination-bound; that is, there is no through traffic. Also important to note is that views into the developed portions of the Perez Road cul-de-sac and the subject parcels are significantly obscured by distance (more than 600 feet) and the dominant rising terrain of the Santa Rosa foothills. Only one of the subject parcels, which is currently being used for auto storage, has the potential for new development, the remaining five parcels being already developed or precluded for future structures.

Steep foothills border most of the planning area and consist of numerous small drainages and limited rock outcroppings; there are no historical buildings located any of the subject six parcels. Existing buildings are less than 50 years of age and none are outstanding examples of a style or architectural design or connected with significant people or events important in local, regional, state history. No structures in the planning area constitute a visually unique landmark or structure of historic or aesthetic significance. Existing buildings are undistinguished examples of modern architectural styles. New development would be limited to one of the six parcels and will have a limited and less than significant impact on surrounding visual resources. The majority of the planning area has been developed with buildings of up to 30 feet in height, and any new construction would be limited to 36 feet in height. There are no scenic highways in proximity of the project.

As noted, four of the five developable lots are already developed. Any future lighting may include on-building security lighting that must comply with the City Zoning Ordinance Chapter 9.89 pertaining to off-street parking lighting standards. The City requires all parking lot and security lighting be directed away from adjoining properties and public rights-of-way. Light spillage onto adjoining lands is not permitted by the ordinance. The proposed removal of the subject parcels from the boundaries of the ACSP will have a less than significant impact on aesthetics, scenic vistas or light and glare.

2. AGRICULTURE AND FORESTRY RESOURCES:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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?

2. AGRICULTURE AND FORESTRY RESOURCES – Discussion of Environmental Impacts

a-e) No Impact. The subject property is primarily developed with auto-related uses. Neither the ACSP nor the underlying Planning Community Commercial (PPC) zoning permit agricultural uses. Agricultural uses would not be permitted or conditionally permit with approval of the SPA. The subject property is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, according to the California Department of Conservation, nor is it used for agricultural purposes. Additionally, there are no properties in the immediate area designated as Farmland of Statewide Importance. The proposed project will have no impact on farmlands. The City of Cathedral City does not contain forest land, timberland, or land zoned for timberland production. For this reason, the proposed project will not result in the loss or conversion of forestland to non-forest use. No impacts will occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 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)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

3. AIR QUALITY – Discussion of Environmental Impacts

a-d) No Impact. The proposed Specific Plan Amendment will remove six parcels (four of which have been developed) from the boundaries of the ACSP. Remaining opportunities for new

construction and remodeling are limited to one of these parcels and will modestly increase the potential for criteria pollutant emissions; however, this potential is considered to be quite low in that air quality impacts from new development would be similar to existing development. Therefore, any new development or permitted land use will have a less than significant impact on local or regional air quality. The project does not conflict with or obstruct any applicable air quality plan, will not violate air quality standards or significantly increase the emission of criteria pollutants, and will not expose sensitive receptors to substantial pollutant concentrations.

- e) **No Impact.** The project involves the removal of the subject six parcels from the boundaries of the ACSP. While future land uses permitted or conditionally permitted under the PCC zoning district may have the potential to result in odor impacts, these would appropriately be analyzed at the time that such uses are propose to the City for approval. The proposed ACSP amendment will not result in any odor impacts.

4. BIOLOGICAL RESOURCES -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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"/> |

4. **BIOLOGICAL RESOURCES – Discussion of Environmental Impacts**

- a) *Would the project 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 the U.S. Fish and Wildlife Service?*
- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?*
- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e) *Would the project conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

a-f) *No Impact.* As stated above, the proposed project involves the removal of six parcels, five of which are developed, from the boundaries of the ACSP. No physical development is proposed as part of the project. Four of the six subject parcels have structures, one is improved for auto storage; the sixth parcel is located at the south end of the Perez Road cul-de-sac, serves to manage local drainage and is undevelopable. Native vegetation has been removed from almost all of the six parcels with the limited exception of the southerly-most parcel, which is highly disturbed but has small clumps of native creosote. The surrounding hillside habitat consists of creosote desert scrub, is undisturbed and will remain so since it is located within the OS (Open Space) zoning district. The proposed project will not have an impact on any biological resources, nor will it increase the potential for development that could have such impacts.

Therefore, the proposed ACSP amendment would have no 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 any state or federal agency

There are no wetlands or riparian habitats in the planning area or on the project site or within the project vicinity. The ACSP amendment will have no substantial effect on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor will it impede the use of native wildlife nursery sites in the project vicinity.

The project planning area is not subject to nor would it conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance. The project area is within the Agua Caliente Tribe Reservation and subject to the requirements and provisions of the Agua Caliente Habitat Conservation Plan (ACHCP).

