

APPENDIX A

Initial Study / Notice Of Preparation (NOP)
Of An
Environmental Impact Report
For The
City Of Cathedral City General Plan Update

July 31, 2018

And

Responses To NOP

Prepared by

Terra Nova Planning and Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211



**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
CITY OF CATHEDRAL CITY
GENERAL PLAN UPDATE
(GPA 18-002)**

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

Contact Person: John D. Criste, AICP
(760) 341-4800, Fax: (760) 341-4455

Comment Period: August 3, 2018 to September 3, 2018

A. Introduction and Scoping Meetings

The City of Cathedral City, located in the Coachella Valley of central Riverside County, California, is currently in the process of preparing an update to its General Plan. The City and its consultants have been collecting data and information pertinent to the preparation of the General Plan Update. Document drafting involved special studies addressing biological and cultural resources, traffic and circulation, hydrology, geology/seismicity and noise. The various elements of the General Plan were prepared using the most up-to-date and available technical data and information.

Given the broad scope of the General Plan update, it has been determined that a Program EIR is a necessary and appropriate environmental analysis that will also be an important basis for further evaluating specific projects within the planning area. Descriptions of the planning area and particular areas of environmental concern, which will be addressed in the Program EIR, are provided below

Per Public Resources Code Section 21083.9, four public scoping/workshop meeting regarding the project were held across the City. The purpose of the public scoping/workshop meetings was to obtain input regarding the General Plan update and environmental impacts, which will be included in the EIR analysing the effects of the implementation of the updated General Plan. Verbal and written comments regarding General Plan and related environmental issues were received at these meetings.

B. Project Description

The "Project" is the Comprehensive General Plan Update for the City of Cathedral City General Plan, which addresses 14,524± acres or approximately 22.7 square miles within its corporate limits. The Project includes limited changes to land use designations, expansion of multi-modal transportation in the circulation system, improved resource and hazard mapping, new and integrated elements, and new and updated goals, policies and programs for all General Plan Elements.

California Government Code Section 65302 establishes the nine (9) mandatory elements of the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Environmental Justice, and Air Quality. The Cathedral City General Plan update contains all of the mandated elements mentioned above in a series of discussion topics some organized in consolidated elements. Each element includes a purpose and intent statement, extensive background and technical information, and goals, policies and programs. The General Plan is supported by a variety of maps, diagrams and illustrations, which reinforce the text of each element.

The overall specific goals for the community, as well as the policy issue of the General Plan Update were discussed among the City staff and officials, and during several public workshops. A detailed assessment of land use designations was conducted, and current land use designations were reevaluated. Modifications to the circulation system are also being considered to address current and projected traffic volumes on major roadways. The current General Plan Land Use designations are described in Table I and are expected to remain largely intact with the General Plan update with possibly minor adjustments and refinements.

Table III-1
City of Cathedral City Draft General Plan
Land Use Designations (2018 & Proposed)

Land Use Designation (Density)	Purpose of Land Use
RESIDENTIAL	
(HR) Hillside Reserve (0-1 du/20 ac)	This designation provides for development densities of one dwelling unit per 20 acres. Development could be precluded on these lands due to topographic, hydrologic, aesthetic or other constraints. In such cases, development rights could be preserved by density transfer or similar mechanism.
(RE) Estate Residential (0-2 du/ac)	The residential estate designation provides for larger lot subdivisions with single-family residential development. This designation is envisioned for rural areas, as well as lands which may also be constrained by topography or other natural restrictions. This type of development may also incorporate a “greenbelt” buffer to help define the City’s urban boundary.
(RL) Low Density Residential (2-4.5 du/ac)	The Low Density Residential designation provides for single-family residential development on individual lots typically ranging from about 7,500 to 20,000 square feet. These lands serve to buffer more dense residential development from estate residential uses and may be appropriate in areas with some site constraints.
(RR) Resort Residential (3-6.5 du/ac)	This low-density designation is intended to accommodate single-family and attached residential development in a master planned resort setting. On-site amenities typically include golf courses, tennis and swimming facilities, as well as tourist/resort-serving commercial uses. This designation also allows hotels/motels and ancillary visitor and tourist-serving commercial uses.

- (RM) Med. Density Res. (4.5-10 du/ac)** This designation provides for moderately low to medium density subdivisions and Planned Unit Developments (PUDs). It serves to transition between lower and more moderate (medium) residential densities. Product types typically range from single-family to multi-family development, with much of existing development being duplex units on 8,000 square foot lots.
- (RMH) Med.-High Density Res. (11-20 du/ac)** This designation allows for a range of attached housing, including apartments and condominiums. It is also suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Multi-family development provides for PUDs comprised of a varying range of residential types and on-site amenities. These lands are typically located in close proximity to neighborhood commercial uses, thereby maximizing pedestrian access to these essential services. Mobile homes parks or subdivisions with PUD-type development may also be allowed.
- (RH) High Density Res. (20-24 du/ac)** This designation allows for the greatest diversity and highest density of residential development, providing for a full range of multi-family dwellings, including apartments and condominiums. It is also suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Multi-family development provides for PUDs comprised of a varying range of residential types and on-site amenities. These lands are typically located in close proximity to neighborhood commercial uses, thereby maximizing pedestrian access to these essential services. Mobile home parks or subdivisions with PUD-type development may also be allowed.
- (PUD) Planned Unit Developments** While not a land use designation, Planned Unit Developments (PUDs) consolidate areas for structures, common open space and recreation areas, and integrate access onto private internal roadways. PUDs permit the transfer of densities from open space/recreation areas provided within the development, thus consolidating open space.
- The purpose of the PUD is to promote planned residential development and amenities beyond those typically provided within conventional subdivisions, to achieve greater flexibility in design, varying ranges of densities, and to encourage well planned neighborhoods through creative and imaginative planning. The PUD also allows an appropriate mix of housing types, which are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, consistent with the underlying land use designation.

COMMERCIAL

(CG) General Commercial

These lands include a wide variety of commercial centers, ranging from general merchandising and strip commercial centers, to community and regional scale centers. Office development is also appropriate in areas with this designation. Development may range from free-standing retail buildings and restaurants to planned commercial centers. Hotels and motels may also be appropriate on these lands, which are located primarily along major corridors and take advantage of convenient access and tourist and business amenities.

This designation also provides for the development of commercial centers that serve the entire community and the larger regional market, including supermarket anchors and big box retailers. Community-scale development should take advantage of regional transportation networks and be designed to accommodate transit facilities. Such centers may also host ancillary office components, as well as regional institutions and services.

(CN) Neighborhood Commercial

This designation is assigned to existing neighborhood centers and vacant lands appropriate for this use. It provides for neighborhood-scale shopping integrated with, and conveniently located as a part of residential areas. A mix of land uses may also be considered appropriate within this category. Neighborhood commercial uses are also employment centers and should facilitate pedestrian, bicycle and public transit access to the greatest extent practical.

Neighborhood Commercial centers may be anchored by supermarkets and super drugstores and provide a wide variety of supporting commercial services, including banking and similar financial services, businesses and offices, dry cleaners, restaurants, barber shops/beauty salons, and similar commercial outlets serving day-to-day neighborhood needs. These centers typically range in size from 8 to 10 acres and provide about 40,000 to 100,000 square feet of gross leasable floor area.

(DTC) Downtown Commercial

This designation is assigned to a limited area in the Downtown core (as defined by the Downtown Precise Plan) and takes advantage of the convenient access of the East Palm Canyon Drive corridor. Land use, zoning policies and design criteria for the area are established by the Downtown Precise Plan. Permitted land uses include Downtown Residential Neighborhood and Mixed-Use Commercial. This designation also provides for a variety of commercial centers, ranging from storefront scale buildings and office space, to lodging and entertainment establishments. The Civic Center and associated civic facilities are also appropriately located within this area.

MIXED-USE

(MU-N) Mixed-Use Neighborhood

This designation is assigned to limited areas in North City (as defined in the North City Specific Plan) and takes advantage of proximity to the Interstate 10 freeway while acknowledging adjacency to the Multiple Species Habitat Conservation Plan area. Land use, zoning policies and design criteria for the area are contained in the North City Specific Plan. Permitted land uses include a mix of residential, up to 25 dwelling units per acre, commercial retail, office and public gathering spaces. Uses may be mixed either horizontally or vertically, with an emphasis on residential with neighborhood-serving commercial.

(MU-C) Mixed-Use Commercial

This designation is assigned to limited areas in North City (as defined in the North City Specific Plan) and takes advantage of proximity to the Interstate 10 freeway. Land use, zoning policies and design criteria for the area are contained in the North City Specific Plan. Permitted land uses include a mix of residential, up to 45 dwelling units per acre, commercial retail, office and public gathering spaces. Uses may be mixed either horizontally or vertically, with an emphasis on commercial and allowing “big box” development.

INDUSTRIAL

(BP) Business Park

This designation is intended for light industrial and related uses which are compatible with one another, as well as with neighboring residential and commercial uses. Other potentially appropriate uses include professional offices, including administrative, corporate, institutional, legal, medical, financial, insurance, real estate, and government offices.

(I) Industrial

This designation provides for the development of any and all industrial uses operating entirely in enclosed buildings, and those requiring limited and screenable outdoor storage. Examples include clean manufacturing operations, warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing businesses. Siting industrial lands in close proximity to major regional highway and railroad facilities is desirable. Preferred development includes master planned industrial parks with integrated access and internal circulation. Business parks may also be permitted, provided their compatibility with other industrial uses is assured.

This designation may also allow conditional and/or discretionary development of more intense industrial uses with the potential to generate substantial levels of noise, smoke, dust, glare, traffic, vibration, or other nuisances. Examples include the manufacturing of durable goods, such as appliances, furniture, fabricated metal products, and light electrical and transportation equipment. These uses may also have a potential for greater dependence on outdoor storage. Proponents will be required to mitigate any adverse impacts to acceptable or insignificant levels, demonstrate conformance with all community environmental standards, and be compatible with existing and planned land uses.

INSTITUTIONAL SERVICES AND FACILITIES

(P) Public/Quasi-Public

This designation serves as a prefix for a variety of quasi-public and public uses delineated on the Land Use map. It is used to recognize such uses as the Civic Center and other governmental offices, libraries, schools, hospitals, police and fire stations, utility substations, and other public and quasi-public facilities.

Institutional Symbols

(P/CC) Civic Center

Civic Center and related facilities

(P/FS) Fire Station

Fire Station

(P/PS) Police Station

Police Station

(P/M) Medical Facility

Hospitals and similar in/out patient medical facilities. Also may be assigned to convalescent and skilled nursing facilities.

(P/L) Library

Library

(P/S) School

Educational facilities such as daycare, elementary, intermediate, high, special, and technical schools.

(P/PO) Post Office

Post Office

(P/C) Cemetery

Cemetery

(P/T) Transportation

Interstate-10 and Union Pacific Railroad transportation corridors.

