



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

Notice is hereby given that the City of Cathedral City, as Lead Agency, has completed an Initial Study for Conditional Use Permit No. 17-035 for a cannabis cultivation facility (Alchemy Works). The proposed project consists of the construction of a new 39,600 square-foot, single story cultivation facility, including eight (8) 3,610 square-foot greenhouse grow areas and 10,720 square feet of ancillary uses, on a 6.51-acre property located on the southeast corner of Canyon Plaza and Via Allegro, south of East Palm Canyon Drive (APN: 687-510-029). Approximately 3.17 acres of the previous occupied site will be developed. The remaining 3.34 acres will remain vacant.

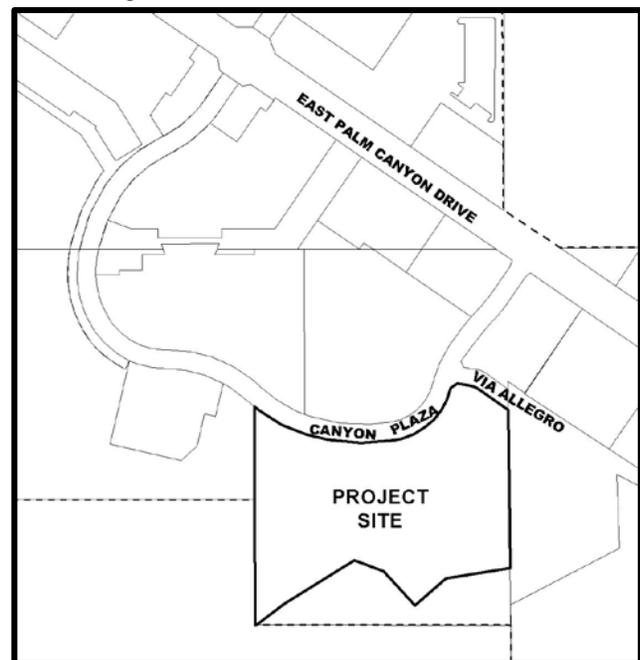
This Initial Study was completed in accordance with the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, City Staff has determined that the 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](http://www.cathedralcity.gov)).

The public review period for this Initial Study and Draft Mitigated Negative Declaration will be from August 10, 2018 to September 3, 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  
email: [rodriguez@cathedralcity.gov](mailto:rodriguez@cathedralcity.gov)  
phone: 760-770-0344

The Planning Commission will consider the project and the Draft Mitigated Negative Declaration at a public hearing. This matter has been tentatively scheduled for the September 5, 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.



# **Initial Study and Mitigated Negative Declaration**

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## **Alchemy Works Cannabis Cultivation Facility Conditional Use Permit No. 17-035**

67625 Canyon Plaza/East Palm Canyon Drive  
Cathedral City, CA 92234

Prepared for:

City of Cathedral City  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234



**Cathedral City**

Prepared by:



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August 2018

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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 development of a cannabis cultivation facility, called Alchemy Works, to be located on 67625 Canyon Plaza/East Palm Canyon Drive in the City of Cathedral City, California. The project proponent is applying for approval of a Conditional Use Permit (CUP 17-035), which is analyzed in this IS/MND. The purpose of this IS/MND is to ensure that all potentially significant impacts associated with this project are identified and adequately mitigated.

This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. It also complies with the City's Rules to Implement CEQA and the State's Guidelines for Implementation of CEQA (Guidelines). The City of Cathedral City will serve as the Lead Agency pursuant to CEQA.

## **1.2 Determination**

Based on the analysis in this Initial Study, it was determined that development of the proposed project would not have a significant impact on the environment, with the implementation of mitigation measures set forth herein. A Mitigated Negative Declaration is proposed for adoption.

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

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the City of Cathedral City acting as Lead Agency and is in conformance with Section 15070, Subsection (b), of the State of California Guidelines for Implementation of CEQA. The purpose of the IS/MND and the Initial Study Checklist was to determine whether there were potentially significant impacts associated with development of the subject property.

## **1.4 Public Review Process**

In accordance with CEQA, a good faith effort has been made during the preparation and review of this IS/MND to contact affected agencies, Native American Tribes and other organizations and persons who may have an interest in this project. The IS/MND and/or notification of the City's intent to adopt the IS/MND has been sent to the Riverside County Clerk and responsible agencies, and has been advertised in The Desert Sun. The IS/MND and supporting documents will also be available to the public during the public review period at City Hall located at 68700 Avenida Lalo Guerrero, Cathedral City, CA 92234 and the Public Library located at 33520 Date Palm Drive, Cathedral City, CA 92234.

## **CHAPTER TWO – PROJECT DESCRIPTION**

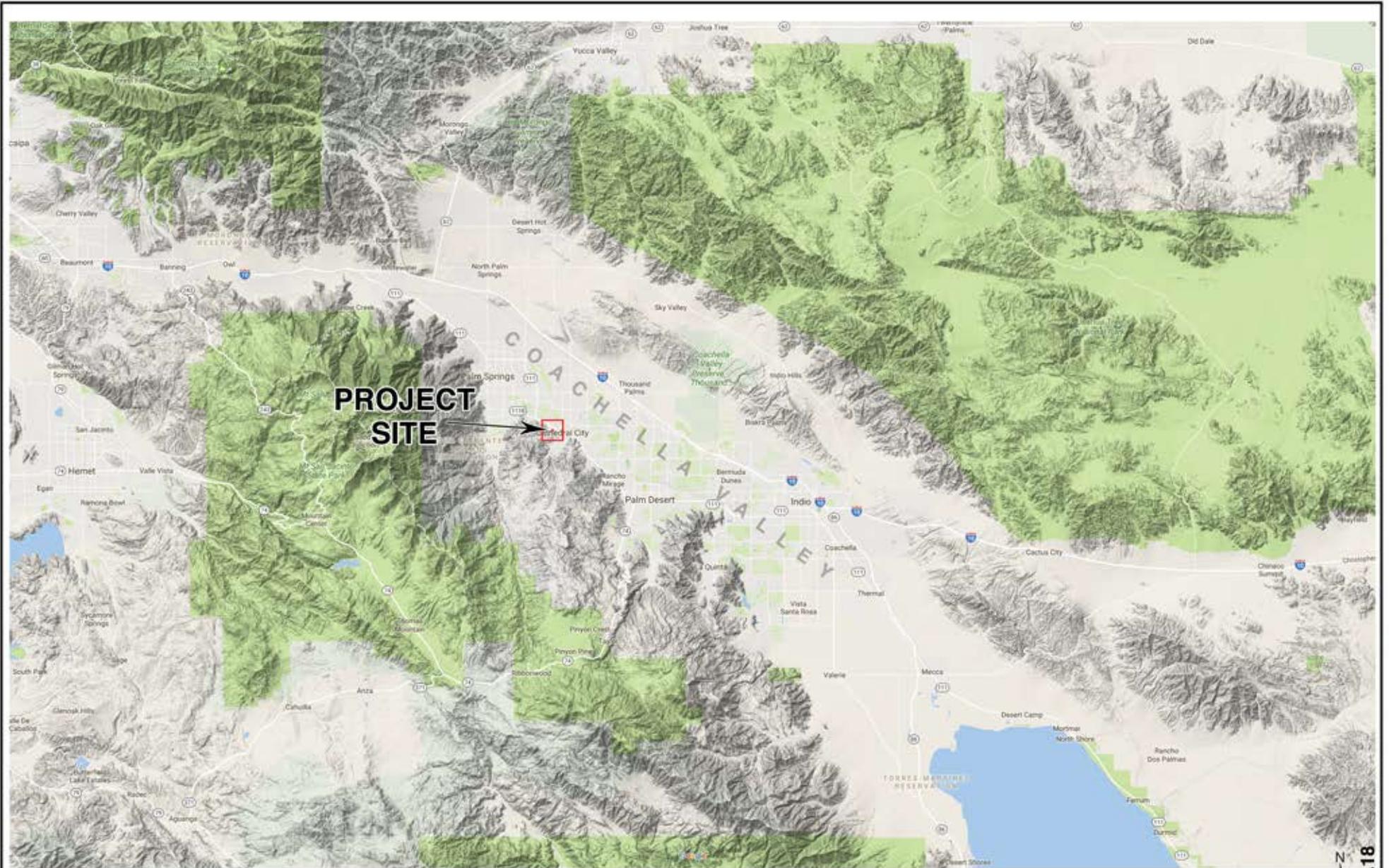
### **2.1 Project Location**

The proposed cultivation facility would be located at 67625 Canyon Plaza in the City of Cathedral City (APN 687-510-029). The project site is located along the southern boundary of the City of Cathedral City. The project site is southwest of East Palm Canyon Drive and west of Perez Road.

The site is bounded by Canyon Plaza and commercial lands to the north, Via Allegro and a mix of commercial and vacant lands to the east, the Eagle Canyon Dam to the south, and the San Jacinto Mountain foothills to the west. The project site is fee land located within the Agua Caliente Band of Cahuilla Indians Reservation.

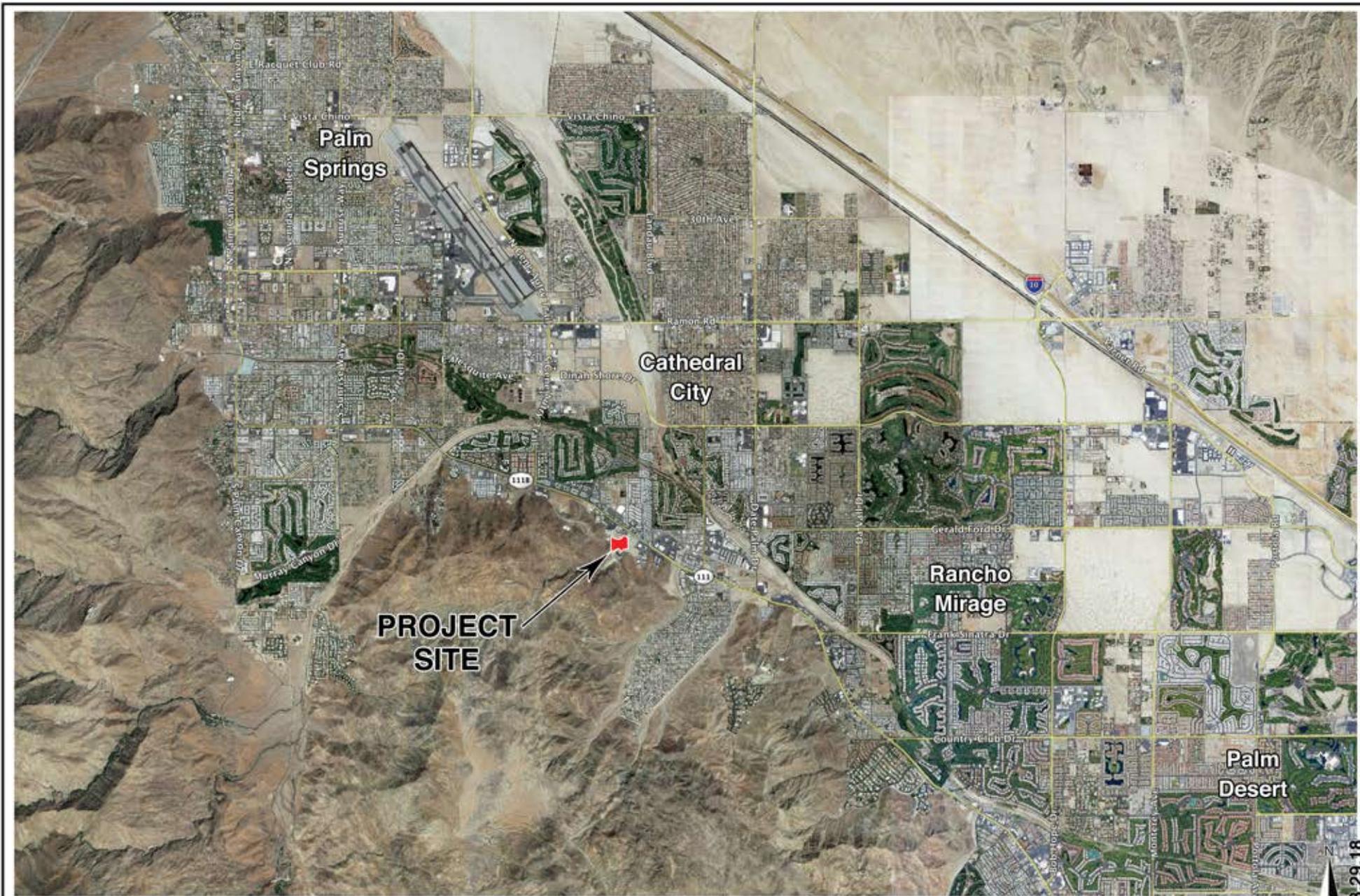
The site was recently occupied by Southwest Boulder and Stone, a landscaping supply business. During operation of that business, the property contained concrete storage walls or “bins” for stock piles of various rock materials, a large canopy/shade structure, and a trailer building. All of the structures were removed or demolished when the business vacated the site in May 2018. With the exception of the rocky hillside area along the western portion, the site is highly disturbed from past grading and truck circulation on the site. The project site has not been paved and is covered with compacted fill with the exception of the hillside area. The hillside area is in a natural state and adjoins the San Jacinto Mountains to the south and southeast. See Section 2.2 Project Description for further detail.

The location of the project site is shown below, in Exhibit 2-1 and 2-2.



Source: Google Maps, 2017

03.29.18



Source: Google Earth, 2018

## 2.2 Project Description

The proposed project will result in a 39,600 square-foot cannabis cultivation facility to be located on a 6.51-acre property on the southeast corner of Canyon Plaza and Via Allegro. Although the entire property is 6.51 acres, only the easterly  $\pm 3.17$  acres will be developed with the proposed cultivation facility. The proposed project will occur on the portion of the site occupied by the previous business.

The westerly  $\pm 3.34$  acres will not be developed and will remain vacant. (See Exhibits 2-3 Site Aerial with Project Overlay). The applicant will not make additional improvements to this portion of the site. The hillside occurring on the western boundary of the site is currently undisturbed and will remain so under the proposed project.

Buildout of the  $\pm 3.17$  acres project site consists of the following:

- A 39,600 square foot, single-story cultivation facility building, including:
  - Eight (8) 3,610 square-foot greenhouse grow areas (total 28,880 square feet).
  - 10,720 square feet of miscellaneous uses, including drying rooms, trimming rooms, storage, potting/processing, office space, and restrooms (see Exhibit 2-6 Floor Plan and Site Section).
- A total of 49,625 square feet of landscape/open space, including two on-site retention basins designed to contain a 100-year storm event.
- A total of 49,015 square feet of paved parking, walkways, and drives, including 42 parking spaces.
- A 6 foot high perimeter wall consisting of alternating split faced block wall and iron fencing (see Exhibit 2-7 Wall Plan).