Any future development in the planning area will be required to comply with the ACHCP requirements to the extent applicable. As noted, all of the developable five parcels (of the six total) are developed and native vegetation is absent. The project will not conflict with any local policies or ordinances protecting biological resources. Neither will it conflict with the provisions of the ACHCP, a Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed specific plan amendment will have no impact on biological resources.

5. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

5. CULTURAL RESOURCES – Discussion of Environmental Impacts

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*
- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

a, c, d) No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. Five of the six subject parcels have been developed and the sixth is cannot be developed. No physical development is proposed as part of the project. Little to no new ground disturbance or new development is expected on any of the subject six parcels with the SPA. There are no historical resources on the project site or its immediate vicinity.

The project site occurs outside the boundary of ancient Lake Cahuilla, the primary location for paleontological resources in the Coachella Valley. No other paleontological resources have been identified in the vicinity based on General Plan Exhibit IV-8 and IV-9 in the Cultural Resources discussion.

There are no known burial sites or cemeteries within the subject site or project vicinity. No physical development is proposed as part of the project. Approval of the SPA would not result in an increase in the chance for uncovering human remains over current conditions. The proposed Specific Plan Amendment will not result in any adverse impacts to historic or unique paleontological resources or human remains.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

b) Less Than Significant Impact with Mitigation.

As May 7, 2018, representatives of the San Manuel Band of Mission Indians, Rincon Band of Luiseño Indians, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Pala Band of Mission Indians, and Twenty-Nine Palms Band of Mission Indians have stated that they had no information on any Native American cultural resources within the subject site. Twenty-Nine Palms Band of Mission Indians reserved final input until after an opportunity to review the IS/MND.

The Augustine Band encouraged Native American monitoring of any future earth-moving activities associated with the undertaking of future developments in the planning area and requested to be notified of any archeological resources encountered. In accordance with SB 18, the Twenty-Nine Palm Band of Mission Indians requested and reviewed the Draft Initial Study for the proposed project. They concurred that the opportunity be provided for a Native American Monitor from the Twenty-Nine Palms Band of Mission Indians should be present for work ground disturbance in APN 687-460-011, and portions of 687460016, -22, -24, -28, -32, and -35. The Augustine Band of Cahuilla Indians recommended Native American monitoring of future earth-moving activities and requested to be notified in the event archeological resources are encountered. In order to reduce potential impact to less than significant levels MM CR-1 has been added. MM CR-1 requires the presence of that a Native American Monitor from the Twenty-Nine Palms Band of Mission Indians should be present given the opportunity to monitor during any potential future earth-moving activities on the subject parcels. With the addition of this mitigation measure, impacts will be reduced to less than significant levels.

Mitigation Measure CR-1:

CR-1. A Native American Monitor from the Twenty-Nine Palms Band of Mission Indians should shall be present given the opportunity to observe during any potential future earth-moving activities. If during the course of grading or construction, artifacts or other cultural resources are discovered, all grading on the site shall be halted and the Applicant shall immediately notify the City Planner.

6. 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.

ii) Strong seismic ground shaking?

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS – Discussion of Environmental Impacts

- a) *Would the project 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.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic-related ground failure, including liquefaction?*
 - iv. *Landslides?*

a. i) No impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP; no development proposals are associated with this project. The subject area is located in Southern California and thus subject to seismic activity. However, within the project’s immediate vicinity there are no active faults. The project site is not within a mapped Alquist-Priolo Earthquake Fault Zone. The San Andreas Fault is there nearest active fault zone and is located approximately seven miles north northeast of the planning area. No impacts from location on a known earthquake fault are expected to occur in the subject planning area. No impacts will result from the project.

a. ii-iv) Less Than Significant Impact. The subject and surrounding lands could be subject to strong ground shaking in the event of a major quake on the San Andreas Fault and to a less extent on the San Jacinto Fault approximately 12 miles to the southwest, and other faults in the region. A major local seismic event could result in damage to buildings and infrastructure.

The City continues to implement the seismic safety design standards of the California Building Code for Seismic Zone V. No new development is proposed as a part of the proposed project; however, any new development that indirectly results from the SPA will be subject to the CBC earthquake requirements. Compliance with these seismic and building codes will reduce potential impacts associated with strong seismic ground shaking to less than significant levels.

Liquefaction is the phenomenon that occurs when loose unconsolidated, saturated, sandy soils are subjected to ground vibration. The project area is situated in an area characterized mainly by surficial sand (Qs) and alluvium (Qal) deposits. Liquefaction can be a hazard if groundwater occurs within 50 feet of the ground surface and the area is subject to Modified Mercalli Intensity values VII or greater. Significant groundshaking can suddenly increase water pressure in the pores between soil particles and cause soils to lose cohesion and to “liquefy”. According to the City’s General Plan Exhibit V-4 Liquefaction Susceptibility Map, the area of the project site has documented groundwater levels at 150 to 200 feet below the surface, the areas is several miles from the nearest active fault, and sub-surface soils are relatively coarse and less subject to liquefaction. As a result, liquefaction is not considered a hazard within the project planning area or vicinity.