(P/U) Utilities

Utility substations, including wells and water tanks, electric, telephone, gas, water and similar facilities.

OPEN SPACE

Coachella Valley MSHCP

The Multiple Species Habitat Conservation Plan (MSHCP) was adopted by the City, along with seven (7) other Coachella Valley cities and the County of Riverside, in order to preserve critical habitat for a number of endangered flora and fauna. Within Cathedral City, the MSHCP covers 2,800 acres.

(OS-P) Parks and Public Open Space

Public parks and open space lands determined to be special, important or valuable natural resources which warrant protection. This designation is assigned to park lands and other recreational amenities.

(OS-PV) Open Space - Private

This designation may be assigned to private open space areas that are preserved for this use. These lands include private golf courses, lakes, tennis facilities, pools and other open space/recreation facilities, which are typically located within planned residential communities.

(OS-O) Open Space - Other	This designation may be used to define a variety of open spaces and special resource areas, or those that may pose threats or hazards to development. Examples include large habitat areas preserved for biological purposes, as well as geologic hazard areas, detention or retention basins, trails, etc.
(OS-W) Open Space-Watercourse	This designation is used to delineate floodways, including natural and man-made floodway and drainage channels.

C. Purpose and Need

Cathedral City is a Charter City with a Council-Manager form of government and was incorporated in 1981. The existing General Plan was comprehensively updated and adopted in 2002 and subsequent updates were performed in 2009. Since that time, the Housing Element has been updated regularly as required by State law, with the current version having been adopted in November 2014. Other elements have been updated as a result of expansions of the City's corporate boundaries (annexation) and through minor amendments, but have not been comprehensively revised since 2002. The majority of the amendments have been to the Land Use Element. This General Plan update is not envisioned as a wholesale rewrite of all elements, but rather a rewrite of some key elements, a refresh of others, and a consolidation of several recent planning documents into this single, comprehensive document.

D. Environmental Setting and Surrounding Land Uses

The City of Cathedral City is located in the Coachella Valley area of central Riverside County. It is generally bounded on the west by the Cities of Palm Springs and Desert Hot Spring, unincorporated county lands to the north, the City of Rancho Mirage and unincorporated county lands to the east, and unincorporated county lands to the south. Please see CEQA Initial Study Exhibits 2 and 2, attached.

The City and its Sphere of Influence is located primarily on the valley floor, with limited portions occurring within and adjacent to the foothills of the Santa Rosa Mountains to the south and the Indio Hills (including Edom Hill) to the north. The valley floor is primarily comprised of fluvial and aeolian deposits of cobble, gravel and sand, and vegetation is sparse and primarily comprised of the desert creosote scrub community. Valley floor topography is relatively gentle and slopes to the southeast along the main axis of the valley.

Major transportation links cross the community and include US Interstate-10 and State Highway 111 (East Palm Canyon Drive), Ramon Road, Date Palm Drive and Vista Chino. Main lines of the Union Pacific Railroad also cross through the northern portion of the City. The City also has convenient access to State Highways 74 and 62.

- North: Vacant desert, Edom Hill Landfill, scattered single family residential
- East: City of Rancho Mirage in south and unincorporated county lands generally north of US I-10. Adjoining and nearby development includes single family residential, resort residential, medical professional and open space.
- South: Santa Rosa Mountains and vacant desert
- West: City of Palm Springs in south and Desert Hot Springs in north, with adjoining land uses including vacant desert and mountain lands, single-family and multi-family residential, golf course/open space, Whitewater Stormwater Channel, limited commercial development.



CITY OF CATHEDRAL CITY GENERAL PLAN UPDATE

68-700 Avenida Lalo Guerrero
Cathedral City, California 92234
Phone: (760) 770-0340

ENVIRONMENTAL INITIAL STUDY

Project Title: General Plan Update

Project No: GPA 18-002

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

Applicant: City of Cathedral City

Representative: Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, California 92211
Phone: (760) 341-4800 Fax: (760) 341-4455

**Contact Person:
And Phone Number:** John D. Criste, AICP
Phone: (760) 341-4800, Fax: (760) 341-4455

Project Location: City of Cathedral City, Riverside County

General Plan Designation: Various

Zoning Designation: NA

PROJECT DESCRIPTION

The "Project" is the Comprehensive General Plan Update for the City of Cathedral City General Plan, which addresses 14,524± acres or approximately 22.7 square miles within its corporate limits and 8,425.30 acres (13.16 square miles) in the City Sphere-of-Influence and other unincorporated lands in the planning area; the total planning area analysed in this IS and forthcoming EIR encompasses the 14,524± comprising the City's corporate limits. The Project includes changes to land use designations and circulation system, new and integrated elements, and new goals, policies and programs for all General Plan Elements.

Purpose and Need

Cathedral City is a Charter City with a Council-Manager form of government and was incorporated in 1981. The existing General Plan was comprehensively updated and adopted in 2002 and subsequent updates were performed in 2009. Since that time, the Housing Element has been updated regularly as required by State law, with the current

version having been adopted in November 2014. Other elements have been updated as a result of expansions of the City's corporate boundaries (annexation) and through minor amendments, but have not been comprehensively revised since 2002. The majority of the amendments have been to the Land Use Element. This General Plan update is not envisioned as a wholesale rewrite of all elements, but rather a rewrite of some key elements, a refresh of others, and a consolidation of several recent planning documents into this single, comprehensive document.

City Location and Environs

The City of Cathedral City is located in the Coachella Valley area of central Riverside County. It is generally bounded on the west by the Cities of Palm Springs and Desert Hot Spring, unincorporated county lands to the north, the City of Rancho Mirage and unincorporated county lands to the east, and unincorporated county lands to the south. Please see Exhibits 2 and 2, below.

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Current General Plan Land Use Distribution

The current City General Plan was last updated in 2009 and the Land Use Map has been maintained since that time (see Exhibit 4). The General Plan provides for a range of residential, commercial, industrial, open space and other land uses, which are distributed across the City. The following table summarizes the current land use designations in the City and the acreage of each.

Cathedral City General Plan 2018 - Land Use and Build Out Projections Table

Land Use Category	ROW Acres	Acres	Total Acres	Vacant	% of Vacant	Developed	% of Developed	Total	%	Existing SF/Units	Potential SF/Units	Build out SF/Units
Residential¹												
Hillside Reserve (1du/20ac)	1.76	557.17	558.93	551.11	98.91%	6.05	1.09%	557.16	4.25%	0	28	28
Estate Residential (0-2du/ac)	6.92	420.61	427.53	420.02	99.86%	0.59	0.14%	420.61	3.21%	1	630	631
Low Density Residential (2-4.5du/ac)	803.30	3354.04	4157.34	972.69	29.00%	2381.35	71.00%	3354.04	25.58%	11,841	3,283	15,124
Resort Residential (3-6.5du/ac)	47.43	1338.31	1385.74	944.07	70.52%	394.74	29.48%	1338.81	10.21%	5,153	4,602	9,755
Med. Density Residential (4.5-10 du/ac)	38.73	347.50	386.23	98.89	28.46%	248.61	71.54%	347.50	2.65%	4,224	742	4,966
Med.-High Density Residential (11-20du/ac)	0.52	14.16	14.68	14.16	100.00%	0.00	0.00%	14.16	0.11%	-	212	212
High Density Residential (20-24du/ac)	2.44	52.63	55.07	52.63	100.00%	0.00	0.00%	52.63	0.40%	-	947	947
Total Residential Acreage	901.09	6084.41	6985.50	3053.56	50.18%	3031.34	49.82%	6084.90	46.40%	21,219	10,444	31,663
Commercial²												
Neighborhood Commercial	5.62	28.78	34.40	16.99	59.03%	11.79	40.97%	28.78	0.22%	113,011	162,831	275,842
General Commercial	132.34	499.33	631.66	273.07	42.66%	367.00	57.34%	640.07	4.88%	3,516,986	2,616,926	6,133,912
Downtown Commercial	40.58	113.99	154.57	61.30	53.78%	52.69	46.22%	113.99	0.87%	504,910	587,465	1,092,375
Total Commercial Acreage	178.54	642.10	820.63	351.37	44.88%	431.47	55.12%	782.84	5.97%	4,134,907	3,367,221	7,502,128
Mixed Use												
Mixed Use – Neighborhood ³	17.33	526.44	543.77	210.57	100.00%	0.00	0.00%	210.57	1.61%	-	4,475	4,475
Mixed Use – Neighborhood ⁴	17.33	526.44	543.77	315.86	100.00%	0.00	0.00%	315.86	2.41%	-	3,026,971	3,026,971
Mixed Use – Urban ⁵	49.77	803.60	853.37	475.33	100.00%	0.00	0.00%	487.66	3.68%	-	18,182	18,182
Mixed Use – Urban ⁶	49.77	803.60	853.37	316.89	98.58%	1.25	< 0.03%	321.44	2.45%	43,600	3,036,818	3,080,419
Total Mixed Use Acreage	67.10	1330.04	1397.14	1318.66	99.14%	11.37	0.03%	1330.04	10.14%			
Industrial⁷												
Industrial	26.20	641.50	667.71	568.52	88.62%	72.98	11.38%	641.50	4.89%	1,080,870	8,420,023	9,500,894
Business Park	17.85	328.97	346.82	252.22	76.67%	76.74	23.33%	328.97	2.51%	1,136,603	3,735,523	4,872,127
Total Industrial Acreage	44.05	970.47	1014.52	820.74	84.57%	149.72	15.43%	970.47	7.40%	2,217,474	12,155,547	14,373,020
Open Space												
Open Space - Other	10.64	430.44	441.08	401.52	93.28%	28.92	6.72%	430.44	3.28%	N/A	N/A	N/A
Open Space - Public	145.54	2287.01	2432.55	2287.01	100.00%	0.00	0.00%	2287.01	17.44%	N/A	N/A	N/A
Open Space - Water	11.45	994.69	1006.14	699.24	70.30%	295.45	29.70%	994.69	7.59%	N/A	N/A	N/A
Total Open Space Acreage	167.62	3712.14	3879.77	3387.77	91.26%	324.37	8.74%	3712.14	28.31%	N/A	N/A	N/A
Public												
Cemetery	4.64	55.48	60.12	0.00	0.00%	55.48	100.00%	55.48	0.42%	N/A	N/A	N/A
Library	0.77	2.80	3.57	0.00	0.00%	2.80	100.00%	2.80	0.02%	N/A	N/A	N/A
Schools	7.29	116.70	123.99	0.00	0.00%	116.70	100.00%	116.70	0.89%	N/A	N/A	N/A
Transportation	181.20	58.40	239.60	0.00	0.00%	58.40	100.00%	58.40	0.45%	N/A	N/A	N/A
Total Public Acreage	193.90	233.38	427.27	0.00	0.00%	233.38	100.00%	233.38	1.78%	N/A	N/A	N/A
Totals	1552.30	12972.53	14524.83	8932.11	68.11%	4181.66	31.89%	13113.77	100.00%			

¹Based on Ca DOF E-5 data 1.1.18. Future unit projections based on net developable acreage that is 75% of gross acreage multiplied by the maximum permissible density; no density bonuses are considered. Does not include Hillside Reserve or Estate Residential which are calculated at total acreage and maximum density. With addition of potential dwelling units from Mixed-Use Urban and Mixed-Use Neighborhood lands, total potential dwellings are 54,320 units.