The project site plan is shown below, in Exhibit 2-2.

Consistent with the provisions of City Ordinances relating to the development and operation of “cannabis businesses” within City limits, which are codified in Chapter 5.88 and 9.108 of the City Municipal Code, the cultivation of cannabis in a PCC (Planned Community Commercial) zoning district requires the approval of a Conditional Use Permit (CUP). The applicant has, therefore, submitted an application for approval of a CUP (CUP 17-035). Final approval of the CUP 17-035 will be by the Planning Commission.

## 2.3 Land Use and Setting

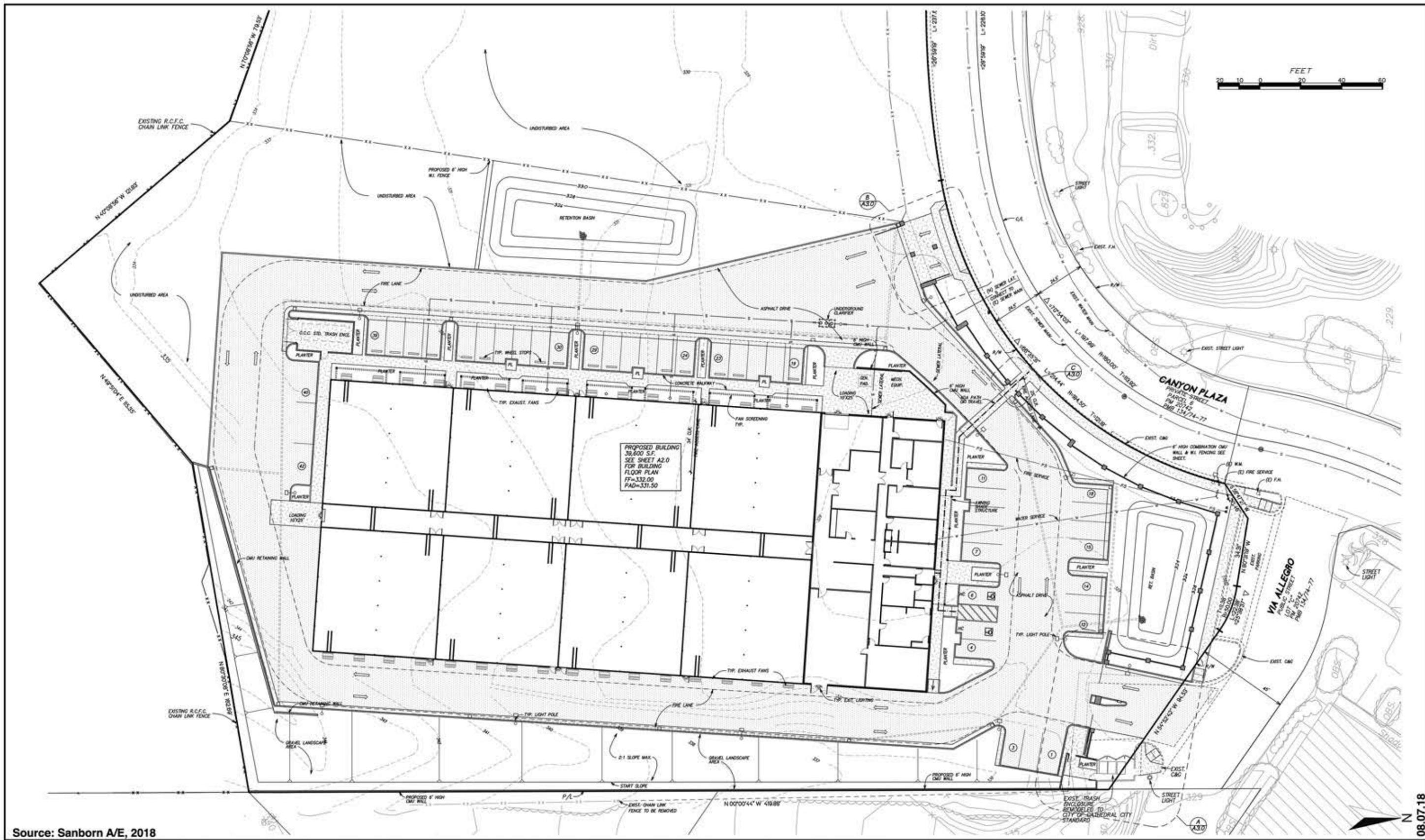
The site is bounded by Canyon Plaza and commercial lands to the north, Via Allegro and a mix of commercial and vacant lands to the east, the Eagle Canyon Dam to the south, and the San Jacinto Mountain foothills to the west and southwest. The site was occupied by Southwest Boulder and Stone, a landscaping supply business, through May of 2018 and is currently vacant.

The majority of the site is zoned PCC (Planned Community Commercial) and has a

General Plan designation of CG-General Commercial. That portion of the project site located above the toe of slope is zoned OS (Open Space) and is designated HR (Hillside Reserve) on the General Plan land use map. This area of rocky hillside will remain undeveloped and undisturbed.



03.29.18

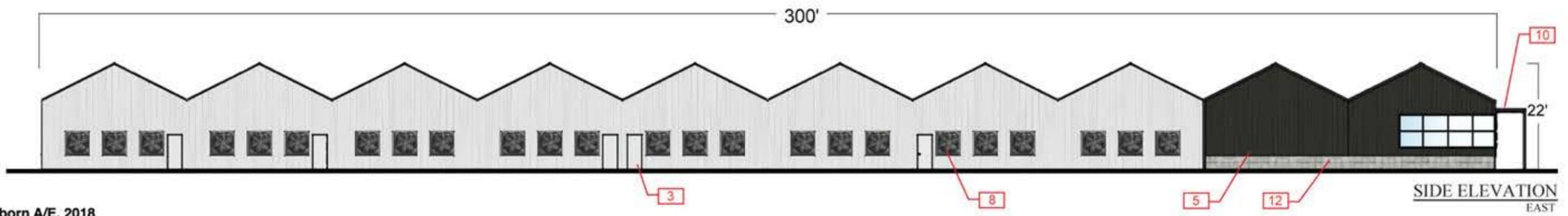
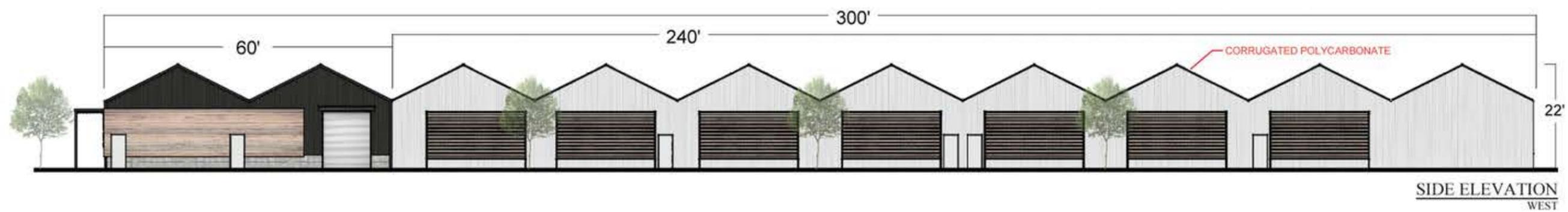
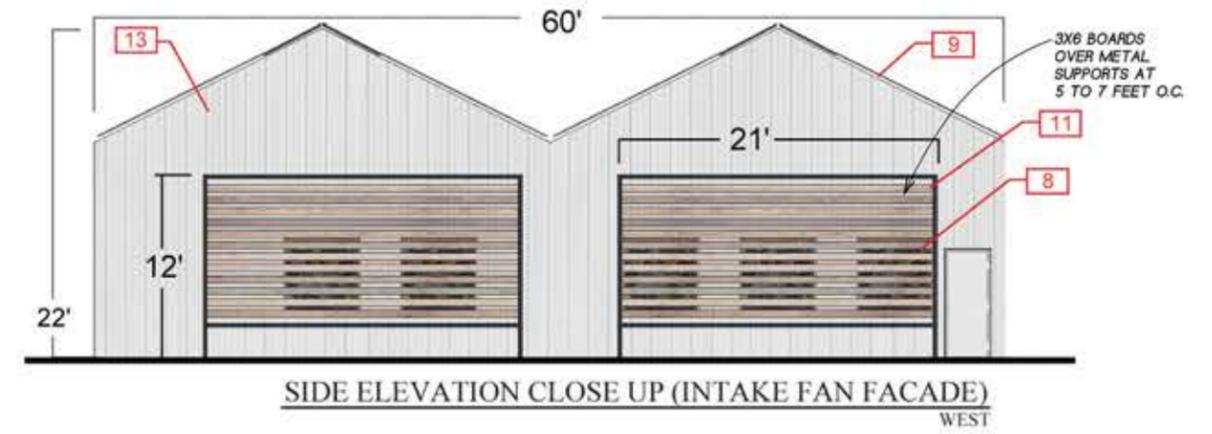
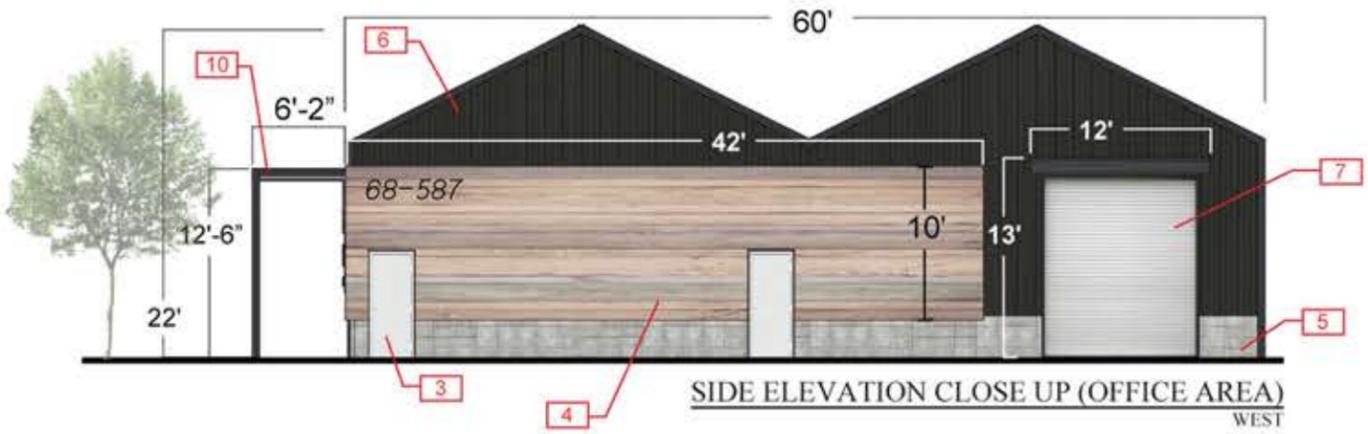
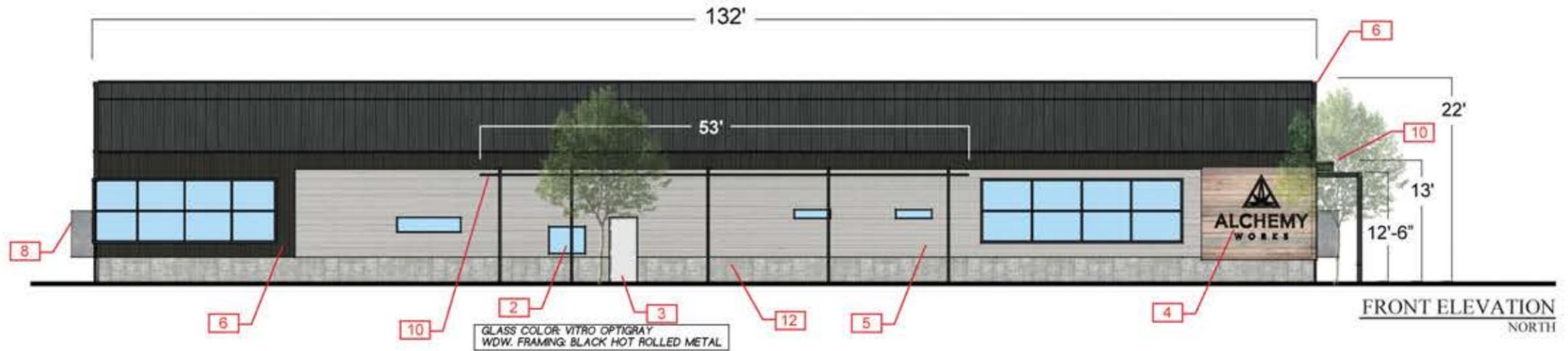


Source: Sanborn A/E, 2018



**Alchemy Works  
Project Site Plan  
Cathedral City, California**

KEYNOTES	
1.	12' x 12' GARAGE DOOR
2.	BULLET PROOF WINDOW
3.	UTILITY STEEL DOOR
4.	LOGO SIGN & WOOD ACCENT
5.	PRO-PANEL II - ASH GREY (25)
6.	PRO-PANEL II - CHARCOAL (17)
7.	10' x 12' GARAGE DOOR
8.	INTAKE FANS
9.	DYNA GLAS
10.	STEEL & WOOD AWNING
11.	INTAKE FANS FACADE
12.	MASONRY BLOCKS
13.	PRO-PANEL II - WHITE