Given the elevated rocky terrain located east, west and south of the subject lands the site is moderately susceptible to being impacted by rock falls and to a lesser degree seismically induced landslides. The project involves a specific plan text amendment to remove the subject six parcels from the boundaries of the ACSP; no development or land use modifications are proposed as a part of this project. At the time of any future development, the City will require the preparation of site and building-specific geotechnical analysis as part of the building permit process, which will ensure that the foundation and structures are constructed to withstand seismic activity. Therefore, impacts associated with liquefaction and ground failure are expected to be less than significant.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact. According to the General Plan, the City is located in an area subject to moderate-severe wind erosion. The site has also been subject to local runoff from the nearby foothills. Four of the six subject parcels have been developed with structures and one of the parcels is a paved parking lot. Thus, minimal site preparation and removal of soil materials associated with previous and future development will be required that could induce soil erosion or loss of topsoil.

While not a part of the proposed Specific Plan amendment, any future development that may indirectly result from the SPA in the planning area would be subject to preparation of a dust control plan in conjunction with a project grading plan. In accordance with SCAQMD Rule 403 (403.1 specific to the Coachella Valley): A dust control Plan is required to be prepared, approved by the City and implemented during all construction activities,

Further, in the event of soil erosion due to water from future construction, the project will be required to implement best management practices in conjunction with NPDES permitting, including the preparation of a Stormwater Pollution Prevention Plan, which must detail erosion prevention methods during construction and operation of the project. Application of these standard requirements to any future development will ensure that impacts associated with soil erosion from storms will be reduced to less than significant levels (please also see Hydrology discussion, below).

- c) *Would the project 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less Than Significant Impact. The project site is located in an area with a low to moderate potential for liquefaction, rock falls and seismically induced landslides. Even so, according to the City’s General Plan’s Exhibit V-5 – Areas Susceptible to Seismically Induced Settlement, the site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. The potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse is considered to be less than significant. The proposed project is limited to the removal of the subject parcels from the boundaries of the ACSP, and does not involve proposed physical development. Nonetheless, the City will require any future development to prepare a soils report and geotechnical investigation specific to the site. Any recommendations in those reports will be required to be implemented for the project through conditions of project approval. Therefore, the impacts will be less than significant.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks of life or property?*

No Impact. Expansive soils tend to include a significant amount of clay and are subject to swelling. The City’s General Plan states that expansive soils are not generally considered a hazard because of the minor amount of clay present in local soils. Impacts related to expansive soils are not anticipated. As described above, soils on the site are of the Myoma series and are designated as MaB (Myoma fine sand), consist of sands and silt and are non-expansive. Therefore, no impact associated with expansive soils are expected.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal or wastewater?*

No Impact. The project area is served by DWA sewer lines, which convey sewage to the Coachella Valley Water District (CVWD) treatment plant. All future development within the project area has access to existing sewer mainlines in the area. Any sewer system infrastructure and connections will be installed in accordance with DWA and CVWD regulations. Future development within the project area will be required to connect to existing sewer and no septic tanks or alternative wastewater systems will be permitted. The proposed Specific Plan amendment will have no impacts relative to use of septic tanks or alternative wastewater systems.

7. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

7. GREENHOUSE GAS EMISSIONS – Discussion of Environmental Impacts

- a) *Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?*
- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

a-b) No Impact. As stated in Section III Air Quality, the project does not propose new construction or development and is limited to removing the subject six parcels from the boundaries of the ACSP. The existing land uses within the project site will continue to directly and/or indirectly emit the same level of greenhouse gases, although the level of emissions is expected to go down as alternative sources of electric power and transportation come online. Any future development that may indirectly result from the SPA will emit similar or lower per-unit levels of greenhouse gas emissions compared to existing land uses. Therefore, the proposed Specific Plan Amendment will not conflict with any applicable plans, policies, or regulations that have been adopted for the purpose of reducing the emissions of greenhouse gases. No impacts related to greenhouse emissions are expected to occur.

8. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 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?

8. HAZARDS AND HAZARDOUS MATERIALS – Discussion of Environmental Impacts

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b) *Would the project 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?*

Less Than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan Amendment. Any future development proposal or major change in land use within existing development will be required to conduct all business operations in a safe and compliant manner. Any future generation, storage or transport of potentially hazardous materials, including chemical, dangerous or hazardous waste. Such use, storage and transport will be subject to federal, state and local law and regulations.

Therefore, the proposed Specific Plan amendment would have a less than significant impact due to hazardous materials.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No impact. The project area is not located within a one-quarter mile of a school. The nearest school is Kings School located approximately 0.8 miles northeast of the proposed site. There will be no hazardous materials-related impacts to schools. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Therefore, there will be no impacts to schools resulting from the project.