²Potential and existing commercial development is based upon gross acreage and 22% lot coverage.

³Assumes total Mixed Use - Neighborhood area is developed as 40% residential. Development is calculated upon a net developable acreage that is 85% of gross acreage multiplied by the max. permissible density; no density bonuses are considered.

⁴Assumes total Mixed Use - Neighborhood area is developed as 60% commercial. Potential and existing mixed used development is based upon gross acreage and 22% lot coverage.

⁵Assumes total Mixed Use - Urban area is developed as 60% residential. Build out potential is calculated upon a net developable acreage that is 85% of gross acreage multiplied by the maximum permissible density; no density bonuses are considered.

⁶Assumes total Mixed Use - Urban area is developed as 40% commercial. Potential and existing mixed used development is based upon gross acreage and 22% lot coverage.

⁷Potential and existing industrial development is based upon gross acreage and 34% lot coverage

Summary Community Profile

Located in the western portion of the Coachella Valley, Cathedral City has the second highest year-round population in the region. Its economy is closely tied to the regional economy of the Coachella Valley. Since the 1940s, the valley has enjoyed a reputation as a world-class tourist destination founded on a strong leisure and hospitality sector, including hotels, resorts, spas, restaurants, and vacation rentals. Each year, it attracts thousands of visitors for championship golf and tennis tournaments, film festivals, and large-scale music and entertainment events. The City and region are characterized by seasonal population surges and employment trends, as the mild winter climate attract visitors and the extreme summer heat deters them. The regional economy is also characterized by strong retail and service sectors that support a permanent population ranging from youth to retirees and has become a stage for innovations in renewable energy, medical services, and water management.

City Population and Ethnicity

Cathedral City has seen steady if moderate growth over the past decade and a half. Between 2000 and 2016, the total population of the City of Cathedral City increased by 11,614 to 54,261 in 2016. During this period, the city’s population growth of 27.2 percent was lower than Riverside County’s 51.9 percent growth. Between 2000 and 2016, the age group 55-64 experienced the largest increase in share, growing from 7.1 to 11.3 percent. The age group 65+ added the most population, with an increase of 3,542 people between 2000 and 2016. During the same period, the Hispanic population increased from 50.0 percent to 61.0 percent of the total, while the share of Non-Hispanic White population in the city decreased from 42.0 percent to 30.4 percent.

City Housing Trends

City housing data are summarized in Table 2. The total number of housing units increased approximately 22% between 2000 and 2016. Housing prices, availability, affordability, and future needs are analyzed in the Housing Element.

Employment, Income and Employers

Income and employment data for Cathedral City show that the highest percentages of City residents are employed in Service (37.3%), Sales and Office (22.5%), and Management, Business, Science, and Arts (21.3%) occupations. Median household income was estimated to have decreased to \$41,696, approximately 9% decrease between 2010 and 2016. The major employers in the City include healthcare, hospitality, schools and auto dealers.

	2000	2010	2016
Total Housing Units	17,893	20,995	21,816
Percent Occupied	78.4%	81.2%	81.0%
Percent Vacant	21.6%	18.8%	19.0%
Average Household Size	3.03	2.99	3.04 ¹

¹ A single value is not provided in the 2016 ACS. The value shown is the average of owner-occupied household size and renter-occupied household size.
 Sources: 2000, 2010 U.S. Census; 2012-2016 American Community Survey 5-Year Estimates

Education

The percentage of residents receiving higher educational levels increased between 2000 and 2016. In 2016, the largest percentage of residents (29.0%) was high school (or equivalent) graduates, followed by those with some college but no degree (22.5%).

Community Tax Base

After operating grants and contributions, sales tax is the single largest source of municipal revenue. In calendar year 2016, the City’s top taxable sales tax generators included “auto dealers and supplies” which generated 50.0% of all City sales tax income, followed by “all other outlets” (16.9%), “eating and drinking establishments” (7.7%), and “service stations” (7.5%). Additional revenue is generated by charges for services, capital grants and contributions, special assessments, development fees, investments, and interest.

2040 General Plan Update

The subject General Plan update has a planning horizon of 2040. It is intended to ensure that the City’s existing and planned pattern of land uses, transportation infrastructure and other areas of community planning are compatible with long-term physical and regulatory environments, and the changing and evolving economy. Since incorporation in the early 1980s, the City has allowed the use of Specific Plans to address area-wide planning. Over time, many of these Specific Plan areas have remained vacant, have only partially developed or have not developed in the manner envisioned. As a consequence, the City has revisited each of its Specific Plans and has tentatively identified several that no longer serve an effective planning purpose. These have been identified as candidates for rescind.