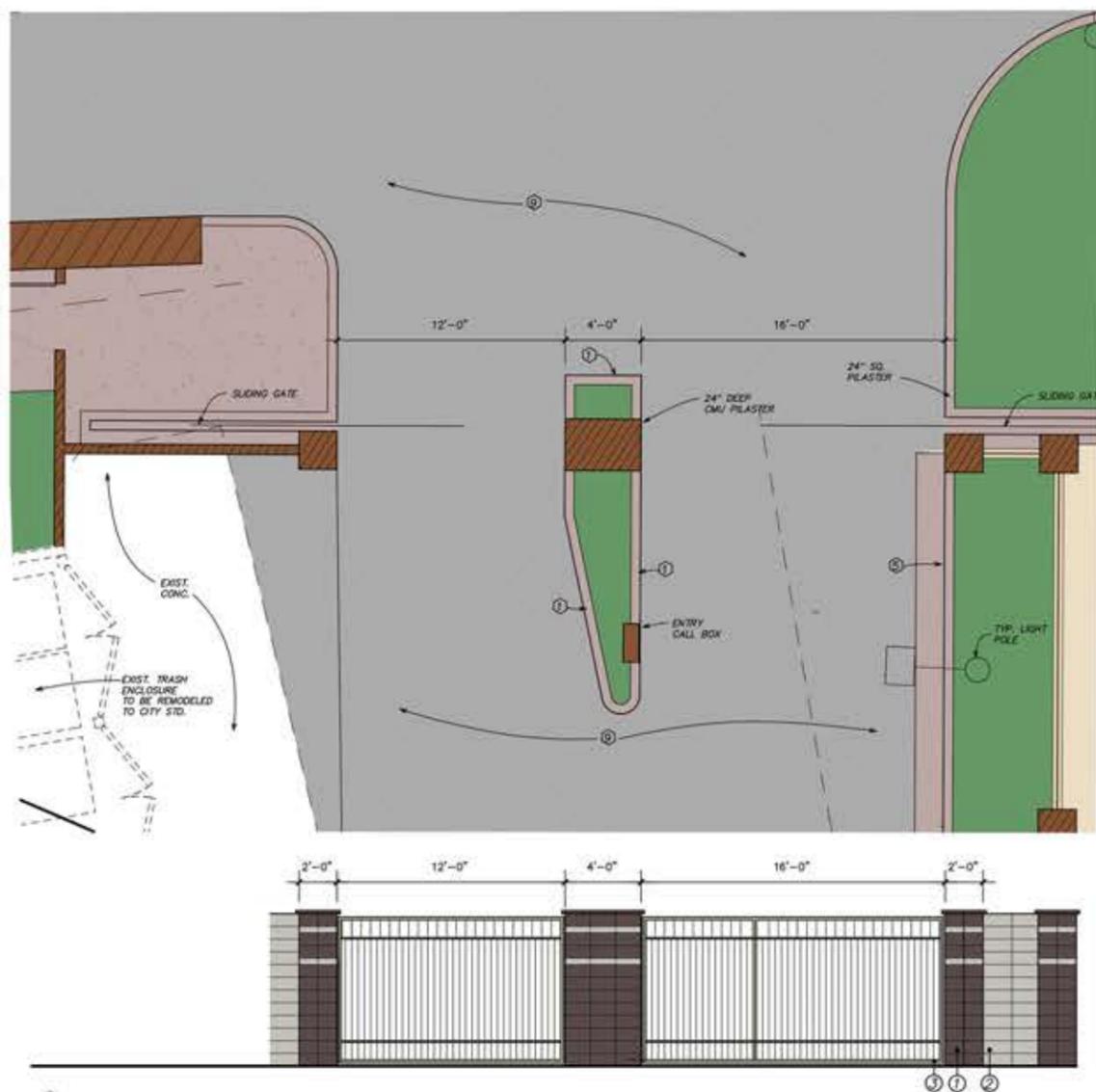
Source: Sanborn A/E, 2018



**Alchemy Works  
Exterior Elevations  
Cathedral City, California**

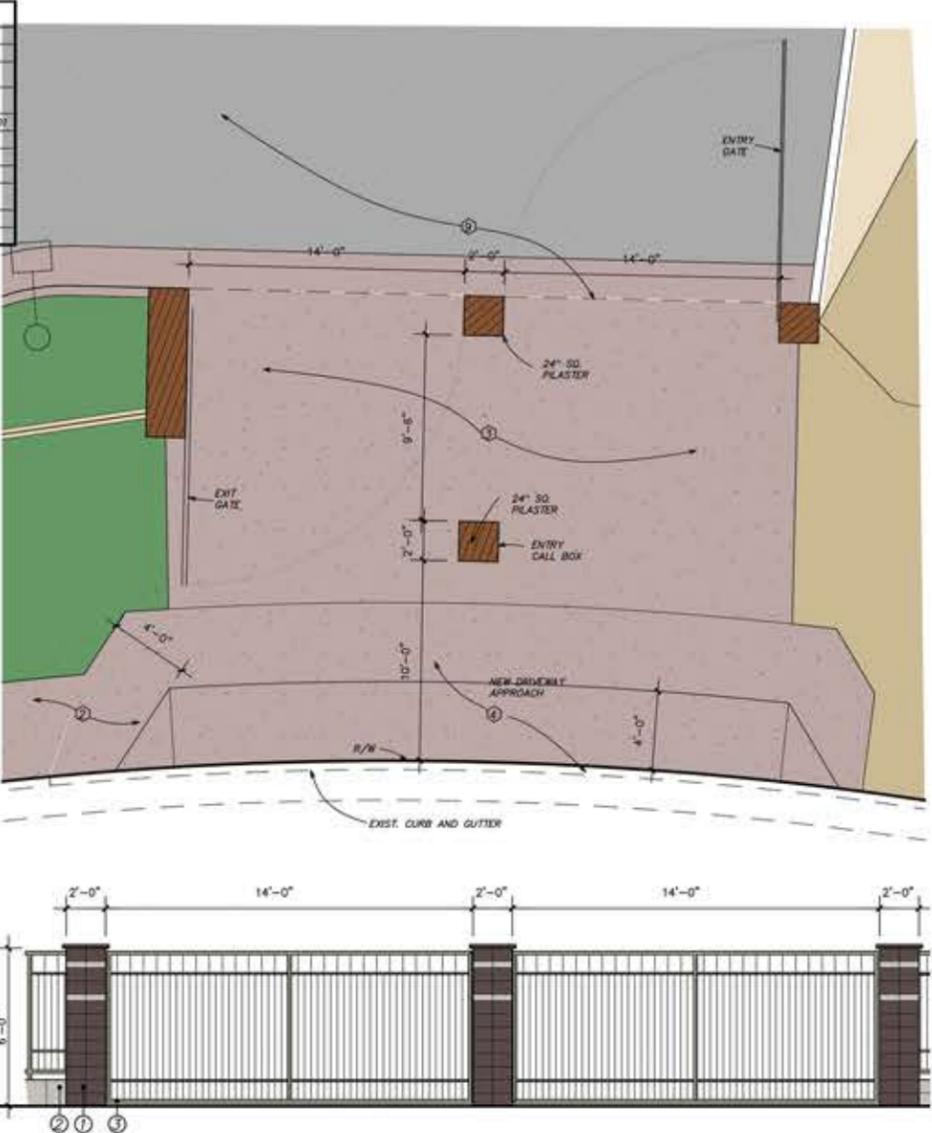
08.07.18



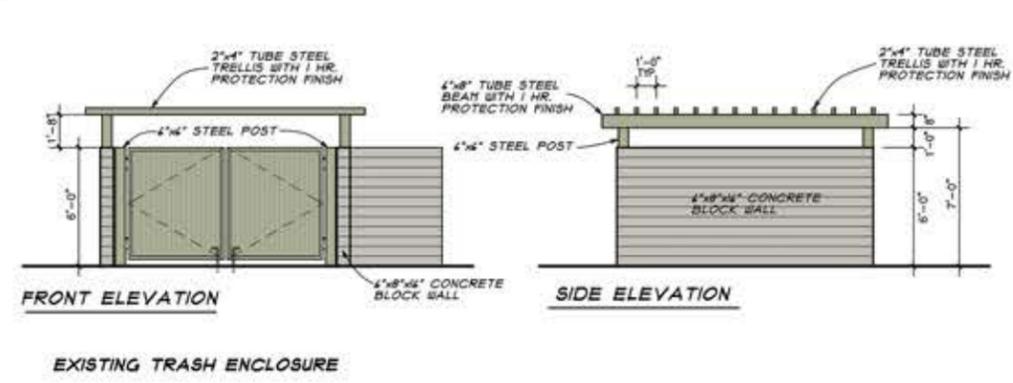


**(A) ENTRY AT VIA ALLEGRO**

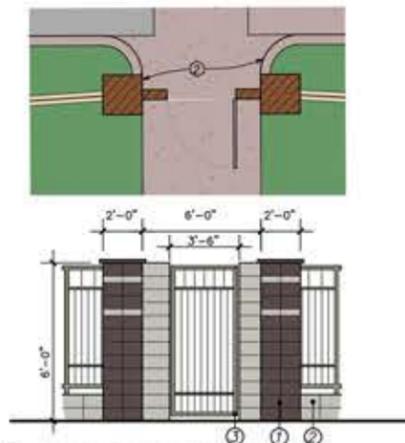
- CONSTRUCTION NOTES:**
1. CONSTRUCT 6" CURB "TYPE D" PER RIV. CO. STD. DWG. NO. 204
  2. CONSTRUCT 4" P.C.C. SIDEWALK PER RIV. CO. STD. DWG. NO. 400
  3. CONSTRUCT 6" P.C.C. OVER 4" CLASS # AGGREGATE BASE OVER 12" SUBGRADE COMPACTED 95%
  4. CONSTRUCT P.C.C. DRIVEWAY PER RIV. CO. STD. DWG. 208
  5. CONSTRUCT 6" CURB & GUTTER "TYPE A6" PER RIV. CO. STD. DWG. NO. 201
  6. INSTALL 6" STORM DRAIN PVC PIPE
  7. INSTALL 6" GRAVEL BASE
  8. INSTALL 9" SQ. CATCH BASIN
  9. INSTALL 3" ASPHALT OVER 4" CLASS # AGGREGATE BASE OVER 12" SUBGRADE COMPACTED 95%
  10. ADJUST TO GRADE



**(B) ENTRY AT CANYON PLAZA**

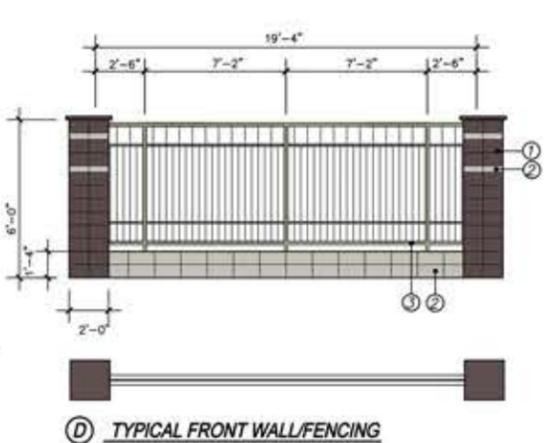


**EXISTING TRASH ENCLOSURE**



**(C) GATE ENTRY AT CANYON PLAZA**

- MATERIALS LEGEND:**
- 1. ORCO BLOCK BLACK 200 SPLITFACE
  - 2. ORCO BLOCK GREY 100 PRECISION
  - 3. REL. FENCING DUNN EDWARDS DEC 777 - MEADOWWOOD

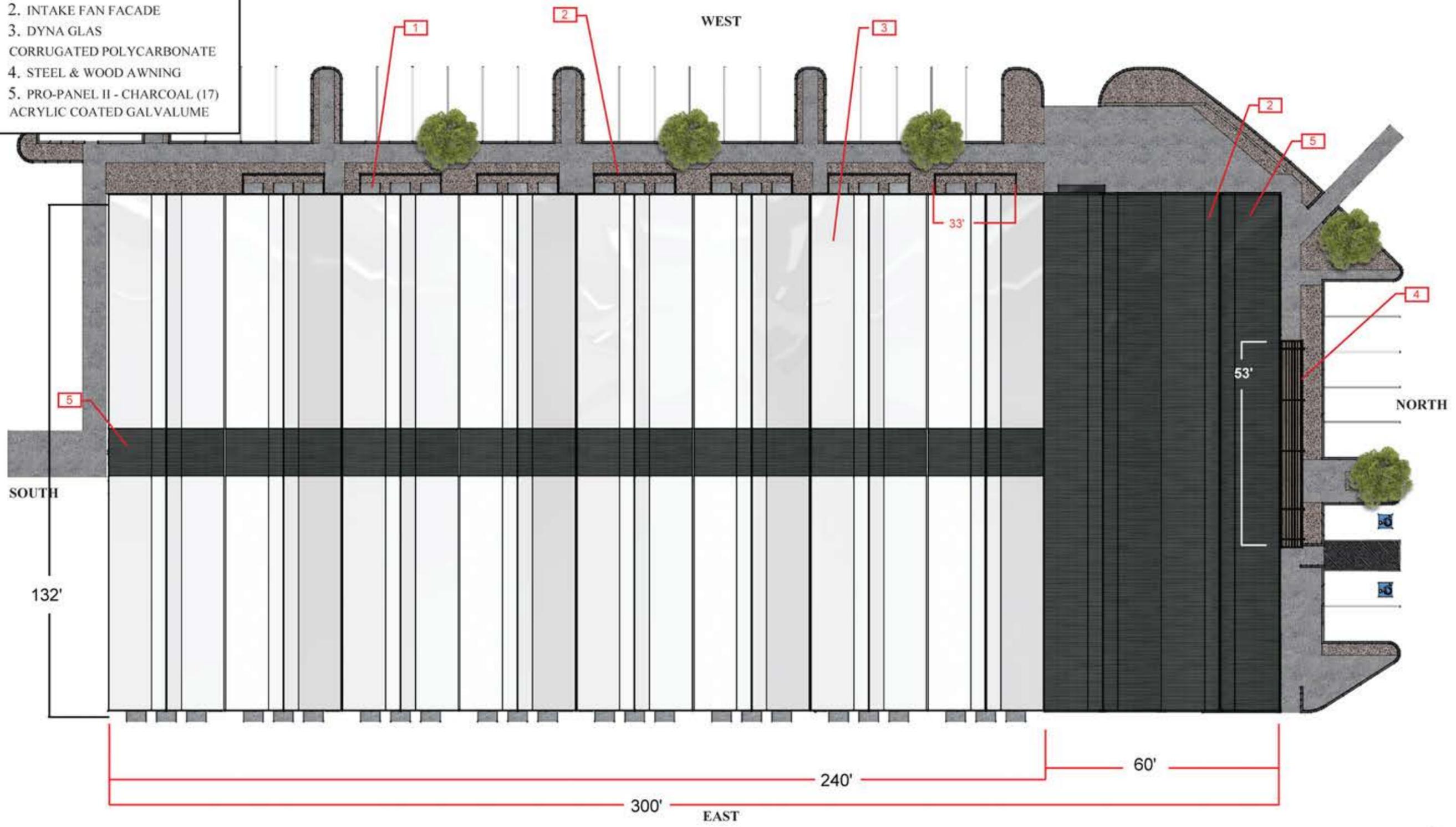


**(D) TYPICAL FRONT WALL/FENCING**

Source: Sanborn A/E, 2018

KEYNOTES

- 1. INTAKE FANS
- 2. INTAKE FAN FACADE
- 3. DYNA GLAS
- CORRUGATED POLYCARBONATE
- 4. STEEL & WOOD AWNING
- 5. PRO-PANEL II - CHARCOAL (17)
- ACRYLIC COATED GALVALUME



Source: Sanborn A/E, 2018

PLAN VIEW  08.07.18



Alchemy Works  
Roof Plan  
Cathedral City, California

Exhibit  
2-8

## **2.4 Mitigation, Monitoring and Reporting Program**

Where necessary, mitigation measures are included within each section of the IS/MND and are provided below. Table 1: *Mitigation, Monitoring and Reporting Program* outlines the potential impacts and mitigation measures of the proposed project, and assigns responsibility for the oversight of each mitigation measure. The table shall be included in all bid documents for project development.