- d) *Would the project 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?*

No Impact. After conducting a search on the California Department of Toxic Substances Control’s Hazardous Waste and Substances Site List – Site Cleanup (Cortese List), the project area was not listed, thus the subject area is not included on a list compiled pursuant to Government Code Section 65962.3. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan Amendment. The proposed project will not result in a significant hazard to the public or environment.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

Less than significant impact. The subject property is located within the planning area of the Palm Springs International Airport. The planning area is located just within the boundaries of the airport's land use compatibility plan within Zone E. The airport is located approximately 2.40 miles northwest of the subject planning area, which lies adjacent to the foothills of the Santa Rosa Mountains, which rise steeply behind the property. The proposed SPA will not change the underlying General Plan designation or zoning district. Property development standards and existing and future development are and will be of a height, scale and intensity as originally planned and as already developed. Therefore, since the subject property is still within Airport Land Use Compatibility Zone E, the project should only require staff-level review and approval by the Riverside County Airport Land Use Commission (ALUC) staff (see RivCo ALUC Application information)."

- 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?*

No Impact. The site is not located in the vicinity of a private airstrip. The project does not involve new development. The project will not result in safety hazards for people living or working in the area.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. The proposed Specific Plan Amendment will not alter the existing circulation pattern in the project area or adversely impact evacuation plans. The primary access point to the project area is provided by Perez Road. The Perez Road cul-de-sac is approximately 850 feet long and is also connected to circulation to the west midway along its length. The City of Cathedral City has prepared an Emergency Preparedness Element within the General Plan that provides information on emergency response services and plans currently in effect. The Element sets forth the goals, policies and programs that have been, or will be, developed by the City to ensure adequate preparation for such emergencies. Also, the City is a member of the Riverside County Emergency Services Organization and has developed its own Emergency Operations Plan to anticipate and comprehensively plan for a variety of man-made and natural disasters, which could potentially affect residents and property.

The proposed Specific Plan Amendment would have no impact on emergency response or evacuation. The site will have access, via Perez Road, to East Palm Canyon Drive, which is designed to accommodate emergency vehicles. Evacuation routes will not require amendment as a result of the proposed project.

- h) *Would the project 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?*

No Impact. The proposed project is located in a developed area at the toe of slope of the surrounding foothills. Parcels are buffered from surrounding by development on the north and the San Jacinto Mountains foothills on the remains sides. In the area adjacent to th project, native vegetation is very sparse in the foothills adjacent to the planning area. Furthermore, according to CAL FIRE's Riverside County (West) Fire Hazard Severity

Zones Map, the City of Cathedral City contains only a small area that is classified as Very High Fire Hazard Severity Zones. This area is located approximately 0.4 miles northwest of the project site on the west side of Canyon Plaza. The proposed project will not result in change to the planning area. For this reason, there is currently no significant wildland fire hazard and the proposed Specific Plan Amendment will not alter these conditions. The project will not expose people or structures to wildlands hazards.

9. HYDROLOGY AND WATER QUALITY --

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HYDROLOGY AND WATER QUALITY – Discussion of Environmental Impacts

- a) *Would the project violate any water quality standards or waste discharge requirements?*

No Impact. The City of Cathedral City is located in the Colorado River Basin, Region 7 in the Whitewater River Watershed. The Regional Water Quality Control Board and the Environmental Protection Agency regulate water quality standards. The planning area surface runoff drains to improved local and regional facilities that implement all regulatory requirements. All existing and any future development in the planning area will conform to City Municipal Code Section 15.10 (Stormwater Management and Discharge Controls). Existing development is connected to sanitary sewer system, conveyed by DWA, and operated and maintained by the Coachella Valley Water District (CVWD). All wastewater discharge generated onsite will be conveyed to its wastewater treatment facility. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. For these reasons, no water quality standards or wastewater discharge requirements will be exceeded. The project will have not impact water quality or waste discharge requirements.

- b) *Would the project 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 a 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)?*

Less Than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP and no development is proposed as part of the subject Specific Plan Amendment. Therefore, the project will not directly generate any increased demand for water or interfere with groundwater recharge. Existing and any future development are required to have native and drought tolerant landscape plant species. Any new construction or development on the subject six parcels will be constructed pursuant to Title 24 standards, which require low flow faucets, low flush toilets, and water efficient plumbing fixtures. As such water demands generated by existing and other allowed uses are expected to be minimal. The project will not interfere with groundwater recharge programs or result in a lowering of the local groundwater table. Four of the five developable parcels are already developed, and proposed project will not directly or indirectly result in a significant new demand for water over that of existing uses. Future development will require additional analysis on a project-specific basis. There will be a less than significant impact on groundwater.