CALIFORNIA

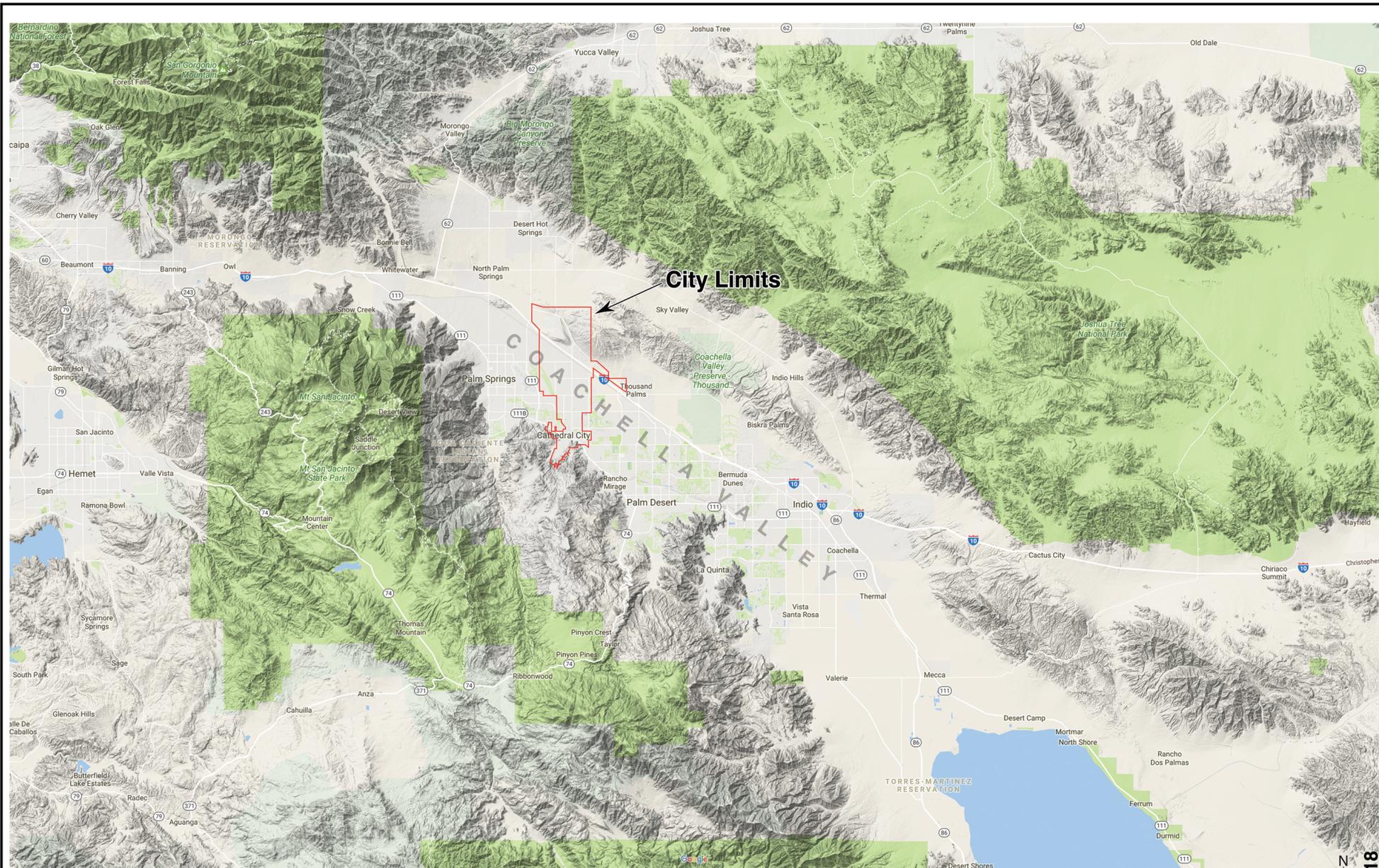
PACIFIC OCEAN

MEXICO



RIVERSIDE COUNTY

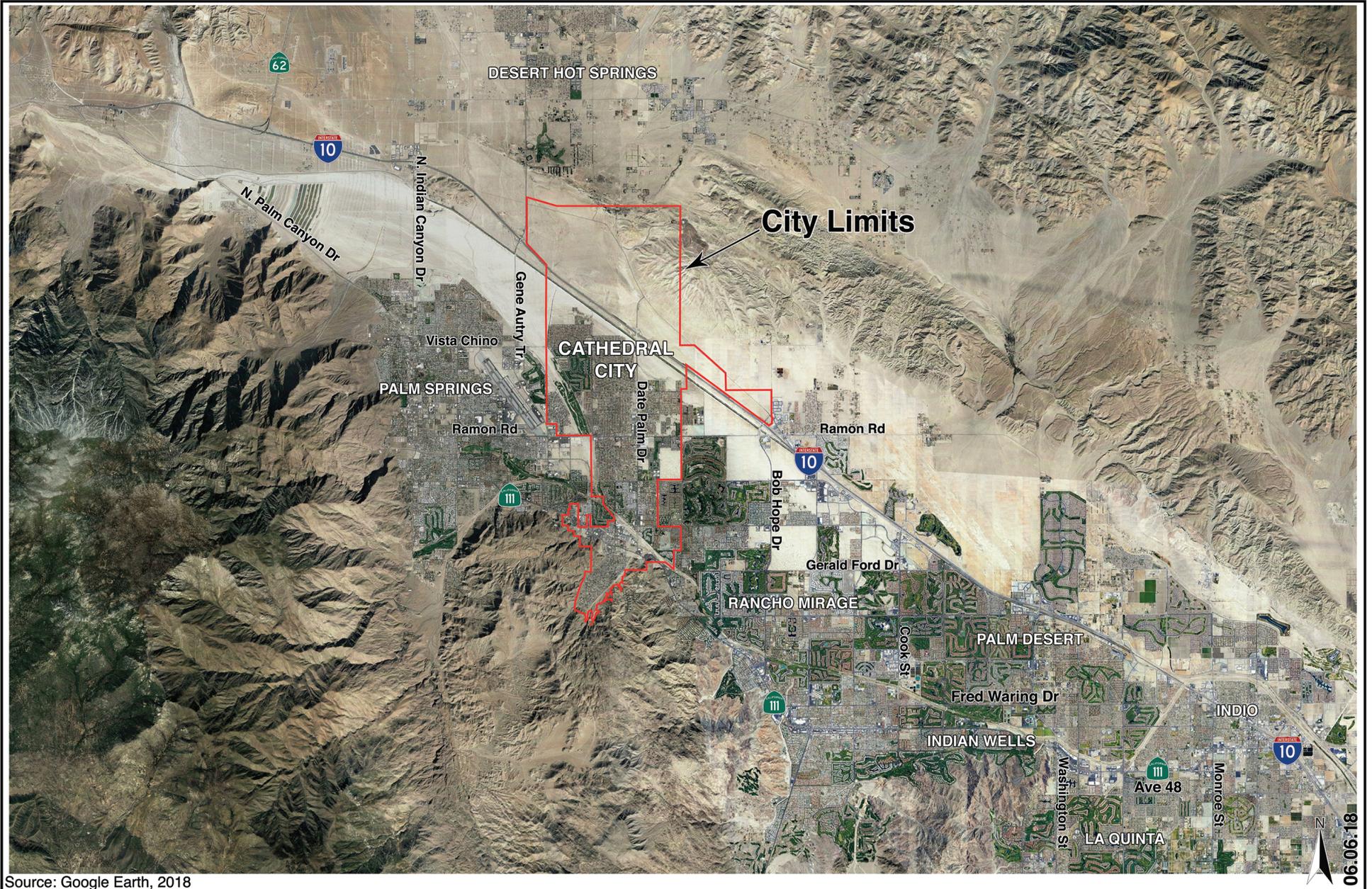




Source: Google Maps, 2017



06.06.18



Source: Google Earth, 2018

**Cathedral City General Plan Update
Vicinity Map
Cathedral City, California**

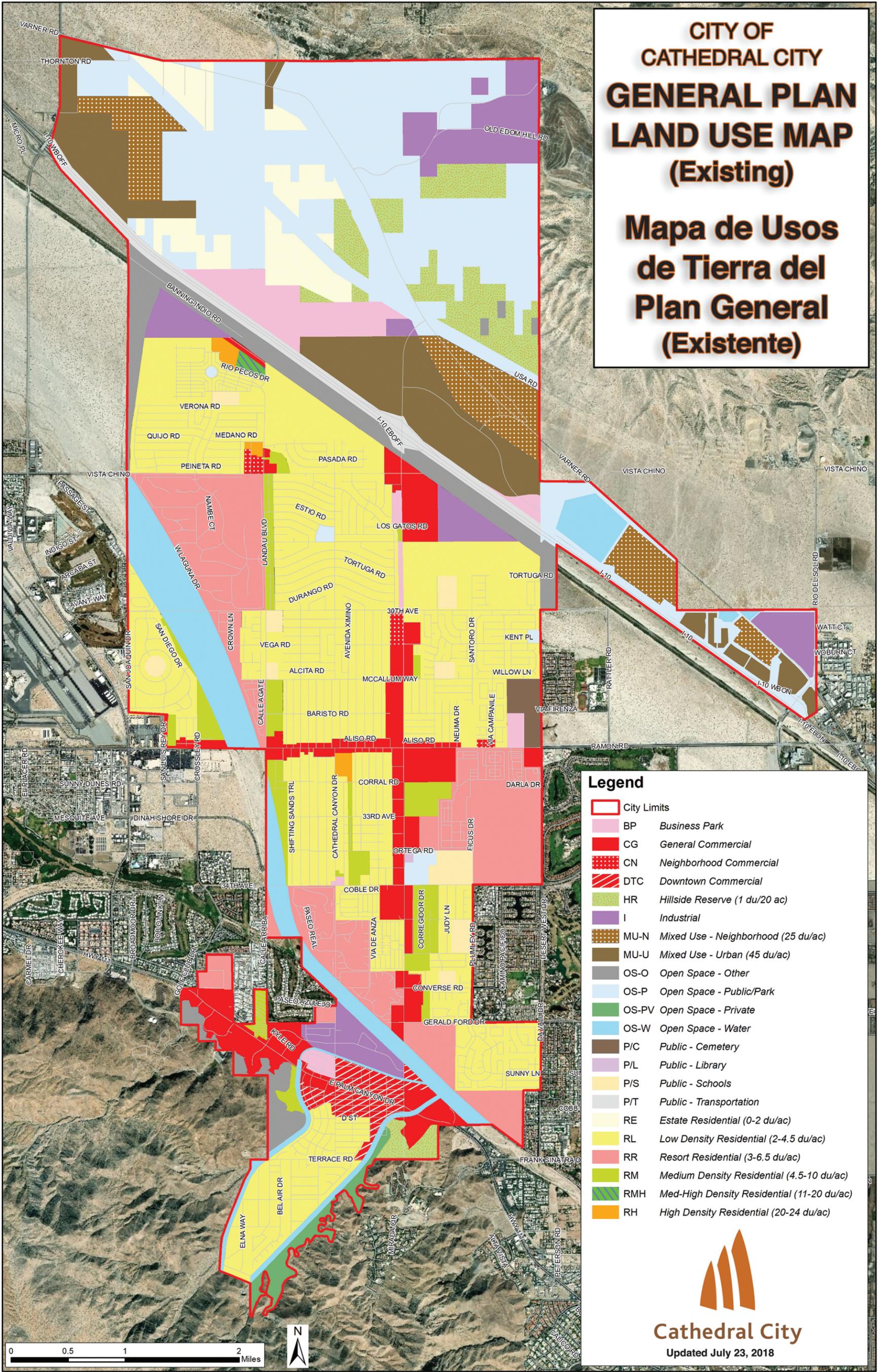


Exhibit

3

CITY OF CATHEDRAL CITY GENERAL PLAN LAND USE MAP (Existing)

Mapa de Usos de Tierra del Plan General (Existente)



Legend

	City Limits
	BP Business Park
	CG General Commercial
	CN Neighborhood Commercial
	DTC Downtown Commercial
	HR Hillside Reserve (1 du/20 ac)
	I Industrial
	MU-N Mixed Use - Neighborhood (25 du/ac)
	MU-U Mixed Use - Urban (45 du/ac)
	OS-O Open Space - Other
	OS-P Open Space - Public/Park
	OS-PV Open Space - Private
	OS-W Open Space - Water
	P/C Public - Cemetery
	P/L Public - Library
	P/S Public - Schools
	P/T Public - Transportation
	RE Estate Residential (0-2 du/ac)
	RL Low Density Residential (2-4.5 du/ac)
	RR Resort Residential (3-6.5 du/ac)
	RM Medium Density Residential (4.5-10 du/ac)
	RMH Med-High Density Residential (11-20 du/ac)
	RH High Density Residential (20-24 du/ac)

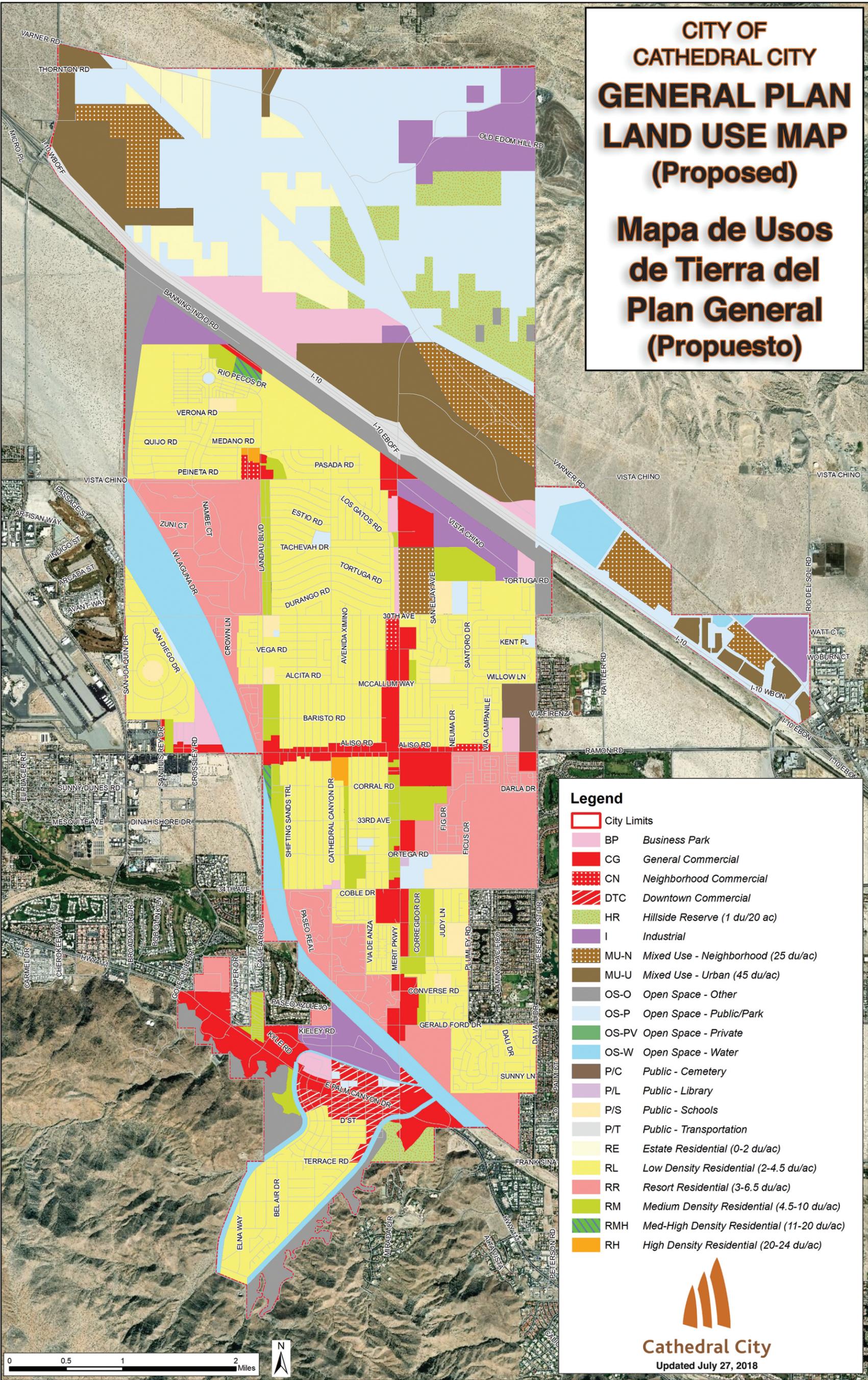


Source: City of Cathedral City; ESRI, 2018



CITY OF CATHEDRAL CITY GENERAL PLAN LAND USE MAP (Proposed)