**Table 1  
Mitigation, Monitoring and Reporting Program**

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
5. Cultural Resources	<p><b>CUL-1.</b> If during the course of excavation, grading or construction, artifacts or other archaeological resources are discovered, all work in the immediate area of the find shall be halted and the applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the expense of, the applicant to identify the find and propose mitigation if the resource is culturally significant. Work shall resume after consultation with the City of Cathedral City and implementation of the recommendations of the archaeologist.</p>	<p>Contractor, Public Works Department, Planning Department</p> <p>Qualified Archaeologist</p>	<p>During grading and other site disturbances</p>	<p>Less than significant</p>
	<p><b>CUL-2.</b> Copies of all resource documentation (report and site records) generated in connection with the project shall be transmitted to the Agua Caliente Band of Cahuilla Indians (ACBCI) THPO.</p>	<p>Planning Department</p>	<p>Upon receipt of reports</p>	<p>Less than significant</p>
	<p><b>CUL-3.</b> If a paleontological resource is accidentally uncovered during grading or construction activities for the proposed project, the project applicant/developer shall be required to notify the City of Cathedral City Planner immediately and all excavation work within ten feet of the find shall cease immediately. A qualified paleontologist shall be consulted to determine the necessity for monitoring any excavation and to evaluate any paleontological resource exposed during construction. Construction activity shall resume upon consultation with the City and upon implementation of the recommendations of the paleontologist.</p>	<p>Contractor, Public Works Department, Planning Department</p> <p>Qualified Archaeologist/ paleontologist</p>	<p>During grading and other site disturbances</p>	<p>Less than significant</p>

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
6. Geology and Soils	The project grading and building plans shall demonstrate project compliance with the recommendations of the geotechnical analysis report prepared for the project. The plans must be reviewed and approved by the City Engineer as consistent with the geotechnical analysis recommendations before issuance of any City permits. All soils engineering recommendations and structural foundation recommendations shall be designed by a licensed professional engineer and shall be incorporated into the approved grading and building plans. All onsite soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.	Contractor, Public Works Department, Planning Department  Qualified Engineer	Prior to issuance of grading/ building permits	Less than significant

## CHAPTER THREE – ENVIRONMENTAL CHECKLIST

1. **Project Name:** Alchemy Works, CUP No. 17-035
  
2. **Lead Agency Name and Address:**  
City of Cathedral City  
68700 Avenida Lalo Guerrero  
Cathedral City, CA 92234
  
3. **Contact Person and Phone Number:**  
Salvador Quintanilla, Associate Planner (760) 770-0329
  
4. **Project Location:**  
67625 Canyon Plaza/East Palm Canyon Drive, Cathedral City, CA 92234  
APN 687-510-029  
See Exhibits 2-1 through 2-3
  
5. **Project Applicants' Name and Address:**  
Craig Bouman  
Greenscape LLC  
65-587 Canyon Plaza  
Cathedral City, CA 92234
  
6. **General Plan Designation:**  
CG-General Commercial; HR – Hillside Reserve
  
7. **Zoning Designation:**  
PCC (Planned Community Commercial); OS (Open Space)
  
8. **Description of Project:**  
The proposed project involves construction of a cannabis cultivation facility on a 6.51-acre site. The project site is presently vacant and unoccupied. The western 3.34 acres will remain undeveloped. The eastern 3.17 acres will be developed with a 39,600-square-foot building for cannabis cultivation, landscaping and open space areas, two retention basins, on-site parking and driveway, and off-site street improvements. CUP No. 17-035 is proposed to allow development and operation of a cannabis cultivation business in the PCC zoning district.
  
9. **Surrounding Land Uses and Setting:**  
North: Commercial shopping center and vacant motocross site  
Northeast: Commercial Development  
East: Vacant land  
South: Eagle Canyon Dam  
West: Open Space (San Jacinto foothills)

10. **Other public agencies whose approval is (or may be) required (e.g., permits, financing approval, or participation agreement.):**  
 Desert Water Agency, State Water Resources Control Board, South Coast Air Quality Management District, Riverside County Airport Land Use Commission, City of Cathedral City Cannabis license

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

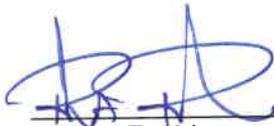
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<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 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

8/9/18

Date

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

2. **AGRICULTURE 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. 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>3. <b>AIR QUALITY</b> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. <b>BIOLOGICAL RESOURCES</b> -- Would the project:</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

**6. GEOLOGY AND SOILS** -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. HAZARDS AND HAZARDOUS MATERIALS</b> – 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY --</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. LAND USE AND PLANNING</b> - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>11. MINERAL RESOURCES</b> -- 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"/>
<b>12. NOISE</b> – 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) 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"/>

**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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**18. UTILITIES AND SERVICE SYSTEMS –**

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## CHAPTER FOUR – DISCUSSION OF ENVIRONMENTAL IMPACTS

This section provides explanation and justification of the Initial Study Checklist found in Chapter Three. The proposed project will have a less than significant impact on the environment, with the implementation of mitigation measures as proposed as part of this review.

### 1. AESTHETICS

#### a) *Would the project have a substantial adverse effect on a scenic vista?*

**Less Than Significant Impact.** Surrounding properties generally enjoy views of the San Jacinto Mountains to the west, San Bernardino Mountains to the northwest, Little San Bernardino Mountains to the north and northeast and Santa Rosa Mountains to the south and southeast. The proposed site is situated at the base of the San Jacinto foothills, providing views of the Santa Jacinto mountains to the immediate south and west. Views north and east of the subject property, looking towards the San Bernardino Mountains, are already obstructed, to some extent, by commercial buildings in the area.

As a means of protection and enhancement of scenic vistas as provided in the General Plan, the City enforces zoning and development regulations to reduce impacts to scenic resources. Development standards include height limits, setback requirements and landscaping improvements. The project will be required to meet or exceed these standards. Landscaping is proposed for the perimeter of the site along both Canyon Plaza and Via Allegro, in addition to landscaping proposed on-site.

The project site is located at the edge of the City's urban core, adjacent to the San Jacinto foothills. Commercial development occurs to the north and northeast of the project site. The applicant proposes to construct a single story building with a maximum height of 22' and length of 300', which will occur at a lower elevation than the foothills to the south and west. Due to the building's height and placement on the eastern side of the site, it will only marginally obstruct the views of the foothills, and will not obstruct views of the mid-range and peaks of the mountains from properties surrounding the site, and from the public roadway. (See Exhibit 2-3 for photometric of project.)

The project also proposes a 6 foot tall perimeter wall/fence with alternating split faced block wall and iron fencing (see Exhibit 2-7 Wall Plan). The existing views looking towards the property are already partially obstructed by existing plantings and fencing along the project perimeter. The scale and mass of the proposed structure will be similar to that of the existing commercial properties to the north and east of the site.

The proposed project will not significantly impact scenic vistas and no mitigation measures are required.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** The proposed site is currently highly disturbed with some scattered vegetation along the southerly boundary and rocky hillside along the western boundary. There are no significant trees or historical buildings located on the site or within the surrounding area. The toe of slope of the San Jacinto Mountains occurs within the parcel along the western boundary, outside of the development area. As a result, no change will occur to the area of rocky hillside located on the property, and it will remain in its natural condition. There are no scenic highways adjacent to or in the vicinity of the project, and the project will not be visible from East Palm Canyon Drive. The project will not have adverse impacts on scenic resources and no mitigation measures are required.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

**No Impact.** The majority of the site is vacant with highly disturbed soil from its previous use as a landscape supply business. Commercial development occurs to the north and east of the site, including a gasoline service station, a thrift store, a BMX track and auto-serving businesses. The site will be developed in accordance with the City's General Plan, zoning regulations, and proposed CUP to ensure the project will be aesthetically consistent with surrounding structures. The proposed building will be single story, as are the surrounding structures. The scale and mass of the project is also consistent with surrounding development.

As shown in Exhibit 2-5 Exterior Elevations, the project design includes full site improvements and aesthetic enhancements such as wood accents, multi-colored paneling, landscaping, and steel and wood awnings. On-site landscaping will soften the building's appearance from the street and adjoining properties. The project design was approved by the City's Architectural Review Committee on June 6, 2018, and was found consistent with the City's Design Guidelines and site development standards. The proposed project will have a positive impact on the visual character of the area and no mitigation is required.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less than Significant Impact.** Buildout of the proposed project can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. However, lighting and glare levels are not expected to exceed typical levels within the surrounding commercial environment, and will be regulated by City lighting standards. The proposed development will abide by the City's standards prohibiting reflective surfaces and spillage of light onto adjacent properties. The City will review and approve the lighting plan prior to construction, which will ensure that lighting and glare levels are at acceptable levels. Impacts will be less than significant.

## 2. AGRICULTURE

- a) *Would the project 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?*

**No Impact.** 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 and mitigation measures are not required.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?*

**No Impact.** There are no Williamson Act contracts on the subject property or properties in the immediate vicinity. None of the surrounding properties are zoned for agricultural use. Therefore, the project will not result in impacts related to Williams Act contracts or properties zoned for agricultural use.

- c) *Would the project involve other changes in the existing environment, which, due to their location or nature could result in conversion of Farmland to non-agricultural use?*

**No Impact.** As discussed under b) above, the project site is not designated as farmland, and is located at the southern edge of a highly urbanized area with commercially zoned land to the north and east. The project site is adjacent to commercial development on the north and northeast, and the Santa Rosa/San Jacinto foothills on the southwest and Eagle Canyon Dam to the south. None of the surrounding properties are being used for agricultural purposes. Therefore, the project will not result in the conversion of existing farmland to non-agricultural uses.

## 3. AIR QUALITY

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**No Impact.** The City of Cathedral City, including the project site, is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Development activities within the City are subject to the rules and regulations set forth by the SCAQMD regarding the release of criteria air pollutants. The SCAQMD monitors the emission and concentration levels of the following criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead.

Air quality emissions are measured according to the California Ambient Air Quality Standards (CAAQS) set by the California Air Resources Board, and the National

Ambient Air Quality Standards (NAAQS), which are set by the United States Environmental Protection Agency (EPA). Areas that meet these air quality standards are considered “attainment” areas, whereas those that do not are designated “non-attainment” areas. The City of Cathedral City is located in an area that is currently designated a “severe non-attainment” area and a “serious non-attainment” area for ozone and PM<sub>10</sub>, respectively. Remaining pollutants are either in attainment or unclassified.

The SSAB, including the proposed project site, is subject to the provisions of the SCAQMD Rule Book<sup>1</sup>, which sets forth policies and other air quality control measures designed to help the District achieve federal and state ambient air quality standards. These rules, along with the SCAQMD’s 2016 Air Quality Management Plan<sup>2</sup>, are intended to satisfy the planning requirements of both the federal and state Clean Air Acts.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) to comply with metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The proposed project is consistent with the City’s land use designations, and the City will include conditions of approval for CUP No. 17-035 to allow for the operation of a cannabis cultivation facility.

In summary, the proposed project is consistent with the intent of the 2016 AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. No impacts would occur with respect to the applicable air quality management plan.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Less Than Significant Impact.** A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. The proposed project would contribute to regional and localized air pollutant emissions during demolition, construction and project operation.

The California Emissions Estimator Model (CalEEMod) Version 2016.3.1 was used to project air quality emissions that will be generated by the proposed project during construction and operation (output tables are provided in Appendix A).

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<sup>1</sup> South Coast Air Quality Management District Rules and Regulations, Adopted February 4, 1977.

<sup>2</sup> “Final 2016 Air Quality Management Plan,” prepared by South Coast Air Quality Management District, 2016.

Criteria air pollutants will be released during construction and operation phases of the proposed project, as shown in Tables 3-1 and 3-2. Table 3-1 summarizes short-term construction-related emissions, and Table 3-2 summarizes ongoing emissions generated during operation.

Construction Emissions

The construction period includes all aspects of proposed project development, including site preparation, grading, hauling, paving, building construction, and application of architectural coatings. For analysis purposes, and for conservative projections, it is assumed that buildout of project will occur over a six-month period. The following assumptions were made for construction:

- Total acreage: 3.17 AC
- Total building square footage: 39,600 SF
- Total paved square footage: 49,015 SF
- Total import/export of materials: 0 CY (site will balance)
- SCAQMD Rule 403: Fugitive Dust Control standards applied as required.
- SCAQMD Rule 1113: Architectural Coatings standards applied as required.

**Table 3-1  
Construction Emissions for Alchemy Works  
(pounds per day)**

	<b>CO</b>	<b>NOx</b>	<b>ROG</b>	<b>SOx</b>	<b>PM10</b>	<b>PM2.5</b>
2018	50.53	70.60	32.08	0.08	7.09	5.11
<b>SCAQMD Threshold</b>	550.00	100.00	75.00	150.00	150.00	55.00
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod Version 2016.3.1, outputs generated 4/13/2018. Value shown represents the average emissions from summer and winter. See Appendix A

As shown in Table 3-1, emissions generated by construction activities will not exceed the SCAQMD thresholds for any criteria pollutant. The data reflect average daily unmitigated emissions over the six-month construction period, including summer and winter weather conditions. The analysis assumes no material/soils will be imported to the site during grading. Applicable standard requirements and best management practices include, but are not limited to, the implementation of a dust control and management plan in conformance with the SCAQMD Rule 403 and Rule 403.1 specific to the Coachella Valley, proper maintenance and limited idling of heavy equipment, phasing application of architectural coatings and the use of low-polluting architectural paint and coatings. Construction related impacts are considered less than significant.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy demand (electricity), and mobile source (vehicle) emissions. Area source emissions and energy emissions are based on historical data programmed into CalEEMod that

represent average emissions of similar land uses and projects. Mobile source emissions are based on a project specific trip generation report provided by Urban Crossroads (Appendix D) that was based on data provided by the applicant indicating 20 employees would work at the site. Based on the empirical data provided by the applicant, the project would generate up to 80 daily vehicle trips. Table 3-2 provides a summary of projected emissions during operation of the proposed project.

**Table 3-2  
Operational Emissions for Alchemy Works  
(pounds per day)**

	CO	NOx	ROG	SOx	PM10	PM2.5
2018	3.21	2.24	1.31	0.01	0.57	0.17
<b>SCAQMD Threshold</b>	<b>550.00</b>	<b>100.00</b>	<b>75.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod Version 2016.3.1, outputs generated 4/13/2018. Value shown represents the average emissions from summer and winter. See Appendix A

As shown in Table 3-2, operational emissions will not exceed the SCAQMD thresholds of significance for any criteria pollutants. Impacts related to operation will be less than significant.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

**Less Than Significant Impact.** An impact is considered potentially significant if the project would add a considerable cumulative contribution to federal or state non-attainment pollutants. As the SSAB is currently in a state of nonattainment for ozone and PM<sub>10</sub>, related projects plus the proposed project could exceed an air quality standard or contribute to an existing or projected air quality exceedance.