- c) *Would the project 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 offsite?*
- d) *Would the project 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 offsite?*

- e) *Would the project 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?*
- f) *Would the project otherwise degrade water quality?*
- g) *Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?*
- h) *Would the project place within a 100-year flood hazard area, structures, which would impede or redirect flood flows?*
- i) *Would the project 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?*

Less Than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Four of the five developable parcels are already developed, and the proposed Specific Plan Amendment will not change the physical conditions of the planning area but rather would provide for the regulation of future land uses in compliance with the underlying PCC zoning. Neither the subject SPA nor any subsequent development will affect or alter the existing drainage pattern. The project also will not affect or substantially change the volume of stormwater runoff that is expected to be generated by development on these lands and existing facilities are deemed sufficient to address all anticipated local runoff.

The planning area surface runoff drains to improved local and regional facilities that implement all regulatory requirements. All existing and any future development in the planning area will conform to City Municipal Code Section 15.10 (Stormwater Management and Discharge Controls). The subject site is not located within a FEMA 100-year flood hazard area. The project site lies outside the area of inundation of the recently completed Eagle Canyon debris basin and neither people nor structures in the planning area would be affected by the unlikely failure of this structure. Therefore, no impact will result from the project implementation.

- j) *Would the project be susceptible to inundation by seiche, tsunami, or mudflow?*

No Impact. The project site is not located downstream from a levee, dam, water storage or other water body, nor is it in an area subject to tsunami or seiche. No impact is expected.

10. LAND USE AND PLANNING - Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

10. LAND USE AND PLANNING – Discussion of Environmental Impacts

a) *Would the project physically divide an established community?*

No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment and, therefore, the project will not divide an existing community. No impacts are expected from implementation of the project.

b) *Would the project 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?*

Less Than Significant Impact. The purpose of the proposed Specific Plan Amendment is to remove the subject six parcels from the boundaries of the Auto Center Specific Plan to alter the uses currently allowed to increase economic viability of the project area. The subject parcels are contiguous and are located at the southern end of the Perez Road cul-de-sac, which is isolated by the local foothills on the east, west and south, and away from the balance of the ACSP. The ACSP is currently fully developed and all infrastructure is in place.

The project area will be subject to the provisions of the underlying PCC zoning district and the current use restrictions that encourage auto-related uses imposed by the Specific Plan will be removed and permit additional commercial uses by right and adding uses that will be permitted with a CUP. Some changes to development standards will result. However, any future development will be required to be reviewed under the City's Design Review process to ensure compatibility with existing development.

The project does not propose an amendment to the General Plan CG (General Commercial) land use designation. The project is, therefore, consistent with the CG land use designation. In addition, the proposed change in land uses permitted within the project area is consistent with the following General Plan land use policy:

“Goal 1: A complete, balanced and integrated pattern of land uses appropriately scaled and designed to meet the domestic, productive and social needs of all members of the community, while providing a varied and cohesive fabric that is sustainable, empowering and humanizing.” (General Plan Land Use Element, p. III-13)

The proposed Specific Plan Amendment will help to further diversify the economic base of the community. The proposed SPA is consistent with the PCC zone and the CG General Plan land use designation. A less than significant impact will result from implementation of the project.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The project area is located within the Agua Caliente Habitat Conservation Plan (ACHCP) area and is subject to the requirements of the plan. Only one of the six subject parcels appears potentially subject to this fee requirement and this parcel has been determined to be undevelopable. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP that will result in additional uses permitted in the project area. There is no development proposed as part of the subject Specific Plan Amendment project. Therefore, the proposed project will have no impact on a habitat conservation plan or a natural community conservation plan.

11. 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"/> |

11. MINERAL RESOURCES – Discussion of Environmental Impacts

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

a-b) No Impact. Five of the six subject parcels are already developed, and the sixth is undevelopable and used to facilitate drainage control in the planning area. According to mineral resource mapping provided by the California Department of Conservation Division of Mines and Geology (1988), the project area is located within Mineral Resource Zone 3 (MZR-3). MZR-3 indicates that the area contains sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate; however, these mineral resources are not of statewide or regional importance. According to City’s General Plan Exhibit V-1 – Geologic Map of Cathedral City, the city does not consider these areas to contain deposits of significant economic value. No properties in the immediate vicinity of the subject property are used for mineral recovery. The site has been designated for commercial development for many years. Development of the proposed project will not result in loss of availability of a locally important mineral resource.

12. 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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?
- 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?

12. NOISE – Discussion of Environmental Impacts

- a) *Would the project result in 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?*
- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*
- d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*
- 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?*

a-e) Less Than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan Amendment. The planning area is located at the end of a cul-de-sac and is surrounded on three sides by undevelopable foothills. The planning area is located in a commercial and service commercial neighborhood with no sensitive receptors in the vicinity. The nearest residence is located on the north side of East Palm Canyon Drive /SR 111, approximately 860 feet from the subject planning area. Current uses include auto dealerships and service facilities, as well as the auto-related uses in the planning area, including auto service and alignment, which generate their own occasionally intrusive noise profiles. With approval of the subject SPA, current operational noise levels, including groundborne vibrations or sound, would remain relatively the same. The SPA would not result in a substantial permanent increase in ambient noise levels in the project vicinity above current or long-term levels. The project would not expose persons to or generate new noise levels in excess of standards established in the General Plan, Specific Plan, City noise ordinance, or any other applicable noise standard.