Mapa de Usos de Tierra del Plan General (Propuesto)



Source: City of Cathedral City; Esri, 2018

Legend

- City Limits
- BP Business Park
- CG General Commercial
- CN Neighborhood Commercial
- DTC Downtown Commercial
- HR Hillside Reserve (1 du/20 ac)
- I Industrial
- MU-N Mixed Use - Neighborhood (25 du/ac)
- MU-U Mixed Use - Urban (45 du/ac)
- OS-O Open Space - Other
- OS-P Open Space - Public/Park
- OS-PV Open Space - Private
- OS-W Open Space - Water
- P/C Public - Cemetery
- P/L Public - Library
- P/S Public - Schools
- P/T Public - Transportation
- RE Estate Residential (0-2 du/ac)
- RL Low Density Residential (2-4.5 du/ac)
- RR Resort Residential (3-6.5 du/ac)
- RM Medium Density Residential (4.5-10 du/ac)
- RMH Med-High Density Residential (11-20 du/ac)
- RH High Density Residential (20-24 du/ac)



Cathedral City
Updated July 27, 2018

Cathedral City General Plan 2018 – Proposed Land Use and Build Out Projections

Land Use Category	ROW Acres	Acres	Total Acres	Vacant	% of Vacant	Developed	% of Developed	Total	%	Existing SF/Units*	Potential SF/Units*	Build out SF/Units*
Residential¹												
Hillside Reserve (1du/20ac)	1.77	436.57	438.34	436.57	100.00%	0.00	0.00%	436.57	3.39%	-	22	22
Estate Residential (0-2du/ac)	8.09	420.61	428.70	420.02	99.86%	0.59	0.14%	420.61	3.27%	1	630	631
Low Density Residential (2-4.5du/ac)	789.94	3108.36	3898.30	738.35	23.75%	2370.01	76.25%	3108.36	24.14%	11,841	2,492	14,333
Resort Residential (3-6.5du/ac)	46.62	1336.80	1383.41	941.87	70.46%	394.92	29.54%	1336.80	10.38%	5,153	4,592	9,745
Medium Density Residential (4.5du/ac)	48.00	415.28	463.28	149.71	36.05%	265.56	63.95%	415.28	3.23%	4,224	1,123	5,347
Med-High Density Residential (11-20du/ac)	0.53	21.53	22.06	21.40	100.00%	0.00	0.00%	21.40	0.17%	-	321	321
High Density Residential (20-24du/ac)	2.01	38.43	40.44	38.43	100.00%	0.00	0.00%	38.43	0.30%	-	692	692
Total Residential Acreage	896.96	5717.61	6674.54	2746.36	47.54%	3031.08	52.46%	5777.44	44.88%	21,219	9,871	31,090
Commercial²												
Neighborhood Commercial	6.55	32.43	38.97	20.62	63.60%	11.80	36.40%	32.42	0.25%	113,103	197,632	310,735
General Commercial	123.11	572.18	695.29	221.28	38.67%	350.90	61.33%	572.18	4.44%	3,362,732	2,120,588	5,483,319
Downtown Commercial	38.99	204.46	243.45	54.16	51.84%	50.30	48.16%	104.46	0.81%	482,078	519,016	1,001,095
Total Commercial Acreage	168.65	809.07	977.72	296.06	41.75%	413.01	58.25%	709.07	5.51%	3,957,913	2,837,236	6,795,149
Mixed Use												
Mixed Use – Neighborhood ³	23.11	586.23	609.34	234.49	100.00%	0.00	0.00%	234.49	1.82%	-	4,983	4,983
Mixed Use – Neighborhood ⁴	23.11	586.23	609.34	351.74	100.00%	0.00	0.00%	351.74	2.73%	-	3,370,781	3,370,781
Mixed Use – Urban ⁵	49.77	803.60	853.37	475.33	98.58%	-	0.00%	475.33	3.75%	-	18,181	18,181
Mixed Use – Urban ⁶	49.77	803.60	853.37	316.89	98.58%	1.25	< 0.03%	321.44	2.50%	43,600	3,036,806	3,080,406
Total Mixed-Use Acreage	72.88	1389.83	1462.71	1378.45	99.18%	11.37	0.82%	1383	10.80%			
Industrial⁷												
Industrial	26.20	687.10	713.30	614.12	89.38%	72.98	10.62%	687.10	5.34%	1,080,867	9,095,353	10,176,220
Business Park	22.37	369.86	392.23	307.17	83.05%	62.69	16.95%	369.86	2.87%	928,464	4,549,321	5,477,785
Total Industrial Acreage	48.57	1056.96	1105.53	921.29	87.16%	135.67	12.84%	1056.96	8.21%	2,009,330	13,644,674	15,654,005
Open Space												
Open Space - Other	10.73	548.09	558.82	505.52	92.23%	42.57	7.77%	548.09	4.26%	N/A	N/A	N/A
Open Space - Public	150.08	2339.89	2489.97	2296.65	98.15%	43.24	1.85%	2339.89	18.17%	N/A	N/A	N/A
Open Space - Water	8.56	819.71	828.27	524.26	63.96%	295.45	36.04%	819.71	6.37%	N/A	N/A	N/A
Total Open Space Acreage	169.38	3707.69	3877.07	3326.43	89.72%	381.26	10.28%	3707.68	28.80%	N/A	N/A	N/A
Public												
Cemetery	4.64	55.48	60.12	0.00	0.00%	55.48	100.00%	55.48	0.43%	N/A	N/A	N/A
Library	0.77	2.80	3.57	0.00	0.00%	2.80	100.00%	2.80	0.02%	N/A	N/A	N/A
Schools	7.29	116.70	123.99	0.00	0.00%	116.70	100.00%	116.70	0.91%	N/A	N/A	N/A
Transportation	181.20	58.40	239.60	0.00	0.00%	58.40	100.00%	58.40	0.45%	N/A	N/A	N/A
Total Public Acreage	193.90	233.38	427.27	0.00	0.00%	233.38	100.00%	233.38	1.81%	N/A	N/A	N/A
Totals	1550.34	12914.53	14524.83	8668.59	67.33%	4205.76	32.67%	12874.35	100%			

¹ Based on Ca DOF E-5 data 1.1.18. Future unit projections based on net developable acreage that is 75% of gross acreage multiplied by the maximum permissible density; no density bonuses are considered. Does not include Hillside Reserve or Estate Residential which are calculated at total acreage and maximum density. With addition of potential dwelling units from Mixed-Use Urban and Mixed-Use Neighborhood lands, total potential dwellings are 54,254 units.

² Potential and existing commercial development is based upon gross acreage and 22% lot coverage.

³ Assumes total Mixed Use - Neighborhood area is developed as 40% residential. Development is calculated upon a net developable acreage that is 85% of gross acreage multiplied by the maximum permissible density; no density bonuses are considered.

⁴ Assumes total Mixed Use - Neighborhood area is developed as 60% commercial. Potential and existing mixed used development is based upon gross acreage and 22% lot coverage.

⁵ Assumes total Mixed Use - Urban area is developed as 60% residential. Build out potential is calculated upon a net developable acreage that is 85% of gross acreage multiplied by the maximum permissible density; no density bonuses are considered.

⁶ Assumes total Mixed Use - Urban area is developed as 40% commercial. Potential and existing mixed used development is based upon gross acreage and 22% lot coverage.

⁷ Potential and existing industrial development is based upon gross acreage and 34% lot coverage.

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

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

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature: Patrick Milos Community Development Director City of Cathedral City	Date: 7/31/2018
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EVALUATION OF ENVIRONMENTAL IMPACTS

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

Environmental Checklist and Discussion:

The following checklist evaluates the proposed project's potential adverse impacts. For those environmental topics for which a potential adverse impact may exist, a discussion of the existing site environment related to the topic is presented followed by an analysis of the project's potential adverse impacts. When the project does not have any potential for adverse impacts for an environmental topic, the reasons why there are no potential adverse impacts are described.

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

Source: Cathedral City General Plan, 2009; USGS Quadrangle Maps, Google Earth 2018; Site Surveys.

- a, d) **Potentially Significant Impact.** Although the General Plan Update project is not a construction project the Plan will provide policy and programs to regulate and facilitate new development within the incorporated areas of the City. The 2002 and 2009 General Plan Exhibit AA “Image Corridors” provides a good indication of where existing image corridors, or scenic vistas exist. The General Plan will provide policies and programs to protect scenic vista areas, and the City Zoning Ordinance will provide regulations related to building bulk and mass. Review of future development plans will provide any mitigation needed to protect scenic vistas. The General Plan update will also address current and future effects of excessive and poorly controlled light and glare, and reference will be made to the City's lighting ordinance. Further assessment of effect on a scenic vistas and light and glare shall be made in the EIR.
- b, c) **Less Than Significant Impact & Less Than Significant Impact.** Future development activities that will be regulated by the General Plan Update have potential to damage scenic resources, including vegetation, rock outcroppings and historic buildings. No portion of the City corporate limits is adjacent to or visible from an officially designated state scenic highway according to the California Department of Transportation. A number of recorded historic-period buildings exist in the Cathedral City Planning Area. Potential impacts to these structures and other scenic and aesthetic resources from implementation of the General Plan, and policies and programs will be included in the updated General Plan and associated EIR to mitigate such impacts to these structures from implementation of the General Plan. The implementation of the Cathedral City General Plan Update will allow for continued urbanization with the potential to degrade the existing visual character of the City and surrounding areas. Land clearing, grading and construction activity have the potential to impact existing scenic resources. Future development is expected to be compatible with existing visual resources; nonetheless, these issues should be further analysed in the General Plan EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

2. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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"/>

Source: Cathedral City General Plan 2009; California Department of Conservation; Farmland Mapping & Monitoring Program. 2001.

a-c) **No Impact.** The City of Cathedral City is located in the western portion of the Coachella Valley, and is just west of lands that were in active agriculture (date gardens and citrus) during the first half of the 20th Century. Today, there are no agricultural lands within several miles of the City, which is designated as “Urban and Built-Up Lands” on the Department of Conservation Farmland maps. The General Plan update will not impact any significant agricultural resources, will not convert designated farmlands of importance, or otherwise induce the conversion of farmlands.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: SCAQMD AQMP, 2016; Coachella Valley PM₁₀ SIP, 2003; South Coast Air Quality Management District CEQA Handbook, 1993.