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

As discussed above, the proposed project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. The proposed project would not generate a cumulatively considerable increase in emissions of the pollutants for which the SSAB is in nonattainment. Impacts would be less than significant.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Less Than Significant Impact.** To determine if the proposed project has the potential to generate significant adverse localized air quality impacts, the SCAQMD's Mass Rate Localized Significance Threshold (LST) Look-Up Table was utilized. The City of Cathedral City and the project site are located within Source Receptor Area 30. The nearest sensitive receptors are the single-family residences located approximately 160 meters northeast of the project site. Based on the project's size and proximity to sensitive receptors, the 2-acre site tables at a distance of 100 meters were used. The projects maximum daily on-site emissions were used for both construction and operational emissions. Table 3-3 shows that none of the LSTs will be exceeded during construction or operation. Therefore, air quality impacts to nearby sensitive receptors will be less than significant.

**Table 3-3  
Localized Significance Thresholds  
(lbs/day)**

	CO	NOx	PM10	PM2.5
Construction Emissions	33.22	39.86	7.09	5.11
<b>Construction LST</b>	<b>3,409</b>	<b>296</b>	<b>44</b>	<b>12</b>
<b>Exceed?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Operational Emissions	3.21	2.24	0.57	0.17
<b>Operational LST</b>	<b>3,409</b>	<b>296</b>	<b>16</b>	<b>3</b>
<b>Exceed?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod Version 2016.3.1, outputs generated 4/13/2018. Value shown represents the average emissions from summer and winter. See Appendix A Source: Mass Rate Look-up Table, SCAQMD

- e) *Create objectionable odors affecting a substantial number of people?*

**Less Than Significant Impact.** The proposed project will operate as a cannabis cultivation business with plants grown and harvested indoors. CCMC section 9.108.080 A.1 requires that all cannabis cultivation businesses be equipped with an odor absorbing ventilation and exhaust system so that odors from the business cannot be detected outside the building. The applicant proposes to equip the building with proper ventilation systems, filtration devices, and other available means of odor control in accordance with City regulations to ensure project impacts remain less than significant.

The proposed project is not expected to generate objectionable odors during any phase of construction. Short-term odors associated with paving and construction activities could be generated. However, any such odors would be temporary and quickly disperse below detectable levels as distance from the construction site increases.

The project will utilize a negative pressure, mechanically cooled greenhouse system in the cultivation portions of the building and will have a sealed environment in the warehouse portions. The project incorporates a small set of intake roof vents, but these are in a transport corridor which is maintained at negative pressure (physically separated from the cultivation areas by walls). No odors would escape from the roof vents in the corridor when they are opened.

The odor control system will be outfitted to the exhaust fans of the greenhouses (see example photo). This system provided by Fogco, has been used on greenhouse projects across the US for cannabis cultivation and waste water treatment (sludge drying). The Fogco system injects a high-pressure mist of essential oils into the airstream of the exhaust fans. These essential oils are not to mask the odor but to combine with terpenes and other odor molecules in the airstream to physically alter the molecular makeup of the odor causing agent. Fogco has specially formulated an odor neutralizer for cannabis that will be



used for the project. The City requires that all cannabis cultivation project applicants submit plans for odor control systems for review and approval before issuance of any project permits.

Therefore, impacts from objectionable odors are expected to be less than significant.

*Photo provided by Nexus Greenhouse Systems. Example of odor control/mitigation systems (rings) outfitted to the exhaust fans of the greenhouses.*

#### 4. BIOLOGICAL RESOURCES

- 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?*

**Less Than Significant Impact.** The project site was recently occupied by Southwest Boulder & Stone and used as landscaping supply storage yard for many years. There are no vegetation communities present on site because the surface soils have been highly compacted and completely disturbed by frequent use of hauling trucks, stock piling of stone/rock materials, and daily customer use. Because of the site's current conditions, a project specific biological assessment was not prepared. However, a Biological Technical Report was prepared for the Eagle Canyon Dam in 2009 (BonTerra Consulting), which is located immediately south of the project site and provides information on the biological resources in the general project area.

According to the 2009 Biological Report, the project area (Eagle Canyon Dam (ECD) project) is characterized by areas of creosote bush, open wash, and previously disturbed areas (such as the project site). The following discussion is a summary of the special status species known to occur in the EDC project area and documented in the report.

##### Special Status Plant Species

According to the biological report, 30 special status plant species are known to occur in the vicinity of the Eagle Canyon Dam and general project area. Thirteen of the 30 special status plant species have potential to occur within the Eagle Canyon Dam project area. Two of the 30 special status plant species were found to be federally listed Endangered species: Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*) and triple-ribbed milk-vetch (*Astragalus tricarinatus*). Only the Coachella Valley milk-vetch was found to have limited potential to occur within the Eagle Canyon Dam and project area. The triple-ribbed milk-vetch does not have potential to occur within the ECD project area.

Focused surveys for four special status plants: Coachella Valley milkvetch, triple-ribbed milkvetch, Arizona spurge (*Chamaesyce arizonica*), and purple stemodia (*Stemodia durantifolia*) were conducted in 2006 and found to be negative. Two CNPS List 1B species, flat-seeded spurge and mecca-aster, were found to have potential to occur but were not observed during the 2009 general survey.

On-site soils have been heavily compacted due to on-site activity and there are currently no plant communities located on site with the exception of sparse vegetative regrowth located along the perimeter of the property, in an area that is outside the development envelope of the proposed project. The potential for special status plant species to occur on-site is negligible due to on-site soil conditions.

### Special Status Wildlife Species

Thirty-eight special status wildlife species are known to occur in the vicinity of the Eagle Canyon Dam project area. Thirteen of the 38 special status wildlife species are federally and/or State-listed Endangered or Threatened species, or are proposed for listing by the federal and/or State government. Of these, three species listed as Threatened or Endangered (or proposed for listing) were found to have potential to occur within the ECD project area: Casey's June beetle (*Dinacoma caseyi*), peninsular bighorn sheep Distinct Population Segment (*Ovis canadensis nelson* DPS), and Palm Springs (Coachella Valley) round-tailed ground squirrel (*Spermophilus terticaudus chlorus*).

#### *Casey's June Beetle (CJB)*

Casey's June Beetle (*Dinacoma caseyi*) has a very limited distribution and is found only on the alluvial plains at the base of the San Jacinto and Santa Rosa Mountains along the southern edge of the Coachella Valley. According to the Eagle Canyon Dam Report, previous studies (Hovore 1997 and McGill 2001 and 2003) found that known populations of the beetle occur on the Carsitas gravelly sand, 0 to 9% slopes, soil types as mapped by the Soil Conservation Service. The preferred habitat consists mostly of sand with minimal compaction or disturbance and little or no cobble or rocky substrate. Dense soils (clay) make it difficult for digging and do not afford suitable habitat. The project site's highly compacted soils and daily disturbance, therefore, does not provide the substrate (Carsitas gravel sand with little or no cobble or rocky substrate) needed by CJB for burrowing. The unsuitability of habitat within the project site for Casey's June beetle would preclude this species from inhabiting the project site. The project site is also outside the proposed critical habitat for this species and no adverse modification of critical habitat would occur as a result from project development. No impacts to this federally endangered wildlife species would occur from project development.

#### *Peninsular bighorn sheep*

Peninsular bighorn sheep is a federally listed Endangered and State-listed Threatened/Fully Protected species, and therefore, no impacts to this species are allowed. The peninsular population segment occurs on the steep slopes, canyons, and washes of the San Jacinto and Santa Rosa mountains generally below 4,000 ft above msl. Steep (50 to over 70 percent slopes) and rough (i.e., with many small-scale changes in slope) terrain is utilized extensively for escape cover, but flatter areas at the base of mountains are often used for foraging. However, peninsular bighorn sheep would generally be expected to remain above 800 feet.

The project site occurs at the base of the San Jacinto Mountains, which is below an elevation where bighorn sheep are expected to occur, and the ECD project site was found to provide suitable foraging habitat for this species. On April 14, 2009, the USFWS published a final rule designating critical habitat for peninsular bighorn sheep. This final rule designated 376,938 acres in Riverside, San Diego, and Imperial counties as critical habitat. The ECD project area, including the project site, is not located in designated critical habitat for this species. Impacts to Peninsular bighorn sheep will not occur.

#### *Palm Springs round-tailed ground squirrel*

Palm Springs (Coachella Valley) round-tailed ground squirrel (PSGS) is a Candidate species proposed for federal listing and a State Species of Special Concern that prefers open, flat, desert areas with fine-textured, sandy soils, grasses and/or desert succulent shrubs. The current and historical distribution of the PSGS extends roughly from the San Geronio Pass to the vicinity of the Salton Sea. Habitat for this subspecies has declined due to urbanization and cultivation activities within its range. This species is known to occur in desert wash, desert scrub, alkali desert scrub, and levees in cropland habitat. The potential for this species to occur on site is low/negligible because of current site conditions.

#### Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) provides legal protection for nearly all breeding migratory bird species occurring in the U.S. The burrowing owl is a State species of special concern that resides in open dry grasslands and desert areas and is protected under the MBTA. The burrowing owl is known to take up residence on a site at any time. However, the project site does not have suitable habitat for the species. The presence of heavily compacted soils offers no nesting opportunities for birds covered under the MBTA. Similarly, commercial buildings immediately adjacent to the project site do not provide suitable habitat for nesting. Therefore, a pre-construction survey will not be required to assess impacts to nesting birds covered by the MBTA.

#### Summary

Due to the current level of disturbance and lack of suitable habitat on the project site, the disturbed nature of the surrounding lands, and the low probability of sensitive species known to occur in the project area or to be present on or adjacent to the site, there is a low potential for the proposed project to adversely impact sensitive biological resources. Impacts will be less than significant.

- 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?*

**No Impact (b, c).** An on-site inspection found that there are no wetlands or riparian habitat on or near the project site. The project site does not harbor any on-site plant communities due to its highly disturbed condition. Therefore, the project will not have a substantial adverse effect on any riparian habitat or any other sensitive natural habitat.

- 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?*

**No Impact.** The proposed project will be located on a site that is highly disturbed and was occupied by Southwest Boulder & Stone, a landscape supply yard, through May 2018. The project site is surrounded by a chain-link fence along the southern boundary along Canyon Plaza. Therefore, the project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, and will not 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?*

**Less than Significant Impact (e, f).** The project site is also located within the boundaries of the Agua Caliente Band of Cahuilla Indians Reservation and, as such, is subject to the Tribal Habitat Conservation Plan (THCP). The project will be subject to the mandated THCP fee to mitigate loss of habitat within desert floor areas. The site is not within or adjacent to a THCP-designated Conservation Area (ACBCI THCP Figure 34: Conservation Requirements), therefore no additional mitigation measures or provisions are required.

The project will not conflict with any local policies or ordinances that protect biological species, or any habitat conservation plans or natural community conservation plans. Project-related impacts will be less than significant.

## 5. CULTURAL RESOURCES

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

**No Impact:** The project site was previously developed as a landscape supply yard. The on-site structures utilized by the business, including an office trailer, storage bins, stock piles of rock, and shade structures, were removed in May 2018 and the site is currently vacant. The surrounding area includes commercial buildings and development constructed between 1972 and 1996 (CR Tech, 2018). None of the on-site structures or those in the immediate surrounding area qualify as historic structures since they do not meet the requirements for listing on either the National Register of Historical Places or the California Register of Historical Resources. Although the City's General Plan Archaeological and Historical Resources Element shows the project site located in an area identified as having the potential for early 20th Century resources, there are no such resources on the site or within the surrounding area. No project-related impacts on historical resources will occur pursuant to Section 15064.5.

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

**Less than Significant Impact with Mitigation:** The site has been used as a landscape supply yard developed for a number of years, and, with the exception of an area of rocky hillside, surface soils are heavily compacted and covered with rock/gravel piles and trailer buildings. The project involves construction of an approximately 39,600-square-foot greenhouse building and installation of landscaping, two retention basins, and paved areas for parking and driveways on the eastern three acres of the project site.

The project site is located in an area that is potentially sensitive for archaeological resources. The cultural resources record search prepared for the project found that the majority of the site had very low potential for discovery of unknown archaeological resources. With the exception of the area of steep rocky hillside, the site has been heavily disturbed and soils are compacted. The hillside area will not be developed as part of the project and will remain undisturbed. However, since the project will result in excavation deeper than previous site disturbance, there is a remote possibility that unknown archaeological resources may be uncovered during project construction. With the implementation of mitigation measures CUL-1, the project will result in a less than significant impact on archaeological resources.

The City initiated Tribal Consultation, as required by AB 52. The Agua Caliente responded to the request for consultation, and indicated that it did not wish to initiate consultation. The Tribe requested they be provided a records search for the project site. That records search has been completed, and no resources were identified. Please see Tribal Resources section below.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**Less Than Significant Impact with Mitigation .** 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. However, there is a potential for unknown resources being uncovered during excavation and construction of the project. With the implementation of mitigation measure CUL-3, the project will result in a less than significant impact on paleontological resources.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Less Than Significant Impact.** The project site is not located on or in proximity to a known cemetery or known Native American burial site, and is not expected to disturb human remains. The cultural resources records search did not indicate the presence of any on the site or within the immediate surrounding area. In the unlikely event human remains are discovered during project development, the State of California (Section 7050.5 of the CA Health and Safety Code) requires the Riverside County Coroner be contacted, all activities cease and the find be

assessed. If the remains are believed to be Native American, the Native America Heritage Commission (NAHC) must be notified. The NAHC will determine the Most Likely Descendent (MLD). The City and the developer will be required to work with the MLD to determine the final disposition of the remains. (CA Public Resources Code Section 5097.98) This requirement of law assures that impacts to human remains remain less than significant.

## Mitigation Measures

CUL-1. If during the course of excavation, grading or construction, artifacts or other archaeological resources are discovered, all work in the immediate area of the find shall be halted and the applicant shall immediately notify the City Planner. A qualified archaeologist shall be called to the site by, and at the expense of, the applicant to identify the find and propose mitigation if the resource is culturally significant. Work shall resume after consultation with the City of Cathedral City and implementation of the recommendations of the archaeologist.

CUL-2. Copies of all resource documentation (report and site records) generated in connection with the project shall be transmitted to the Agua Caliente Band of Cahuilla Indians (ACBCI) THPO.

CUL-3. If a paleontological resource is accidentally uncovered during grading or construction activities for the proposed project, the project applicant/developer shall be required to notify the City of Cathedral City Planner immediately and all excavation work within ten feet of the find shall cease immediately. A qualified paleontologist shall be consulted to determine the necessity for monitoring any excavation and to evaluate any paleontological resource exposed during construction. Construction activity shall resume upon consultation with the City and upon implementation of the recommendations of the paleontologist.