The Palm Springs International Airport is located approximately 2.45 miles northwest of the project site. The entire specific plan area is located within the boundaries of the airport land use plan, but outside the projected airport noise contours. Therefore, the project will result in no noise impacts due to location near an airport.

- 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?*

No impact. There are no private airstrips within the City of Cathedral City or the project vicinity. There will be no impacts from the project related to location within the vicinity of a private airstrip.

13. 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 type="checkbox"/> | <input checked="" 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"/> |

13. POPULATION AND HOUSING – Discussion of Environmental Impacts

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No Impact. The proposed SPA will not increase the number of jobs or the associated induced demand for housing beyond that already established by existing and permitted future development.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project will not displace any housing. No areas of the ACSP or other surrounding lands affected by the Specific Plan Amendment are currently developed with housing. No impact will occur.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project is located within an area developed with auto-related service commercial uses. The project area is adjacent to the San Jacinto Mountains foothills on the south, east and west, which is currently undeveloped due environmental restrictions on development in wilderness areas. There is no existing housing located in

the project area. Housing is not currently permitted in the ACSP and would not be permitted with the SPA. Thus, the project will not displace people or housing, or require the construction of replacement housing elsewhere. No impact will occur.

14. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

14. PUBLIC SERVICES – Discussion of Environmental Impacts

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government 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 following public services:*

i. Fire protection?

Less Than Significant Impact. The City of Cathedral City operates its own fire and emergency service department and operates three stations, throughout the City. Each station houses and maintains a fire engine and paramedic ambulance available 24 hours a day, seven days a week and is staffed by at least one paramedic/firefighter. The nearest station is Station #411, located approximately 1.2 miles north and well within a 5-minute response time. The potential for future development to generate demand for fire protection services is very limited, four of the five developable parcels are developed. No physical development is proposed as part of the project.

Approval of the proposed SPA will not result in the need of new fire protection facilities. The Cathedral City Fire Department will review any and all future development plans that may indirectly result from implementation of the project to ensure the applicable fire standards and regulations are met. The proposed project will not significantly increase the demand for fire protection.

ii. Police protection?

Less Than Significant Impact. The City of Cathedral City provides its own police protection and currently provides service to over 52,000 residents. The Police Department aims to maintain the recommended 1 to 1.5 officers for every 1,000 residents. The

proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Four of the five developable lots are already developed and the removal of these subject lots from the ACSP will not impact police services or their delivery to lands in the planning area.

iii. Schools?

No Impact. The proposed project is located within the boundaries of the Palm Springs Unified School District (PSUSD), which provides kindergarten through 12th grade public educational services and facilities in the City of Cathedral City. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Therefore, the proposed SPA will not increase housing or population, or the demand for school services. No impacts are anticipated.

iv. Parks?

No Impact. The proposed project will not increase the demand for City parks and recreation services, since these lands are essentially developed with little potential for new development or major new employment. Therefore, the project will not affect existing or generate a demand for future parks or park facilities. No adverse impacts will occur.

v. Other public facilities?

No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. The Specific Plan Amendment will have no impacts on other public facilities.

15. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

15. RECREATION – Discussion of Environmental Impacts

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

a-b) No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. The planning area is built out, with only one of the five developable lots still available for potential development. There will be no increase in recreational service users for existing neighborhood or regional parks or other recreational facilities as a result of this project over that of existing conditions, and no impacts would occur.

16. TRANSPORTATION / TRAFFIC --

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

16. TRANSPORTATION/TRAFFIC– Discussion of Environmental Impacts

- a) *Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*
- b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?*

a-b. Less than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan Amendment. The net effect of this project is that existing

and future development on these subject lands will be regulated under the PCC zoning district rather than the ACSP. The subject portion of Perez Road is a two-lane industrial collector with low current traffic volumes. The project will not result in any additional impacts to LOS over that of existing conditions. Impacts of the SPA on transportation system performance or congestion management planning will be less than significant.

- c) *Would the project 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?*

No Impact. There will be no changes in air traffic patterns or levels of service or location of airport facilities as a result of the approval of the proposed project.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The proposed SPA will not result in any changes in the design or operation of any roadway in the planning area or introduce any incompatible uses.