- a) **Potentially Significant.** Riverside County, the Coachella Valley and the City of Cathedral City are subject to the provisions of the 2016 South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan, which describes the District’s plan to achieve Federal and State air quality standards set forth in Federal and State Clean Air Acts. The City and the valley are located in the Salton Sea Air Basin (SSAB) and are subject to the rules and regulations imposed by the SCAQMD including Rule 403-1, which governs fugitive dust emissions from project construction within the Coachella Valley.

The proposed General Plan update should be consistent with the goals and policies of the AQMP, which calls for prudent measure that limit the emission of air pollutants. Emissions associated with the proposed changes in land use, transportation and other General Plan elements that affect local air quality shall be analysed in the project EIR and consistency with regional air quality standards shall also be evaluated.

- b & c) **Potentially Significant.** An impact is potentially significant if concentration of emissions exceed the State or Federal Ambient Air Quality Standards. The two primary pollutants of concern in the Coachella Valley, including the City of Palm Springs, are ozone (O₃) and particulate matter (PM₁₀ and PM_{2.5}).

Ozone (O₃) is formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen combine with reactive organic gases, such as hydrocarbons, in the presence of sunlight. Ozone is a pungent, colorless, toxic gas, and a common component of photochemical smog. Although also produced within the Coachella Valley, most ozone pollutants are transported by coastal air mass from the Los Angeles and Riverside/San Bernardino air basins, thereby contributing to occasionally high ozone concentrations in the Valley. The Coachella Valley has a history of exceeding regulatory ozone standards, although the number of days and months the Federal one-hour standard is exceeded has dropped steadily over the past decade.

Particulate Matter (PM₁₀ and PM_{2.5}) consist of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children and adults with pre-existing respiratory or cardiovascular disease are most

susceptible to the effects of PM. Elevated PM₁₀ and PM_{2.5} levels are also associated with an increase in mortality rates, respiratory infections, occurrences and severity of asthma attacks and hospital admissions. The SSAB is a non- attainment area for PM₁₀ and is classified as attainment/unclassifiable for PM_{2.5}.

South Coast Air Quality Management District (SCAQMD), in conjunction with the Coachella Valley Association of Governments (CVAG), Riverside County and local jurisdictions, prepared the “2003 Coachella Valley PM10 State Implementation Plan,” which includes PM10 control program enhancements and requests an extension of the region’s PM10 attainment date. The Coachella Valley is designated as a serious non-attainment area for PM10 and is subject to the 2003 State Implementation Plan (SIP) and local dust control regulations and guidelines. A State Implementation Plan that addresses how Southern California will meet federal standards for finer particulate matter (PM2.5) was adopted in 2007. The Coachella Valley is designated as unclassifiable/attainment for PM2.5.

The concerted adoption of District and local controls in the Coachella Valley resulted in this area attaining the 24-hour PM10 standard by the 2006 attainment date. On January 8, 2010, the District adopted the PM10 Redesignation Request and Maintenance Plan for the Coachella Valley (Coachella Valley PM10 Maintenance Plan). The plan officially requests this area be redesignated to attainment for the PM10 standard and charts the course for continued maintenance of the standard.

Future development and related urban activities have the potential to generate emissions of various types in association with future land development, including demolition, grading and construction motor vehicle operations, and other activities that may be facilitated by the updated General Plan, including the ongoing use of electricity and the consumption of natural gas.

State and federal standards have been established for PM10 and PM2.5, as well as ozone and are set forth in the table below.

**Table 1
State and National Ambient Air Quality Standards**

Pollutant	State Standards		National Standards**	
	Averaging Time	Concentration	Averaging Time	Concentration
Ozone (O ₃)	1-hour	0.09 ppm	1-hour	0.070 ppm
	8-hour	0.07 ppm	8-hour	
Carbon Monoxide (CO)	1-hour	20.0 ppm	1-hour	35.0 ppm
	8-hour	9.0 ppm	8-hour	9.0 ppm
Nitrogen Dioxide (NO ₂)	1-hour	0.18 ppm	AAM	0.10 ppm*
	AAM	0.030 ppm		0.053 ppm
Sulfur Dioxide (SO ₂)	1-hour	0.25 ppm	1 & 24 hour	.075ppm**
	24-hour	0.04 ppm	AAM	
Particulate Matter (PM ₁₀)	24-hour	50 µg/m ³	24-hour	150 µg/m ³
	AAM	20 µg/m ³	AAM	
Particulate Matter (PM _{2.5})	AAM	12 µg/m ³	AAM	12 µg/m ³
	24-hour	35 µg/m ³	24-hour	35 µg/m ³
Lead	30 day Avg.	1.5 µg/m ³	3-month Avg.	0.15 µg/m ³
Visibility Reducing Particles	8-hour	No standard	No federal Standard	No federal Standard
Sulfates	24-hour	25µg/m ³	No federal Standard	No federal Standard
Hydrogen Sulfide			No federal Standard	No federal Standard
Vinyl Chloride	1-hour	0.03 ppm	No federal Standard	No federal Standard
	24-hour	0.01 ppm		

Source: California Air Resources Board, 05/04/16.

Notes: ppm = parts per million; ppb= parts per billion; µg/ m³ = micrograms per cubic meter of air; AAM = Annual Arithmetic Mean; * Note that this standard became effective as of January 22, 2010.

** Final rule signed June 2, 2010, effective as of August 23,2010

The Coachella Valley has a history of exceeding regulatory ozone standards and is classified as a “severe-15” ozone non-attainment area under the federal Clean Air Act. The Coachella Valley is also designated a serious non-attainment area for PM10 and is subject to the 2003 SIP and local dust control guidelines.

Potential Impacts From Implementation of the Updated General Plan

The City of Cathedral City is located in an area with seasonally strong winds where development and operational activities of a wide range of land uses can contribute to impacts to local and regional air quality. The future potential effects of implementing the updated City General Plan should be carefully evaluated in the project EIR. In order to provide an estimate of potential impacts, an assessment of potential development and future operational emissions should be calculated. The following are potential sources of future operational emissions:

- Vehicle emissions
- Fugitive dust related to construction and vehicle travel
- Combustion emissions associated with natural gas use
- Emissions associated with electricity use

These various activities and operational activities would result in emissions of volatile organic compounds, or VOC’s, as well as NO_x, CO, PM_{2.5}, PM₁₀, and SO_x. The EIR analysis shall include a summary of the emissions caused by the implementation of the updated General Plan.

- d) **Potentially Significant Impact.** Implementation of the 2040 General Plan has the potential to expose sensitive receptors to substantial pollutant concentrations, especially those located along major transportation corridors and in areas subject to blowing sand and dust.
- e) **Less Than Significant with Mitigation.** Implementation of the proposed General Plan update will regulate and facilitate development of a variety of land uses and activities, some of which may have the potential to generate objectionable odors, including restaurants and other food prep activities, and certain industrial and commercial operations. A variety of mechanical systems and odor control technologies are available to address and mitigate such impacts. Nonetheless, the potential for such impacts to be generated shall be evaluated in the project EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Sources: General Plan, City of Cathedral City, 2009; Coachella Valley Multiple Species Habitat Conservation Plan, prepared by the Coachella Valley Association of Governments, 2007, as amended, Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan, 2010.

- a) **Less than Significant with Mitigation.** Much of the City is developed and remaining undeveloped desert lands are largely located in the northern portions of the City. The City also is host to several major drainages, including the Whitewater River and East and West Cathedral Canyon washes. City lands remaining available portions of the City planning area may offer nesting sites for birds protected by the international Migratory Bird Treaty Act (MBTA) and the General Plan shall make provision for MBTA compliance. The City is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) with the Willow Hole and Santa Rosa and San Jacinto Mountains Conservation Areas occurring in the City limits. Portions of the City located within the Agua Caliente Tribe's Reservation boundaries are also with the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan. The proposed General Plan update is not expected to conflict with any local or regional plans, policies, or regulations, or other promulgated by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. While the City is a "Permittee" under the Coachella Valley MSHCP, the implementation of the updated General Plan still has the potential to have a substantial adverse effect, either directly or through habitat modifications, on sensitive wildlife and/or plant species, and this potential shall be further analysed in the project EIR.

- b) **Less than Significant with Mitigation.** The City is home to numerous areas with riparian habitat, including major drainages in various portions of the City. The General Plan EIR shall evaluate the potential of the its implementation to have substantial adverse effects on riparian or other sensitive or protected habitat, or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
- c) **Less Than Significant Impact.** Based on a review of a variety of resource mapping, there does not appear to be any wetland habitat within the City planning area. The City is located in an arid desert environment with an annual average rainfall of 4 inches. Even major drainages in the City lack wetland conditions. Therefore, the proposed campus project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Nonetheless, the General Plan update and EIR shall include an evaluation of all habitat types in the planning area.
- d) **Less Than Significant Impact.** Development in the City is mostly located on the desert floor and is part of a larger urban development pattern that extends from Palm Springs to the west to Coachella several miles to the southeast. Existing wildlife corridors are located in the Santa Rosa Mountains and in the undeveloped areas of the Indio Hills and Edom Hill in the north City area, both of which include extensive areas of lands in conservation. There are no natural aquatic resources in the City that could support fish. Most native wildlife nursery sites are located on lands already planned for or in conservation. Therefore, the proposed General Plan update is not expected to interfere 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. Nonetheless, the General Plan update and EIR shall include an evaluation of these habitat types in the planning area.
- e) **Less Than Significant Impact.** As noted in response 4.a., the subject property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP); portions of the City are also within the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan. Implementation of the proposed General Plan update will not conflict with and will have a less than significant impact on any city or county policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f) **Less than Significant with Mitigation.** As noted in response 4.a., the subject property is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) and also includes at least two MSHCP Conservation Area. Portions of the City are also within the boundaries of the Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan. Implementation of the proposed General Plan update have the potential to conflict with the provisions of these Habitat Conservation Plans, and the CDFW Natural Community Conservation Plan that is a part of the CVMSHCP.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Sources: General Plan, City of Cathedral City, 2009; Historic Resource Context & Historic Resource Program, Cathedral City, California,” prepared by Kaplan Chen Kaplan, November 21, 2017; National Register Listed Properties, National Park Service, accessed March 2018; Listed California Historical Resources, California Office of Historic Preservation, accessed March 2018.