## 6. GEOLOGY AND SOILS

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.*

**No Impact.** The project area is located in Southern California, which is a seismically active region. The proposed site and its vicinity are not within or adjacent to any Alquist-Priolo Fault Zones. The Geological Investigation Report for the project prepared by Sladden Engineering found no evidence of active surface faulting on-site either during the field investigation or in a review of site photographs. Since the site is not located within an Alquist-Priolo Fault Zone, nor are there active faults located on-site, active fault rupture is unlikely to occur at the

project site. Therefore, there will be no impacts related to location on or near a known earthquake fault.

*ii. Strong seismic ground shaking?*

**Less Than Significant Impact with Mitigation.** The San Andreas Fault Zone is a major fault in the Coachella Valley, which exposes the City to potentially high levels of seismic activity. The nearest segment of the San Andreas Fault is the South Branch, approximately 8 miles northeast of the project area and capable of producing a magnitude 7.2 earthquake. (Sladden Engineering, 2017) All structures in the City will be subjected to this shaking and could be seriously damaged if not properly designed.

The City implements the latest seismic safety design standards outlined in the 2016 California Building Code (soon to be updated to 2019) for Site Class D to reduce impacts associated with ground shaking on people and buildings. In addition, compliance with the Geotechnical Investigation Report prepared by Sladden Engineering, including recommendations for site preparation to remove loose fill soil, over excavation and recompaction will assure that the project-related impacts associated with seismic ground shaking will be less than significant. (See Mitigation measures GEO-1).

*iii. Seismic-related ground failure, including liquefaction?*

**No Impact.** Sladden Engineering prepared a Soils Report for the proposed project site on October 5, 2017. The project site is located in an area of “Moderate” liquefaction susceptibility according to the County of Riverside. However, groundwater was not encountered at the maximum explored depth of 51 feet during the field investigation. Sladden engineers also reviewed groundwater maps of the site and risks associated with liquefaction related hazards and determined that the potential for seismic-related ground failure due to liquefaction is considered negligible. Therefore, there will be no impacts associated with liquefaction.

*iv. Landslides?*

**Less than Significant Impact.** The project site is relatively flat and is located immediately adjacent to the San Jacinto foothills along the western boundary. The project site is located on the boundary of an area designated as highly susceptible to rock falls and seismically induced landslides in the City’s General Plan (Exhibit V-6). However, results of the Soils Report (Sladden 2017) indicate that there were no signs of slope instability in the form of landslides, rock falls, earthflows or slumps observed at or near the subject site. The portion of the project site to be developed with the cannabis cultivation facility is located on the eastern half of the project site where it will be away from the adjacent hillside. Risks associated with slope instability are considered to be “low” and impacts will therefore be less than significant.

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

**Less Than Significant Impact.** The General Plan designates the project area and its vicinity as subject to severe wind erosion (General Plan Exhibit V-2). The proposed project area is composed of native soils such as silty sand (SM) with interbedded portions of poorly graded sand (SP-SM) and well-graded sand (SW-SM). Throughout site grading and construction there is a possibility of temporary soil erosion as a result of severe winds and disturbed and unstable soil conditions. Strong winds are common within the proposed site. However, the project applicant will be required to provide a Dust Control Management Plan prior to receiving grading permits that will reduce impacts associated with soil erosion during construction to less than significant levels. Once completed, the proposed project will consist of paved and otherwise stabilized surfaces, which will resist erosion. With implementation of the City's standard requirements, a less than significant impact is anticipated as a result of the proposed project.

The project will also be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations, which minimize excess urban runoff that may result in soil erosion. The imposition of conditions of approval by the City and submittal of erosion control plans are required by the City to be included with a grading permit. Therefore, impacts associated with wind erosion during construction will be less than significant.

- 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.** According to the Cathedral City General Plan Exhibit V-1, the soils contained in the project area consists of Holocene (modern) alluvial fan deposits, with groundwater levels deeper than 51 feet (Sladden 2017). The potential for liquefaction and subsidence is negligible, given the distance from active faults, existing soils conditions, and the depth to groundwater.

As noted in checklist item 6.A.iv, results of the geotechnical investigation indicate that there were no signs of slope instability in the form of landslides, rock falls, earthflows or slumps observed at or near the subject site. Risks associated with slope instability are considered to be "low" and impacts will therefore 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.** According to the Geotechnical Investigation Report (Sladden 2017) prepared for the project, the soils underlying the site have a "very low expansive potential" and risk from structural damage cause by the underlying soils is negligible. Expansive soils are characterized as water-absorbing minerals, such as clay. The proposed area is composed mainly of sand deposits and does not contain such soils. In addition, the City implements the latest safety design standards outlined in the California Building Code. No impacts will occur from expansive soils.

- 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 of wastewater?*

**No Impact.** The proposed project will be connected to the existing sewer system and will not require a septic tank. There will be no project impacts.

## **Mitigation Measures**

GEO-1 The project grading and building plans shall demonstrate project compliance with the recommendations of the geotechnical analysis report prepared for the project. The plans must be reviewed and approved by the City Engineer as consistent with the geotechnical analysis recommendations before issuance of any City permits. All soils engineering recommendations and structural foundation recommendations shall be designed by a licensed professional engineer and shall be incorporated into the approved grading and building plans. All onsite soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.

## **7. GREENHOUSE GAS EMISSIONS**

- 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?*

**Less Than Significant Impact.** Greenhouse gas emissions are generated by both moving and stationary sources, including vehicles, the production of electricity and natural gas, water pumping and fertilizers. State law mandates that all cities decrease their greenhouse gas emissions to 1990 levels by the year 2020. Cathedral City's 2010 communitywide baseline GHG emissions were 236,862 metric tonnes of CO<sub>2</sub>e (MTCO<sub>2</sub>e). To reach 2020 emission reduction goals, the city must reduce emissions by 55,909 MTCO<sub>2</sub>e, or 23.4%.

There are currently no officially adopted local or SCAQMD thresholds of significance for greenhouse gas emissions for projects of this nature. The current draft thresholds consist of a tiered approach that includes screening values which the lead agency can choose from, but which must be consistent for all projects within its jurisdiction. The draft SCAQMD Tier 3 screening value of 10,000 MTCO<sub>2</sub>e (Metric Tons of CO<sub>2</sub> equivalent) per year for industrial uses was used in the project analysis.

The proposed project will generate greenhouse gas (GHG) emissions during both construction and operation. As described in Section III, Air Quality, the CalEEMod

model was used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions will be temporary and will end once the project is completed. Operation of the proposed project will create on-going greenhouse gases through area source emissions, such as vehicle trips, landscaping, and off-gassing from the pavement.

The Table below provides a summary of the projected short-term and annual GHG generation associated with the potential buildings on the site. As shown in the table, the proposed project will not exceed SCAQMD thresholds for industrial land uses.

**Table 3-4**  
**Projected GHG Emissions Summary (metric tons)**

	<b>CO2</b>	<b>CH4</b>	<b>N2O</b>	<b>CO2e</b>
<b>Construction</b>	208.03	0.04	0.00	209.23
<b>Operation</b>	391.02	0.90	0.00	416.58
<b>SCAQMD Threshold</b>				<b>10,000</b>

CalEEMod outputs generated 4/13/2018. Values shown represent the total GHG emission projections for construction of the proposed project at build out.

It is recognized that GHG impacts are intrinsically cumulative. Project construction will be conducted in a manner that is consistent with applicable rules and regulations pertaining to the release and generation of GHG's. The emission of GHGs generated as a result of the proposed project will have a less than significant impact on the environment and will not conflict with any applicable GHG plans, policies, or regulations.

The City of Cathedral City adopted a Climate Action Plan (CAP) in 2013. The goal of the CAP is to reduce GHG emissions within City operations and throughout the community. The CAP GHG inventory was prepared using the Clean Air and Climate Protection (CACP) Software, which is the industry standard for climate action planning developed by Local Governments for Sustainability (also known as ICLEI, International Council for Local Environmental Initiatives.) Various utility and service companies provided City-specific data for the years 1990, 2005, and 2010, which were used to populate the CACP software. This data includes electricity usage, natural gas usage, waste treatment, solid waste disposal, public transit data, and estimated citywide vehicle miles traveled.

The goal of the CAP is to reduce GHG emissions within City operations and throughout the community. In 2010, the City's largest percentage of emissions – over 39% - came from electricity use. The project will comply with current California Building Code standards and regulations for the purpose of conserving energy (electricity) and reducing overall construction and operational emissions. Therefore, the project will be implemented within the context of the reduction goals set forth in the CAP. Impacts will be less than significant.

## 8. HAZARDS AND HAZARDOUS MATERIALS

- 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 construction of the proposed project will involve the use of heavy equipment and limited amounts of fuels and other flammable substances. During the construction phase, equipment would require refueling and minor maintenance on location that could lead to fuel and oil spills. A staging area for storing materials and equipment will be identified. The use and handling of hazardous materials during construction activities will occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. In addition, specific uses within the project ancillary to cultivation are limited to storage and shipping, and will not include extraction of oils from plant materials which requires the use of chemicals or gasses. Conformance with existing regulations will ensure that potential impacts will be less than significant.

The project will make use of a reverse osmosis (RO) system for treatment of municipal water into irrigation water. This RO irrigation water is housed within storage tanks for on-demand use. The RO flush water is planned to be housed in a storage tank for exterior irrigation (landscaping). The irrigation system is setup for a single pass rather than a recirculated system. This is accomplished using drip emitters placed in the planting pots. The amounts of irrigation water and fertilizer will be controlled by an automated HE Anderson computer control system. Waste water will properly transported and recycled/treated/disposed of by a third-party hauler licensed to haul such materials and dispose of them at an approved facility, as required by law. The applicant will ensure that a reputable waste carrier is used and that the recycling/treatment/disposal firm will recycle/treat/dispose of the waste in accordance with regulatory requirements.

The RWQCB has recently issued new requirements for cannabis cultivation facilities, Order No. R1-2015-0023, including permitting through the RWQCB for these facilities' waste discharge. In addition to standard BMP requirements, the Order enforces a tiered enrollment structure relative to the potential threat to water quality based on project specifics. The applicant and/or site operator will be required to monitor the site periodically and prepare annual monitoring reports that include verification of conformance with the applicable standard conditions, and effectiveness of BMPs. The proposed project will be subject to these requirements.

Compliance with existing regulations and requirements will result in a less than significant impact with regard to hazardous waste 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.** No schools are located within one-quarter mile of the project site. The nearest school is the King's School located approximately 0.5 miles north of the proposed site. There will be no hazardous materials-related impacts to schools.

- 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.** The project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 (DTSC Envirostor database, include date of search). The results of the Phase I ESA (Terra Nova, 2018) identified no housekeeping conditions, no onsite RECs, and no offsite RECs. Based on the findings of the Phase I ESA, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil remediation, groundwater sampling, and/or groundwater remediation.

In addition, the proposed site is not deemed nor is it within proximity to a site listed on the EPA's Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). Thus, the development of the project will not create a significant hazard to the public or the environment. No impacts are expected to occur.

- 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 project site is located just within the boundaries of the airport's land use compatibility plan Zone E. The airport is located approximately 2.42 miles northwest of the subject site.

Building the proposed cannabis cultivation facility in a PCC (Planned Community Commercial) zoning district requires the approval of a Conditional Use Permit (CUP). The project 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 within Airport Land Use Compatibility Zone E, the project has been reviewed and approved as consistent with the 2005 Palm Springs Airport Land Use Compatibility Plan with conditions. The conditions of approval provided by ALUC will be incorporated into the City's conditions of approval. Implementation of these conditions of approval will assure compliance with the airport land use plan. Impacts will be less than significant.

- 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 subject site is not located within the boundaries of the airport's land use compatibility plan. The site is not located in the vicinity of a private airstrip. 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?*

**Less Than Significant Impact.** The City of Cathedral City has developed an Emergency Preparedness Element as part of its General Plan. This Element provides information on emergency response services and plans that are currently in effect. In addition, the city is a member of the Riverside County Emergency Services Organization and has developed its own plans for a range of natural and man-made disasters

The proposed project will not significantly alter the existing circulation pattern in the project area or adversely impact evacuation plans. Primary project access will occur on Via Allegro and additional emergency access will be provided off of Canyon Plaza. Canyon Plaza is fully paved with a 45-50 foot width. Via Allegro is partially paved to the project's eastern property boundary with a width ranging from 30 to 40 feet. The project applicant will be required to improve Via Allegro and Canyon Plaza to City standards, including curb and gutter improvements that will result in improved access around the site.

Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that driveways and roads are adequate for emergency vehicles. A construction traffic plan will be required to assure that the project does not interfere with emergency access during development. Impacts will be less than significant.

- 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?*

**Less Than Significant impact.** According to the Riverside County Fire Hazard Severity Zone map for Cathedral City (December 2009), the western portion of the project site is located in a fire hazard zone. However, the eastern portion of the project site, the portion being developed, is not located in a wildland fire hazard zone and is not susceptible to wildfires. There are no significant areas of vegetation in proximity to the proposed project and the likelihood of a wildland fire affecting the project site is negligible. Therefore, impacts associated with wildland fires will be less than significant.

## 9. HYDROLOGY AND WATER QUALITY

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

**Less Than Significant Impact.** Cathedral City is located in the Colorado River Basin, Region 7, in the Whitewater River Watershed and is subject to the Riverside County Whitewater River Region MS4 Permit (NPDES Permit No. CAS617002). Coverage under this permit requires compliance with the Statewide Construction General Permit (CGP). All water providers in the watershed are required to comply with Regional Water Quality Control Board (RWQCB) standards for the protection of water quality, including the preparation of site-specific Water Quality Management Plans for surface waters. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared in compliance with the U.S. EPA CGP and the current California CGP to facilitate the implementation of Best Management Practices (BMPs) to reduce project related impacts, including pollution reduction, and groundwater protection. The required Water Quality Management Plan (WQMP) will be prepared in compliance with RWQCB requirements to assure long term compliance for the project's operational life.

The proposed project will generate demand for domestic water and wastewater, which will be governed by DWA standard requirements. DWA is also regulated by the RWQCB, and must maintain strict water quality standards in the treatment of effluent. The proposed project will connect to an existing water and sewer mains located in Canyon Plaza Road. DWA does not operate a wastewater treatment plant. Instead, its wastewater collection system is connected to CVWD's sewer system by two lift stations at the following locations: 1) Date Palm Drive and Buddy Rogers Drive, and 2) Cathedral Canyon Drive near Kieley Road. Wastewater collected by DWA is gravity-fed to these lift stations, where it joins CVWD's sewer system and is conveyed to the Cook Street wastewater treatment plant in Palm Desert. The proposed project will not violate water quality standards or waste discharge requirements.