- e) *Would the project result in inadequate emergency access?*

No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. The project does not involve new development. The project site has been developed and any future new development that could indirectly result from the project will be required to be consistent with City traffic engineering requirements. Emergency access for any future development will be constructed in a manner consistent with Fire Department requirements, and will be provided via Perez Road which connects to East Palm Canyon Drive. Secondary access is also available from the west located between the dealership property and the planning area. Therefore, no impacts associated with inadequate emergency access.

- g) *Would the project conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

No Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Therefore, the project there will not be a conflict with adopted policies, plans, or programs with regards to transit, bicycle, or pedestrian facilities. The closest public transportation facility is the Sunline Transit Agency line 111, which provides service along East Palm Canyon Drive. There is a sheltered bus stop on East Palm Canyon Drive/SR 111, approximately 300 feet east of the Perez Road/SR 111 intersection and within easy walking distance of the subject properties. Therefore, the project will have no impact on this or any other transit or alternative transportation means or service.

17. TRIBAL CULTURAL RESOURCES

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:

a) 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

b) 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.

17. TRIBAL CULTURAL RESOURCES – Discussion of Environmental Impacts

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:

- a) *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*
- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

a-b) Less than Significant Impact with Mitigation. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment.

The traditional peoples of the Coachella Valley are the Cahuilla Indians. Historically (and even today), they were Takic-speaking and are generally divided by anthropologists into three groups: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Coachella Valley, and the Desert Cahuilla of the eastern Coachella Valley. Archaeological resources from these inhabitants are distributed within the city boundaries. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with one or more of the Indian reservations in and near the Coachella Valley, including Cabazon, Augustine, Torres Martinez, Twenty-nine Palms, Agua Caliente, and Morongo.

All of the lands in the planning area have been extensively disturbed, and five of the six subject parcels are developed or completely disturbed (paved for auto storage); the sixth parcel serves to control local drainage cannot be developed. Therefore, there is no potential for TRCs to be encountered within the project site. The City includes a standard condition of approval for all development that requires that ground disturbance be halted if any archaeological resources are encountered during any earthwork or other site disturbance. A less than significant impact is expected.

As described in Section 5, there is a very limited potential for future development to encounter archeological resources. Nonetheless, upon consultation with the Augustine Band of Cahuilla Indians, the Tribe recommended Native American monitoring of future earth-moving activities and requested to be notified in the event archeological resources are encountered. Supplementing this request, the Twenty-Nine Palms Band of Mission Indians requested the opportunity for a Native American Monitor to be present during earth-moving activities.

Senate Bill (SB) 18

The State of California (CGC sections 65092, 65351, et al (formerly Senate Bill 18) requires that cities and counties contact and consult with Native American tribes before amending a specific plan. The purpose of SB 18 is to involve Native Americans at the beginning of the planning process to allow for considerations concerning the protection of traditional tribal cultural places in the context of land use decisions. Tribes have 90 days to respond to notifications once receiving the request and request consultation. At least 45 days before the City adopts or substantially amends a specific plan, the City must refer the proposed action to agencies, including Native American Tribes, for review and comment. SB-18 letters we sent to various Tribes and comments received and responded to in this Draft IS/ND.

AB 52

California Assembly Bill 52 (AB 52), has similar consultation requirements required of Lead Agencies except that TRC consultation is required for all projects reviewed under CEQA. Tribes that have requested notification of CEQA actions have been contacted by the City.-The letters were sent to the tribal contacts on the list maintained by the City in May 2018. Tribes are permitted up to 30 days to request start of consultation-

Tribal Consultation

As required by SB-18, the City of Cathedral City staff contacted the Native American Heritage Commission (NAHC) on March 19, 2018 to request a list of tribal contacts and a search of the Sacred Lands File to determine whether there were TCRs located within the project area. The list of tribal contacts was provided to the City and City staff mailed letters to the tribes included on the list.

As May 29, 2018, six tribal authorities have responded. The Pala Band of Mission Indians had no objections to the continuation of project activities as currently planned and deferred to the wishes of tribes in closer proximity to the project area. The Rincon Band of Luiseño Indians deferred consultation as well. The San Manual Band of Mission Indians stated the project site is outside of the Serrano ancestral territory and waives the opportunity to be a consulting party.

The Agua Caliente Band of Cahuilla Indian recognized the project area with their Traditional Use Area, but stated that the proposed action did not have the potential to impact cultural resources and thus have no concerns.

In accordance with SB 18, the Twenty-Nine Palms Band of Mission Indians requested and reviewed the Draft Initial Study for the proposed project. They request that the opportunity be provided for a Native American Monitor from the Twenty-Nine Palms Band of Mission Indians should be present for any ground disturbing work in the project area. The Augustine Band of Cahuilla Indians recommended Native American monitoring of future earth-moving activities and requested to be notified in the event archeological resources are encountered. In order to reduce potential impact to less than significant levels MM CR-1 has been added.