- a) **Less Than Significant With Mitigation.** The proposed General Plan update has the potential to cause or contribute to substantial adverse changes in the significance of historical resources either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources. Potential project-related impacts to said resources should be further assessed. The goals, policies and programs of the proposed General Plan update are intended to protect and preserve sensitive cultural resources. The Program EIR being prepared for the General Plan update will further evaluate the potential impacts to cultural resources associated with the implementation of the Plan and if appropriate provide mitigation measures and programs to avoid, minimize and mitigate any such impacts.
- b) **Less Than Significant With Mitigation.** Implementation of the proposed General Plan could result in an adverse change to unique archaeological resources in the planning area. Most archaeologically sensitive areas are limited to low density/intensity development under the proposed Plan update. The goals, policies and programs of the proposed General Plan update are designed to protect and preserve archaeological resources. The Program EIR being prepared for the General Plan update will provide further analysis of potential impacts to archaeological resources from Plan implementation and if appropriate provide mitigation measures and programs to avoid, minimize and mitigate any such impacts.
- c) **Less Than Significant Impact.** Implementation of the proposed General Plan has very limited potential to disturb or destroy unique paleontological resources or sites. The planning area lacks geologic formations known to yield significant paleontological resources. Unique geologic features in the planning area include Cathedral Canyon on the south and Edom Hill in the north. The City's canyons in the south are protected from future development, while Edom Hill is host to a regional landfill, windfarm and high voltage transmission lines and towers. The easily identifiable Flat-Top Mountains has been used in the past as a sand source for roadway construction, hosts CVWD reservoirs and high voltage electric transmission lines. The General Plan update provides goals, policies and programs meant to preserve unique paleontological resources and sites in the planning area. Nonetheless, Program EIR being prepared for the General Plan Update shall further analysis of potential for and impacts to paleontological resources.
- d) **Less Than Significant With Mitigation.** Implementation of the proposed General Plan update has limited potential to disturb human remains, including those interred outside of formal cemeteries. The goals, policies, and programs of the General Plan update supports preservation of such cultural resources. A more in-depth analysis of potential impacts to cultural resources associated with the implementation of the General Plan update will be provided in the Program EIR, and if appropriate provide mitigation measures and programs to avoid, minimize and mitigate any such impacts.

Recommended Minimization Measures

- A. Upon the uncovering or other discovery of artifacts or cultural resources during construction activities associated with the project's development, all disturbance activities in the vicinity of the find shall be halted, and a qualified archaeologist shall be called to the site to identify the resource and recommend mitigation in the event of the resource's cultural significance.
- B. In the event of human remains being discovered during project development, the State of California requires a coroner be contacted and all activities cease to assure proper disposal. The proposed project is not expected to disturb human remains.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

6. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Cathedral City General Plan 2009; Riverside County-Coachella Valley Soils Survey USDA, 1980; Land Subsidence, Groundwater Levels, and Geology in the Coachella Valley, California, 1993–2010, USGS, 2014; Safety Element Technical Background Report-Palm Springs General Plan, Earth Systems International, September 2005; Geotechnical Memorandum for Cathedra Canyon Bridge Project, CNS Engineers, 2010.

- a) i. **Less Than Significant With Mitigation.** The planning area is located in the Coachella Valley, a seismically active region of California most directly affected by the San Andreas Fault Zone, which passes through the northern-most portions of the City. A small segment of the Banning Branch fault passes through the northeast corner of the City and is mapped within an Alquist-Priolo (A-P) Special Studies Zone. The northern portion of the City is also crossed by the Garnet Fault, which extends east of Garnet Hill to the west and is traced through the city limits. While not mapped on the State's A-P maps, Riverside County designates this fault as within a "County Fault Hazard Management Zone". Both are strike-slip, right lateral faults. While the portion of the Banning Branch fault is located within conservation lands, a portion of the Garnet Fault passes through an area planned for mixed-use development.
- ii. **Potentially Significant.** The City of Cathedral City is located in an area where numerous active faults are present. At least two active or potentially active faults extend through northern portions of the City: the Banning fault and the Garnet Hill fault. Other faults in the region, such as the San Andreas, San Jacinto, and San Gorgonio Pass faults, also have the potential to produce strong seismic shaking in Cathedral City. The San Andreas Fault is capable of generating a moment magnitude 7.4. All structures in the planning area will be subjected to this shaking, and could be seriously damaged if not properly designed. The

proposed project will not substantially alter the exposure of people to risks associated with strong seismic ground shaking. All future development will be required to abide by applicable seismic design standards thereby reducing impacts related to strong ground shaking to less than significant levels.

- iii. **Potentially Significant.** Due to the presence of active faulting within the City and the valley, the project has the potential to expose people and structures seismic-related ground failure, including liquefaction but to a lesser extent. In areas of locally high groundwater or saturated soils strong ground shaking can induce liquefaction of soils. Soils in the planning area are also susceptible to seismically induced settlement, which can cause significant structural damage in a major quake.
- iv. **Potentially Significant.** A variety of geotechnical mapping indicates that portions of the City, including steep foothills of the Santa Rosa Mountains on the south, and slopes of Edom Hill and Flat-top Mountain in the north, may be susceptible to landslides or slope failure in a large seismic event. The General Plan and EIR should evaluate this potential and provide policies, programs and mitigation measures that reduce these threats.
- b) **Potentially Significant.** The planning area includes extensive portions of loose, windblown (aeolian) sand, as well as silty sand, sand and gravel. Most of the City's soils are considered to be highly or extremely susceptible to both wind and water erosion. Surface disturbance and stormwater runoff can significantly contribute to soil erosion and this potential should be addressed in the updated General Plan and EIR.
- c) **Potentially Significant.** A variety of geotechnical mapping indicates that portions of the City, including steep foothills of the Santa Rosa Mountains on the south, and slopes of Edom Hill and Flat-top Mountain in the north, may be susceptible to landslides or slope failure in a large seismic event. Due to the presence of active faulting within the City and the valley, portions of the planning area have the potential to expose people and structures seismic-related ground failure, including liquefaction but to a lesser extent. In areas of locally high groundwater or saturated soils strong ground shaking can induce liquefaction of soils. Soils in the planning area are also susceptible to seismically induced settlement, which can cause significant structural damage in a major quake. The General Plan and EIR should evaluate this potential and provide policies, programs and mitigation measures that reduce these threats.
- d) **Less Than Significant.** The soils occurring in developable portions of the planning area are primarily made up of silty sand, sand and gravel deposits. Expansive soils in the planning area may be associated with clay lenses interbedded with other soil strata. However, expansive soils are not common in the planning area and requisite soils tests and analyses conducted on a project-basis will identify potentially expansive soils and will require appropriate remediation.
- e) **Less Than Significant.** The soils in the developable portions of the planning area are generally capable of supporting on-site septic tanks and leach fields. However, the City is almost entirely served by community wastewater collection and treatment systems, and few if any future development will need to rely on on-site wastewater treatment systems and appropriate soils.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required

7. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CalEEMod Version 2013.2.2.

- a) **Potentially Significant.** Air quality has become an increasing concern because of human health issues, but also because air pollutants are contributing to global warming and climate change. The primary contributor to air pollution is the burning of fossil fuels through the use of automobiles, power and heat generators, and industrial processes. Emissions from the combustion of fossil fuels are responsible for the poor air quality that is evident in industrial centers worldwide.

Over the last few decades studies have shown that elevated greenhouse gas (GHG) emissions are linked to global warming. Countries around the world are working on new strategies and policies for reducing GHG emissions. In 1992, the United States joined other countries around the world in signing the United Nations Framework Convention on Climate Change (UNFCCC) with the goal of controlling greenhouse gas emissions. A Climate Change Action Plan was created in the United States based on the UNFCCC signing, and provides more than 50 voluntary programs aimed at reducing GHG emissions.

The General Plan update may affect land use and development pattern in the City, and will also affect the type and intensity of transportation-related GHG emissions that could result. The potential impacts of implementing the City's 2040 General Plan shall be analysed in the forthcoming EIR.

- b) **Less Than Significant With Mitigation.** The State of California has taken a leading role to curb GHG emissions, and has developed new laws and regulations to reduce these emissions. State legislation and regulations call for better integrated land use planning, and curtailing energy production away from nonrenewable sources and toward new renewable sources, such as solar and wind. California SB 375 in part implements greenhouse gas reduction targets set forth in AB 32 and encourages regional land use planning to reduce vehicle miles traveled and requires jurisdictions to adopt a sustainable communities strategy. The California Air Resources Board is continuing to draft regulations to implement the Scoping Plan. Senate Bill 2X requires that by the year 2020, 33% of the electricity used in California is from renewables, to help reduced GHG emissions in the state.

The General Plan Update EIR will quantify and summarize the potential generation and emission of GHG pollutants associated with General Plan buildout (or 2040 buildout). Sources to be analysed include but may not be limited to GHG emissions from power plants, and those associated with the consumption of natural gas and vehicular emissions. Sources of GHG emissions that will be evaluated in the EIR include those from the use of natural gas and electricity, mobile sources, solid wastewater use and others. Mitigation measures will also be provided in the EIR that reduce GHG emissions to the greatest degree practicable.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cathedral City General Plan, 2002 & 2009; Safety Element Technical Background Report-Cathedral City General Plan, prepared by ECI, 2002; CV Link Preliminary Subsurface Investigation and Geotechnical Background Report, Petra Geosciences, December 2016; Riverside County Airport Land Use Compatibility Plan Policy Document, March 2005; Cortese List http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

a-b) **Less than Significant with Mitigation.** The implementation of the General Plan update has a limited and generally less than significant potential to create new significant hazards from routine transport, use, or disposal of hazardous materials. No significant increase in the use of such materials is expected to result from the Plan’s implementation. While the transport of such materials, most likely on US Interstate-10 and the Union Pacific Railroad lines, may occur, these facilities already exist, are outside the control of the City and their transport of hazardous materials are not directly associated with the subject Project. The goals, policies and programs of the proposed updated General Plan are intended to reduce impacts associated with the routine transport, use, or disposal of hazardous materials to less than significant levels. Issues concerning hazardous materials shall be further analyzed in the Program EIR for the proposed General Plan update.

Implementation of the proposed updated General Plan is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. However, this potential will be further assessed in the Program EIR being prepared for the Project.

- c) **Less than Significant with Mitigation.** Implementation of the proposed General Plan update is not expected to result in significant increase in the emission of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The General Plan update includes goals, policies and programs designed to protect such institutions and other sensitive receptors from hazardous materials-related impacts. This potential shall be further addressed in the Program EIR for the proposed General Plan update.
- d) **Less than Significant with Mitigation.** Existing development in the planning area includes properties identified on lists of hazardous materials sites complied pursuant to Government Code Section 65962.5. These include industrial sites, gasoline service stations and other similar “small generators”. This potential for significant impacts associated with hazardous materials shall be further assessed in the Program EIR being prepared for the proposed updated General Plan.
- e) **Potentially Significant.** Portions of the General Plan planning area are located within the airport land use plan developed for the Palm Springs International Airport, which is located immediately west of the city limits. Flights approaching and departing the Palm Springs International Airport frequently fly over the planning area. The airport runways are oriented roughly NW to SE and most approaches are from the southeast in proximity of the Whitewater River. Most city lands are located within Land Use Compatibility Zones D and E, but limited portions in the southwestern portion of the City are also mapped in Zone C. Portions of the planning area are located the airport operations take-off and landing approach zones (Map PS-2). Based upon the airport land use compatibility plan, a very limited portion of the planning area is located within the airport’s 60 CNEL noise compatibility contour for operations year 2020. Very few land use incompatibilities with the current or long-term operations of the airport are expected. Nonetheless, the relationship of the airport to the proposed General Plan update shall be further evaluated in the project EIR.
- f) **No Impact.** There are no private airstrips located within or in the vicinity of the project planning area
- g) **Less than Significant.** Implementation of the proposed updated General Plan is expected to have little, if any impact on an adopted emergency response plan or emergency evacuation plan. The Program EIR being prepared for the proposed updated General Plan will evaluate the potential impacts associated with the implementation of the proposed Plan update.
- h) **Less than Significant.** The highest danger of wildfires can be found in the most rugged terrain where, fortunately, development (other than water reservoirs) has not occurred. Riverside County maps most of the City as occurring in a "high" wildfire hazard zone, which should essentially be interpreted as an area with potential for urban wildfire especially with a high wind event. Methods to address this hazard include such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. Nonetheless, the project EIR will assess the potential for and provide mitigation to avoid and minimize the potential for wildfires in the City.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

9. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cathedral City General Plan, 2002 & 2009; Safety Element Technical Background Report-Cathedral City General Plan, prepared by ECI, 2002; Master Drainage Plan for the City of Cathedral City, prepared by Riverside County Flood Control & Water Conservation District, 1982.