Finally, the Regional Board has recently issued new requirements for cannabis cultivation facilities, Order No. R1-2015-0023, including permitting through the RWQCB for these facilities' waste discharge. In addition to standard BMP requirements, the Order enforces a tiered enrollment structure relative to the potential threat to water quality based on a project specifics. The applicant and/or site operator will be required to monitor the site periodically and prepare annual monitoring reports that include verification of conformance with the applicable standard conditions, and effectiveness of BMPs. The proposed project will be subject to these requirements. Compliance with existing regulations and requirements will result in a less than significant impact on water quality standards and 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 Desert Water Agency (DWA) provides domestic water to the project area. The proposed project will require water for cultivation, domestic use, and landscape irrigation. Currently, neither the City

Cathedral City nor DWA have water demand factors specific to indoor cannabis cultivation. However, the Coachella Valley Water District (CVWD) and Mission Springs Water District have recently approved similar projects in the area using a demand factor developed based on the average water demand of various cannabis cultivation projects.

The estimated total water demand for the project's water use has been analyzed and compared with the DWA's future available underground water resources. The average water demand factor used for similar projects is 4.12 acre-feet/year/acre. Based on this factor, the proposed project would generate a water demand of approximately 13.06 acre-feet/year, which is approximately 0.02% of DWA's future available water resources (56,700 acre feet per year for 2035). Additional water would be required for onsite landscaping; however, landscaped areas will be limited and required to use drought-tolerant planting materials and water-efficient irrigation. Landscaping is not expected to contribute substantially to project water demands.

The project will connect to existing water lines beneath Canyon Plaza and Via Allegro. No new wells or additional water infrastructure are proposed for the project.

Given that the proposed project will only use 0.02% of DWAs total water supply, its contribution to cumulative water demand when added to other projects planned within the City will not be significant. Adherence to DWA's mandatory conservation measures, such as drought tolerant landscaping, will assure that water-related impacts are reduced to less than significant levels.

- 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?*

**Less Than Significant Impact (c-e).** The subject site is generally highly disturbed from recent operation as a landscape supply yard. The project site contains no rivers or streams. A hydrology study was prepared for the project by Sanborn Architecture Group in January 2018. The drainage design for this project will consist of a series of gutters draining to two retention basins. This site will utilize graded retention basins for stormwater collection within the proposed landscaping, one located on the northern portion of the site and one located on the western portion of the site. Retention basins A and B (Ret A or Ret B) have been designed to contain the 100-year storm differential in runoff generated by the proposed

improvements. Overflow from Ret A shall be channeled through an under sidewalk drain to Canyon Plaza. Overflow from Retention Basin B will drain towards the westerly entrance to the project via a graded swale. Retention Basin A will have a total maximum volume of 6185 cf and Retention Basin B has a total volume of 8725 cf.

To reduce the discharge of pollutants from urban runoff from the proposed development, a "Water Quality Management Plan (WQMP)" is required to be prepared and submitted to the City for review and approval before start of construction. The WQMP is required to include Best Management Practices to be implemented during construction and operations of the project to control the discharge of pollutants of concern that may potentially be generated.

Implementation of the requirements set forth in the WQMP will assure that drainage and stormwater will not create or contribute water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

f) *Would the project otherwise degrade water quality?*

**Less Than Significant Impact.** The proposed project will be required to comply with all applicable water quality standards, and will implement a Water Quality Management Plan approved by the City and the Regional Water Quality Control Board for both construction activities and long-term operation of the site. The project will make use of a reverse osmosis (RO) system for treatment of municipal water into irrigation water. This RO irrigation water is housed within storage tanks for on-demand use. The RO flush water is planned to be housed in a storage tank for exterior irrigation (landscaping). The irrigation/fertigation system is setup for a single pass rather than a recirculated system. This is accomplished using drip emitters placed in the planting pots. The amounts of irrigation water and fertilizer will be controlled by an automated HE Anderson computer control system. Waste water will be properly transported and recycled/treated/disposed of by a third-party hauler licensed to haul such materials and dispose of them at an approved facility, as required by law. The applicant will ensure that a reputable waste carrier is used and that the recycling/treatment/disposal firm will recycle/treat/dispose of the waste in accordance with regulatory requirements. Adherence to the City's standard requirements related to water quality will ensure impacts will be less than significant.

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?*

**Less Than Significant Impact.** Housing is not proposed to be constructed on the project site and, therefore, will not be impacted by flooding. The proposed project

is not located within a FEMA special flood hazard area. The project site is located within FEMA flood hazard unshaded Zone X, which is an area of minimal flood hazard, and shown on the FEMA flood map as an area “protected from the 1 percent annual chance or greater flood hazard by a levee system that has been provisionally/accredited.” As a result, the project will result in a less than significant impact from placement of structures within a flood hazard area.

- 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 project area is located in proximity to the Eagle Canyon Dam, which is designed to protect the city from a 100-year flood and drains into the West Cathedral City Channel, which confluences with the Whitewater River channel. The dam is 405 feet above sea level and designed to hold 222 acre-feet of water and 14 acres of debris. The dam was constructed to alleviate flooding from Eagle Canyon, a primary drainage point from the north-facing slopes of the adjacent mountains. Construction of the dam was completed in 2015. An EIR prepared for the dam project analyzed the potential for failure of the dam due to design flaws. Based on the engineering analysis, it was concluded that dam failure due to settlement, erosion, seepage, and seismic events would not occur.

The project site will be designed to contain stormwater flows during a 100-year storm event. Failure of the Eagle Canyon Dam is unlikely due to the seasonal, periodic nature of stormwater flows, and use of the most recent building techniques and technologies. Potential impacts to people and/or structures from flooding as a result of dam failure will be less than significant.

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

**Less than Significant Impact.** Cathedral City, including the project site is not located in an area where tsunami hazards occur. The potential for inundation by seiche at the project site is negligible. According to the geotechnic report, the project site is adjacent to a hillside area that could be subject to debris flows due to the steep slope. However, the report concluded that there is a low probability of debris flow due to the presence of bedrock materials on the hillside. Therefore, the project would result in a less than significant impact from mudflows.

## 10. LAND USE AND PLANNING

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

**No Impact.** The site is currently located in a commercial area and is bounded by Via Allegro to the north, Canyon Plaza to the east, and the San Jacinto Mountain foothills to the west and south. The Canyon Plaza shopping center is located directly north of the project site. Other commercial development occurs along East Palm Canyon Drive northeast of the project site. Development of the project will be consistent with surrounding urban commercial development to the north and northeast. Development will not take place within the slopes of the foothills of the

San Jacinto Mountains that occur along the western boundary of the project site. This area will provide a buffer between the open space areas to the south and the project site and commercial areas to the north and northeast of the project site. The proposed project will not physically divide any established communities.

- 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?*

**No Impact.** The majority of the project site, with the exception of the southwest corner, is within the PCC zoning district and the CG (General Commercial) land use district of the General Plan. The southwest corner of the site, above the toe of slope, is designated Open Space in the General Plan. Cannabis cultivation businesses are permitted in the PCC district with approval of a conditional use permit by the City Planning Commission and issuance of local business license for cannabis cultivation. The area of the project site to be developed with the cannabis cultivation facility will be located in the easterly half of the site and will not include the Open Space designated area. Approval of CUP no. 17-035 would allow for the development of the project with conditions that will be imposed to limit impacts on surrounding uses. The City's requirements and regulations pertaining to cannabis cultivation include prohibitions against outdoor cultivation, the elimination of odors through air filtration systems, and the payment of fees based on production at the facility. All activities will be conducted pursuant to the City Municipal Code requirements pertaining to cannabis businesses and applicable zoning ordinance standards. The project is consistent with the General Plan land use designations and the PCC district regulations pertaining to setbacks, lot coverage and building height. No project-related impacts are expected.

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

**No Impact.** The City of Cathedral City has adopted the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and is a Permittee under that Plan. The majority of the City is located within the CVMSHCP area; however, since the project site is located within the Agua Caliente Band of Cahuilla Indians (ACBCI) reservation, it is outside the CVMSHCP area and subject to the Agua Caliente's Tribal Habitat Conservation Plan (THCP) requirements. The project site is not located within any conservation areas, identified in the THCP, that serve to protect sensitive species of plants and wildlife and their habitat. In addition, the project will not result in any impacts to sensitive plant and animal species. Since the proposed project is within the boundaries of the THCP, impact mitigation fees are required for new development for loss of habitat. The proposed project will not conflict with provisions of the CVMSHCP or THCP. No impacts will result from the project.

## 11. MINERAL RESOURCES

- 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?*

**No Impact (a, b).** According to the mineral resource map 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. 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. Development of the project will not result in loss of a locally important mineral resource.

## 12. NOISE

- 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?*

**Less Than Significant Impact.** The project will be subject to the community noise and land use compatibility standards set forth in the General Plan and Zoning Ordinance. These standards were established to limit exposure of people to intrusive or damaging noise levels, and temporary construction noise. The proposed project will be required to comply with these standards during both construction and operation. There are no sensitive receptors adjacent to or in the vicinity of the proposed project. The closest sensitive receptors are residences within the El Dorado mobile home park, which is located over 600 feet northeast of the project site.

Construction of the proposed project will result in temporary increase in noise associated with the operation of heavy equipment operations. In addition, the proposed project's construction activities will be limited to the least sensitive daytime hours, and will not be permitted to occur at night. The City noise ordinance restricts construction work to the following times and days:

October 1st through April 30th:  
Monday—Friday: 7:00 AM to 5:30 PM  
Saturday: 8:00 AM to 5:00 PM  
Sunday: No permissible hours  
State holidays: No permissible hours  
May 1st through September 30th:  
Monday—Friday: 6:00 AM to 7:00 PM  
Saturday: 8:00 AM to 5:00 PM

Sunday: No permissible hours  
State holidays: No permissible hours

Primary project-related noise sources will include vehicular traffic accessing the site, grounds maintenance equipment, and heating, ventilation and air conditioning (HVAC) units. The vehicle mix will be comparable with existing vehicles on surrounding roads. Noise generated by the employees is expected to be consistent with noise levels at any commercial development, and will not exceed City standards. The proposed project is compatible with surrounding land uses, and operational noise impacts are not expected to exceed acceptable industrial noise standards.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Less Than Significant Impact.** The City has no restrictions for groundborne vibration for this type of project. The only significant sources of vibration produced by the project will be during the construction phase, which is temporary and will end once construction has been completed. The use of heavy equipment may result in some vibration on and adjacent to the site. However, heavy equipment was regularly used on the site for several years, and the land uses adjacent to the site are commercial and industrial in nature, so the level of vibration will not significantly impact these projects. The project will result in less than significant impacts related to groundborne vibration.

- c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less Than Significant Impact.** As described above (12.a), the primary permanent noise sources will be vehicles traveling to and from the site, HVAC units, and grounds maintenance equipment. The proposed project is not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Project-related vehicles will be consistent with vehicles already using area roadways. The project site operated as a landscape supply yard until May of 2018, and experienced relatively high noise levels from the heavy haul trucks which carry materials to and from the site, and from heavy equipment used within the site to move materials. These operations will cease when the proposed project is implemented, and noise levels from operation of the project will be less than noise levels from the landscape supply business. Less than significant impacts are expected.

- 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?*

**Less Than Significant Impact.** The proposed project will result in the production of temporary intrusive noise levels from the operation of heavy equipment during construction. As previously discussed in checklist item 12.a, the Cathedral City noise ordinance restricts the times allowed to generate construction noise to less

sensitive times and days. Therefore, impacts associated with a temporary or periodic increase in ambient noise are considered less significant.

- 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?*

**No Impact.** The Palm Springs International Airport occurs approximately 2.3 miles northwest of the subject property, and the project site is located within the airport land use plan boundaries. However, the project is located well outside the airport noise contours established in the plan. No impacts will occur.

- 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.** The project is not located in the vicinity of a private airport or airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

### 13. POPULATION AND HOUSING

- 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)?*

**Less Than Significant Impact.** The proposed project will not directly or indirectly generate significant population growth in the area. The proposed cannabis cultivation facility will generate a need for up to 20 employees. New jobs are likely to be filled by existing residents; however the project may generate a minor amount of population growth from people moving to the City for employment at the facility. Based on the Department of Finance's estimate of 3.09 persons per household, the project would result in approximately 60 new residents, assuming that each employee resulted in a newly created household.

The project will connect to existing utility infrastructure and will not require utility extensions that will induce additional growth. The area surrounding the proposed project is generally developed, with limited opportunities for growth. Impacts are expected to be less than significant.

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

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

**No Impact (b,c).** There are no residential units onsite or in proximity to the subject property. No housing would be displaced as a result of the proposed project. 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 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, 7 days a week and is staffed by at least one paramedic/firefighter. However, the nearest station is City of Palm Springs Fire Station No. 5, located at 5800 Bolero Road approximately 0.6 miles northwest of the proposed project. The nearest Cathedral City Fire Department station is located on Date Palm Drive, just north of East Palm Canyon Drive, approximately 1.7 miles east of the proposed project. The City maintains mutual aid agreements with surrounding jurisdictions, including Palm Springs, and could call on assistance from that City for the proposed project if necessary. However, the City's own station is within adequate response range to the proposed project.

The City requires the payment of City Facilities Impact Fees for new development that will offset additional demand on City public services. Development of the proposed project will not significantly increase demand for fire protection services.

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 Department aims to maintain the recommended 1.5 officers for every 1,000 residents. Development of the proposed project will incrementally increase the need for police services. Pursuant to Municipal Code Section 9.108.050, the applicant is required to prepare a security plan and install security measures for the project that protect employees and customers. The required security plan will ensure security at the project site, further reducing the need for police protection.

The City requires the payment of City Facilities Impact Fee for new development that will offset additional demand on City public services. Development of the proposed project will not significantly increase demand for police protection services.

iii. *Schools?*

**Less than Significant 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 to the City of Cathedral City. Development of the proposed project may indirectly result in a minor increase in housing and population, and the demand for school services due to people moving to the City for jobs at the facility. The project proponent will be required to pay State mandated school fees for commercial development, which will offset indirect impacts associated with employees' potential demand on schools, and impacts to schools will be less than significant.

*iv. Parks?*

**Less than Significant Impact.** The proposed project will be a commercial cultivation facility. The project is not expected to significantly increase the City's population and therefore significantly increase the need for additional City parks and recreation services. Impacts will be less than significant.

*v. Other public facilities?*

**Less than Significant Impact.** The proposed project will be a commercial cultivation facility. The project is not expected to significantly increase the City's population and therefore significantly increase the need for additional public facilities. Impacts will be less than significant.

**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?*

**No Impact (a, b).** The proposed project will result in the development of an indoor cannabis cultivation facility. The project may generate a very minor increase in population growth in the area from people moving to the area for jobs at the facility; however, the increase would not significantly impact area recreation facilities. The project does not include construction of new recreation facilities. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities, nor will it require the construction or expansion of recreational facilities. No impact is anticipated.