18. UTILITIES AND SERVICE SYSTEMS –

Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 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?
- 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?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements 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?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

18. UTILITIES AND SERVICE SYSTEMS – Discussion of Environmental Impacts

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*
- c) *Would the project result in 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?*

Less Than Significant Impact. The project involves removal of six parcels from the ACSP. No physical development is proposed as part of the project. However, some future development may indirectly result from implementation of the proposed project. Existing conditions are not expected to change significantly since the project area has been developed.

The Colorado River Basin Regional Water Quality Control Board and Environmental Protection Agency regulates wastewater discharge requirements for the subject property. The Coachella Valley Water District (CVWD) and Desert Water Agency (DWA) are the primary water service providers in the City. All development within the proposed project site is connected to the existing sanitary sewer collection system that is operated and maintained by DWA. Wastewater generated by the subject parcels is conveyed by DWA to CVWD's sewer lines, which convey these wastes to the CVWD Cook Street Wastewater Reclamation Plant (WRP-10) in Palm Desert. WRP-10 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. Effluent associated with permitted and conditionally permitted uses are subject to local and other regulations.

CVWD implements all the requirements of the Colorado River Basin Regional Water Quality Control Board as they relate to wastewater discharge requirements and water quality standards. Increased wastewater flows generated by the proposed project are expected to be negligible and will not adversely impact water quality standards or waste discharge requirements. No significant impacts are anticipated as a result of the proposed project.

- d) *Would the project 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?*

No Impact: The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Therefore, the project would not change the development pattern in the planning area and would not result in an increase in surface runoff. Future development would be required to comply with stormwater management provisions of the City Municipal Code that would require the provision of adequate on-site drainage containment that would reduce stormwater runoff. As such, the SPA would not require the construction of new or expansion of existing drainage facilities.

- e) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact. Groundwater is the principal water source in the Coachella Valley and the valley's groundwater table provided important capacity for conjunctive use in water management. There are approximately 39.2 million acre-feet in all subbasins underlying the Coachella Valley, and about 28.8 million of these are contained within the Whitewater River subbasin, which serves the subject project and most of the Coachella Valley. Other water supply sources include natural recharge from rainfall, water imported from the Colorado River, and recycled water from wastewater treatment plants.

The Integrated Urban Water Management Plan developed by DWA, CVWD and other Coachella Valley water purveyors has already accounted for the development of the subject parcels, all but one of which is built out. The ongoing water management efforts include conservation and identification of new sources for urban use and groundwater recharge. While the valley-wide basins are in a state of overdraft, planning efforts are significantly reducing demand and increasing supply. There is every indication that sufficient water supplies will be available in the near-, mid- and long-term to meet the demands of the subject parcels and other lands within the DWA service boundaries.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g) *Would the project comply with federal, state, and local statues and regulations related to solid waste?*

Less Than Significant Impact. Burrtec Waste Industries provides solid waste collection and disposal services to the City of Cathedral City and is required to meet all local, regional, State and federal standards for solid waste disposal. Trash generated from the project site will be transferred to either the Lambs Canyon or Badlands landfill with a permitted 4,000 tons of waste per day and will have sufficient capacity to accommodate the proposed project. All uses that would be permitted or conditionally permitted under the SPA will comply with federal, state, and local statues and regulations pertaining to solid waste management.

19. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

19. **MANDATORY FINDINGS OF SIGNIFICANCE – Discussion of Environmental Impacts**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant Impact. As described in this IS/ND, including but not limited to Section 4, Biological Resources the proposed project is a Specific Plan Amendment that is located in a fully disturbed and developed area. No new impacts to the quality of the environment would result, nor would sensitive biological resources be impacted. For this reason, there will be no new impacts to biological resources as a result of the proposed project.

Upon tribal consultation the Twenty-Nine Palm Band of Mission Indians requested and reviewed the Draft Initial Study for the proposed project. They concurred that the opportunity be provided for a Native American Monitor from the Twenty-Nine Palms Band of Mission Indians to be present for work in APN 687-460-011, and portions of 687-460-016, -022, -024, -028, -032, and -035. The Augustine Band of Cahuilla Indians recommended Native American monitoring of future earth-moving activities and requested to be notified in the event archeological resources are encountered. The project does not propose any physical development that would result in additional ground disturbance over existing conditions. Therefore, the project would result in a less than significant impact to TRCs and no mitigation is required.

- 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)?*

Less than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. Therefore, the project will not result in any cumulatively considerable impacts to any resource or the quality of the environment. 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 SPA will not be cumulatively considerable.

- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant Impact. The proposed project is limited to the removal of the subject six parcels from the boundaries of the ACSP. There is no development proposed as part of the subject Specific Plan amendment. The proposed SPA will not cause substantial adverse effects on human beings, either directly or indirectly. The project will not significantly impact air quality, noise or traffic. The project is located in a commercial area of the City currently developed with auto repair businesses. Therefore, the project will not affect significant numbers of people.

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