**16. TRANSPORTATION/TRAFFIC**

- 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?*

***Less than Significant Impact.***

Existing Conditions

The site was until recently occupied by Southwest Boulder and Stone, which generated traffic trips for employees and customers. To estimate the existing use trip generation, the Nursery (Wholesale) (ITE Land Use Code 220) rate from the latest Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) was used. The ITE Trip Generation Manual is a nationally recognized source for estimating site-specific trip generation. Trip generation rates and the daily and peak hour trip generation for the landscape supply land use are shown in Table 3-5. The land use, Southwest Boulder and Stone, is estimated to generate a net total of approximately 127 trip-ends per day.

**Table 3-5  
Existing Land Trip Generation Rate Based on ITE**

Land Use	ITE LU Code	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Nursery (Wholesale) <sup>1</sup>	818	AC	0.13	0.13	0.26	0	0.23	0.45	19.50

Land Use	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Southwest Boulder and Stone	6.5	AC	1	1	2	1	1	2	127

1. A wholesale nursery is a free-standing building with a yard of planting or landscape stock.

The nearest major roadway in the project vicinity is East Palm Canyon Drive, located approximately 330 feet north of the site. Canyon Plaza intersects with East Palm Canyon Drive just north of the project site, which is a signalized intersection. Year 2017 traffic conditions at the East Palm Canyon Drive and Canyon Plaza intersection were analyzed in a traffic report prepared for the Ecoplex II project, which is approximately 250 feet southeast of the project site. The traffic study found that the intersection was operating at LOS A for both the morning and evening peak hours. The City of Cathedral City General Plan Circulation Element states that level of service (LOS) D is assumed to be the “acceptable” LOS for a given roadway in the City. If the project contributes to an unacceptable LOS (i.e. LOS E or F), then the project impact would be considered significant. Therefore, the closest intersection to the project site is operating at an acceptable LOS.

Project Trip Generation

The proposed project will include the development of 39,600 square feet of cultivation center use. Based on information provided by the project applicant, the

project will operate between the hours of 7:30 AM and 4:00 PM, Monday through Friday. The applicant also indicated that there would be approximately 9-12 employees, however, at the direction of City staff, the trip generation evaluation prepared for the project assumed 20 employees. There will also be one employee that visits the site for a one-hour period on both Saturday and Sunday in order to check on equipment.

**Table 3-6  
Project Trip Generation Rate Based on Empirical Data**

Project	Quantity	Units	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Cathedral City Cultivation	39.600	TSF	20	0	20	0	20	20	80

The City of Cathedral City follows the County of Riverside’s traffic study guidelines as outlined in their Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (April 2008). Per the traffic study guidelines, any use which can demonstrate that the trip generation is less than 100 vehicle trips during the peak hours is generally exempt from Traffic Impact Analysis requirements. The proposed Project is anticipated to generate 20 peak hour trips.

Project Impacts

The proposed project will result in a net reduction of 47 daily trips. Therefore, the project will have a less than significant impact on existing traffic and capacity, volume and intersection capacity, and will not result in any cumulative impacts to traffic.

- 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 and development of the proposed project. The Palm Springs International Airport is located 2.3 miles northeast of the proposed project, and the proposed project will have no impact on its operations.

- 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 project will be developed in accordance with City traffic safety design standards and will not create a substantial increase in hazards due to a design feature. Project plans are required to meet City design standards and project plans will be reviewed and approved by the City Engineer before start of construction to ensure consistency with City requirements. As such, the project’s access points will be located with adequate sight distances, and project-generated

traffic will be consistent with existing traffic in the area. No project-related impact is anticipated.

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

**No Impact.** Construction activities for the proposed project will not impact the ability of emergency service providers, including the Cathedral City Police and Fire departments, to provide services to the area. Emergency access will be provided at the northeast corner of the site on Canyon Plaza. Regional access to the project site will be provided via major arterials, secondary arterials, and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. The proposed project will not result in inadequate emergency access.

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

**No Impact:** There are no bicycle facilities adjacent to the project site. The City has adopted the Coachella Valley Association of Government Non-motorized Transportation Plan Update in 2010, which includes a bicycle plan for the City. The nearest bicycle path is proposed for East Palm Canyon Drive, which will provide access to Canyon Plaza.

SunLine Transit Agency provides bus transit services to the Coachella Valley, including the City of Cathedral City. SunLine operates an existing bus route on East Palm Canyon Drive, with a bus stop located approximately 0.15 miles northeast of the project site. Future employees will have access to existing bus service.

The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No project-related impact is anticipated.

## 17. TRIBAL CULTURAL RESOURCES

### Native American Consultation

AB 52 requires a lead agency to consider a project's impacts on Tribal Cultural Resources (TRCs). TRCs are defined in Public Resources Code § 21074 (a) are either of the following:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
  - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
  - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

A cultural landscape that meets the criteria of Section 21074 subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

A TCR may also be a historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Under AB 52, the lead agency is required to contact California Native American Tribes that have previously requested to be notified of projects subject to CEQA. The contacted tribes are those that are traditionally and culturally affiliated with the geographic area of a proposed project. Tribal notification must occur within 14 days of a project application being deemed complete. Once the Lead Agency has contacted tribal governments, tribes have 30 days to respond with comments or request for consultation. When a tribe requests consultation, the lead agency has another 30 to begin consultation. Any consultation that has begun for the project must be concluded before the environmental document can be certified by the lead agency. Tribal consultation ends when either both parties agree to mitigation or the parties in good faith cannot reach an agreement.

On May 17, 2018, the City notified all of the tribes formally requesting notification of the proposed project. Two tribes responded to the notification letters. In a letter dated June 6, 2018, the Twenty-Nine Palms Band of Mission Indians THPO stated that the Tribe deferred comments to the Agua Caliente Band of Cahuilla Indians. On June 4, 2018, the Agua Caliente Band of Cahuilla Indians THPO requested the following:

- A copy of the records search from the California Historical Resources Information System (CHRIS);
- A cultural resources inventory of the project area by a qualified archaeologist before any development activities in the project area;
- Copies of any cultural resource documentation (report and site records) generated in connection with the project.

A copy of the cultural resources records search for the project was sent to the Tribe on July 17, 2018. No response has been received to date.

#### Previous Cultural Resources Assessments (CRA)

A CRA was prepared for the Eagle Canyon Dam project site that included a records search for the dam site and surrounding area, and site survey of the project site. The approximately 20-acre ECD site adjoins the project site on the western boundary. The results of the records search did not indicate any listed CRs on the ECD project site. One prehistoric rock was found to have been recorded close to the site. However, the report concluded that the rock ring was destroyed with past road construction. The CRA survey

found no evidence of the rock ring. However, several prehistoric sites were found within a one-mile radius of the ECD site, indicating that the area is sensitive for archaeological resources.

#### Project Records Search

A records search and historical background review was conducted for the project site in July 2018. Since the project site is heavily disturbed and no structures are currently present on the site, a cultural resources site survey was not conducted. A records search was conducted at the Eastern Information Center in Riverside, CA and included the site and within one mile of the site. No cultural resources were found to have been recorded for the property or immediate surrounding area. However, 18 prehistoric (Native American in origin) sites were found to exist within the study area.

#### Checklist Responses:

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)?*

**No Impact.** The majority of the project site is heavily disturbed due to its recent use as a landscape supply yard. With the exception of the hillside area, the site has been graded and has approximately two feet of fill soil over the entire site. According to the records search for the site and previous archaeological surveys and records searches on surrounding properties, there are no known cultural resources listed on the site or within the immediate vicinity. The tribes responding to AB 52 consultation notification did not identify any TRCs on the site, no recorded or listed TRCs were found to exist on or adjacent to the site. Therefore, the project would not result in any impacts to any known TRCs listed or eligible for listing in the California Register of Historical Resources.

- 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.*

**Less Than Significant Impact with Mitigation.** The cultural resources records search prepared for the project noted that 18 archaeological sites (all prehistoric in nature) have been identified within one mile of the project site. The CR report also noted that although the site has not been surveyed for CRs, there is a low probability for uncovering unknown resources. (A moderate potential for uncover

of TRCs exists on the hillside area of the site. However, this area will remain undisturbed when the site is developed.)

To ensure the proper identification of potential “tribal cultural resources,” the City is currently undergoing AB 52 consultation with the Agua Caliente Band of Cahuilla Indians (ACBCI). The ACBCI requested a CR inventory, which was sent to the Tribe for comment on July 11, 2018. Mitigation measures are included in the Cultural Resources Section to mitigate the potential impacts related to the uncovering of unknown buried cultural resources to less than significant levels. In addition, the State Water Resources Control Board imposes conditions of approval for cultivation sites in its permitting of cannabis cultivation sites. These conditions prohibit the location of cannabis cultivation within 600 feet of tribal lands or resources, the completion of a records search, and the preparation of a Sacred Lands Search. The latter two conditions have been completed for the proposed project in the previously described records search. The first two conditions, in this case do not apply, as the project site is not within 600 feet of either tribal lands or a tribal resource. Therefore, with the implementation of mitigation measure CUL-1 and CUL-2, which assure the protection of uncovered resources during construction and the provision of reports to the tribe as they requested, impacts to tribal cultural resources will be less than significant.

## 18. UTILITIES AND SERVICE SYSTEMS

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- 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?*

**Less Than Significant Impact (a, e).** The project involves the construction of a 39,600-square-foot cannabis cultivation facility on a site recently occupied by a landscape supply yard. The project site is now vacant. As such, development of the project will result in an increase in wastewater over that of current conditions. The Desert Water Agency (DWA) service area encompasses lands south and west of the Whitewater River Stormwater Channel, including the project site. DWA's wastewater collection system utilizes sewer mains ranging in size from 8 to 18 inches in diameter. DWA does not operate a wastewater treatment plant. Instead, its wastewater collection system is connected to CVWD's sewer system by two lift stations at the following locations: 1) Date Palm Drive and Buddy Rogers Drive, and 2) Cathedral Canyon Drive near Kieley Road. Wastewater collected by DWA is gravity-fed to these lift stations, where it joins CVWD's sewer system and is conveyed to the Cook Street wastewater treatment plant in Palm Desert.

Both DWA and CVWD are subject to wastewater treatment standards established by the Regional Water Quality Control Board. All components of the proposed project will be required to design facilities consistent with DWA and Regional Board standards. This standard requirement will assure that impacts associated with wastewater treatment will be less than significant.

The DWA sewer system, and the Cook Street Plant have sufficient capacity to transport and dispose of the proposed project's wastewater. The added wastewater flows associated with the proposed would result in a less than significant impact.

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

**Less Than Significant (b, d).** The DWA will provide domestic water services to the project site. The proposed project will connect to existing domestic water lines in Canyon Plaza. No new wells or additional water infrastructure or entitlements will be required.

As explained in Section 9, Hydrology and Water Resources, water demand for the cultivation portion of the proposed development is estimated to be approximately 13.06 acre-feet/year. Additional water will be required for landscape irrigation, but given the limited area to be landscaped and the required use of drought-tolerant plant species and water-efficient irrigation, landscaping is not expected to contribute substantially to project water demand.

DWA's water sources include groundwater produced by local potable water supply wells, surface water diverted from creeks in the San Jacinto Mountains, imported State Water Project (SWP) water exchanged for Colorado River water, and recycled water (for irrigation use). As described in the Desert Water Agency Domestic Water System General Plan 2008 (2008 General Plan), all imported water is used to replenish or recharge the Coachella Valley Groundwater Basin, particularly the Whitewater River and Mission Creek Subbasins, and subsequently the Garnet Hill Subbasin. Based on project water demand factors, the proposed project would generate a water demand of approximately 13.06 acre-feet/year, which is approximately 0.02% of DWA's future available water resources (56,700 acre feet per year for 2035). The proposed project's water demand will have a less than significant impact on water supplies. Sufficient water supplies are available to serve the proposed project from existing entitlements. No new or expanded entitlements or infrastructure is required. Impacts will be less than significant.

- c) *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?*

**Less Than Significant Impact.** A hydrology study was prepared by Sanborn Architecture Group in January 2018; its findings are summarized in Section 9, Hydrology and Water Resources, of this IS. The proposed project will not significantly impact existing stormwater management systems. Due to the construction of impervious surfaces, including driveways and parking lots, the proposed project will result in an incremental increase in the volume of stormwater.

However, the site has been designed with two on-site retention basins capable of containing flows from a 100-year, three-hour storm event, per City requirements. As explained in Section 9, the proposed stormwater retention basin will sufficiently manage project-generated flows. Impacts will be less than significant.

- 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 statutes and regulations related to solid waste?*

**Less Than Significant (f, g).** Burrtec provides solid waste services to the City of Cathedral City. The Coachella Valley Transfer Station (CVTS), located at Edom Hill in the northern portion of the City, currently receives an average of 328 tons of waste per day and has a capacity of 1,100 tons of waste per day. The project will be required to provide onsite waste management facilities, which will be sorted at the CVTS, and then hauled by Burrtec to the Lamb Canyon landfill, which has capacity through 2021. Facility operators, including Burrtec, are required to meet all local, regional, state, and federal standards for solid waste disposal. Impacts associated with solid waste disposal are expected to be less than significant.

The proposed project will be subject to solid waste reduction requirements, including AB 341 and AB 1826, which require recycling in commercial and industrial projects. The proposed project will be required to implement the requirements of law. These standard requirements will assure that impacts associated with solid waste generation are less than significant.

## 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?*

### Biological Resources

**Less Than Significant Impact.** Due to the current level of disturbance and lack of suitable habitat on the project site, the developed nature of the surrounding lands, and the low probability of sensitive species known to occur in the project area to be present on or adjacent to the site, there is a low potential for the proposed project to adversely impact sensitive biological resources known from the project vicinity. Impacts will be less than significant.

### Cultural Resources

**Less Than Significant Impact with Mitigation.** No cultural resources are known to exist within or adjacent to the project site. The majority of the project site has

been previously disturbed. The undisturbed hillside portion of the site will remain in its current state. Since the project will require excavation below the disturbed soils, there is a small potential for unknown resources to be uncovered. Mitigation measures provided in this document will ensure that impacts to cultural resources are less than significant in the unlikely event that resources are discovered during project development.

- 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:** The impacts of the proposed project are individually limited and not cumulatively considerable. The applicant proposes to construct a cannabis cultivation facility to be located on approximately 3 acres in the City of Cathedral City. All environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level when viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, would not be significant.

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

#### Geological Hazards

**Less than Significant Impact with Mitigation.** The project may result in exposure of people using the site to geological hazards related to strong seismic groundshaking. With the implementation of mitigation requiring project compliance with recommendations in the geotechnical report, the impacts will be less than significant.