- a) **Less than Significant With Mitigation.** Development associated with the implementation of the proposed General Plan update has the potential to violate Regional Water Quality Control Board water quality standards and/or waste discharge requirements. Potential impacts range from point sources to urban runoff. The goals, policies, and programs of the proposed updated General Plan are meant to protect local and regional water quality. Potential impacts to water quality associated with development facilitated by the proposed General Plan update shall be further examined in the Program EIR.
- b) **Potentially Significant.** Continued urbanization facilitated by the implementation of the proposed updated General Plan has the potential to substantially deplete groundwater supplies or interfere substantially with groundwater recharge. However, the goals, policies, and programs of the proposed Plan update are designed coordinate land management with water supplies and regulation to reduce potential impacts to groundwater to less than significant levels. Potential impacts to local and regional ground water resources shall be further examined in the Program EIR being prepared for the proposed General Plan update.

- c,d) **Less than Significant With Mitigation.** Development associated with the implementation of the proposed General Plan update has a limited potential to substantially alter existing drainage patterns in the planning area. Land use regulation by local jurisdictions, regulatory districts and agencies address drainage issues. The potential for substantial alteration of drainage patterns, or increased erosion or siltation shall be evaluated in the Project EIR. The proposed General Plan update includes goals, policies and programs designed to reduce potential drainage impacts to less than significant levels. The Program EIR shall further evaluate potential impacts to drainage associated with the implementation of the proposed updated General Plan.

Adoption and implementation of the proposed General Plan update has limited potential to substantially alter existing drainage patterns in the planning area. Planning area drainage is already highly regulated via the Whitewater River Stormwater Channel and the East and West Cathedral Canyon Channels. No 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 is expected to result from the Plan's implementation. Nonetheless, impacts to drainage resulting from the adoption of the proposed General Plan update shall be further examined in the Program EIR.

- e,f) **Less Than Significant With Mitigation.** The General Plan update will facilitate development that will generate increases in the amount of runoff in general and urban runoff in particular. However, with enforcement of local and regional regulation of major drainages and discharges thereinto, as well as adherence to policies and programs set forth in the proposed General Plan update, buildout of the planning is not expected to result in an exceedance of capacity of existing or planned stormwater drainage systems.

Some development associated with the proposed General Plan update may place housing within a mapped 100-year floodplain, as shown on current federal Flood Hazard Boundary or Flood Insurance Rate Maps or other flood hazard delineation map. The areas of potential (and/or existing) residential development in FEMA-mapped flood hazard area are in the extreme south and north areas of the City, portions of which will remain in a flood hazard area. The goals, policies and programs of the proposed General Plan will update current conditions and address and limit these potential impacts. The Program EIR being prepared for the proposed General Plan update shall evaluate potential flooding impacts resulting from the adoption of the proposed Plan update.

Development facilitated by the updated General Plan has the potential to substantial additional sources of polluted runoff or to otherwise substantially degrade water quality. Most of this potential is associated with untreated urban runoff from streets, parking lots and other surfaces that may contain or collect pollutants, which are then transported to drainage facilities and washes and channels in larger storm events. A variety of avoidance, minimization and mitigation measures will be set forth in the General Plan and forthcoming EIR that can effectively mitigate these potential impacts, which will be further examined in the Program EIR being prepared for the proposed updated General Plan.

- g,h) **Less Than Significant With Mitigation.** While there is built and master-planned residential development in the City located within 100-year flood hazard areas as mapped by FEMA, the City and County Flood Control District have been planning and constructing major flood control facilities to address areas currently subject to 100-year flooding. Other areas planned for residential development in the 100-year floodplain will be required to construct facilities to remove development areas from this flooding threat and to secure a "Letter of Map Revision" (LOMAR) from FEMA once flood facilities have been built. The potential also exists to place future structural development within a 100-year flood hazard area, which could impede or redirect flood flows. Existing and long-term flood protection, mapping and potentially conflicting land uses will be evaluated in the project EIR.

- i-j) **Less Than Significant.** There are several sources of potential inundation by seiches within elevated domestic water storage reservoirs and large lakes in golf course communities and elsewhere. The threat from tsunamis is negligible and that from mudflows is less than significant. The potential for a breach in reservoirs and possible resulting localized flooding will be further evaluated in the project EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Source: Cathedral City General Plan, 2002 & 2009; Coachella Valley Multiple Species Habitat Conservation Plan, 2007, as amended.

- a) **Less than Significant.** Continued development and land use regulation set forth in the subject proposed General Plan update will not physically divide any established community. Nonetheless this issue will be further addressed in the Program EIR being prepared for the proposed General Plan update.
- b) **Less than Significant.** Adoption and implementation of the proposed City General Plan update may result in limited inconsistencies between the Plan and the Riverside County Airport Land Use Commission plans for the Palm Springs International Airport, particularly lands in proximity to the airport and aircraft flightpaths. While the proposed updated General Plan goals, policies and programs do not appear to significantly conflict with other applicable land use plan, policy, or regulation, these issues will be further examined in the Program EIR for the proposed Plan update.
- c) **Less Than Significant with Mitigation.** As noted in Section 4: Biological Resources of this Initial Study, the City of Cathedral City participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP). The CV MSHCP is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. The CV MSHCP was finalized in October 2008, has since been updated and establishes a system of preserves outside of urbanized areas in the valley in order to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area. Properties developed prior to 1996 are not subject to the MSHCP impact mitigation fee.

Portions of the City planning area include lands in or adjacent to four Conservation Areas (CAs), including the Whitewater Floodplain, Santa Rosa & San Jacinto Mountains, Willow Hole and Edom Hill CAs. Current land use designations on these lands include Open Space, Residential Estate and Mixed-Use Urban. Whether and to what extent development on these lands can be accomplished in a manner consistent with the MSHCP shall be further evaluated in the project EIR. The goals, policies and programs of the proposed updated General Plan appear to be consistent with the CV MSHCP and natural community conservation plan. Nonetheless, these and related issues shall be further addressed in the Program EIR for the proposed General Plan update.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Source: Cathedral City General Plan, 2002 & 2009; “Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region”, prepared by California Department of Conservation-Division of Mines and Geology, 1988; Soils Survey of Riverside County, California, Coachella Valley Area,” U.S. Soil Conservation Survey, September 1980.

a,b) **No Impact.** The subject and surrounding lands are located on lands designated MRZ-3 in the referenced mineral land classification study prepared by the State of California. The MRZ-3 designation is assigned to lands containing aggregate deposits, the significance of which cannot be evaluated from available data. The subject property is located on silty sand, sand and gravel type soils and are unlikely to yield minable aggregate resources. While it is not known for certain whether retrievable aggregate mineral resources occur at depth on-site or in the vicinity of these lands, their circumstance does not lend them to being exploited for mineral extraction. The proposed project would result in no impacts to a known mineral resource or to the availability of a locally important mineral resource.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting Program:

None required.

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

Source: Cathedral City General Plan, 2002 & 2009; Safety Element Technical Background Report-Cathedral City General Plan, prepared by ECI, 2002; Riverside County Airport Land Use Compatibility Policy Document, March 2005; Acoustical Site Assessment for North City Specific Plan prepared by Investigative Science and Engineering, Inc. 2008.

- a) **Less than Significant with Mitigation.** Continued urbanization resulting from the implementation of the proposed General Plan update could potentially expose people to noise levels in excess of standards established in the current and proposed General Plan, City Noise Ordinance, or other applicable standards of other agencies such as the Riverside County Airport Commission. The General Plan goals, policies and programs are designed to preclude or mitigate noise impacts to acceptable levels. The Program EIR for the proposed General Plan update shall further evaluate issues concerning noise impacts associated with the implementation of the proposed General Plan.
- b) **Less than Significant with Mitigation.** Implementation of the proposed General Plan update will expose people to groundborne vibration or groundborne noise levels generated by sources such as rail and truck transportation and industrial developments. While groundborne noise levels are not expected to exceed local, state or federal safety standards, this potential and appropriate mitigation (if needed) shall be incorporated in the DEIR. Noise impacts resulting from the implementation of the proposed General Plan Update shall be further evaluated in the Program EIR.
- c, d) **Less than Significant with Mitigation.** As discussed in the Project Description and Transportation/Traffic section below, the project is expected to generate an increase in daily vehicle trips and associated vehicular noise. Development facilitated by the proposed General Plan update is expected to result in temporary and permanent increases in ambient noise levels associated with increased traffic, construction and related development activities. These impacts appear to be adequately mitigated through implementation of General Plan goals, policies and programs, which include thoughtful land use planning that considers the sensitivity of adjacent land uses, implementation of City Noise Ordinance, and the installation of site-

specific noise attenuation mechanisms such as earthen berms and sound walls. The Program EIR for the proposed General Plan shall examine noise impacts associated with the implementation of the proposed Plan update.

- e) **Less Than Significant.** Portions of the City planning area are located within the airport land use plan developed for the Palm Springs International Airport, which is located approximately immediately west of the City. Flights approaching and departing the Palm Springs International Airport typically fly over the planning area. Implementation of the proposed General Plan update will expose people to excessive noise levels generated by the Palm Springs Airport. The proposed General Plan update includes goals, policies and programs, which appear to adequately mitigate noise impacts. Airport operations are also regulated by the Riverside County Airport Commission. The Program EIR for the proposed General Plan shall examine noise impacts associated with the implementation of the proposed Plan update.
- f) **No Impact.** No portions of the City planning area are located in proximity to a private airstrip.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

13. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cathedral City General Plan, 2002 & 2009; 2010 US Census; "4/2000 to 1/2009 City Population Percent Change Rankings", California Department of Finance; City of Cathedral City General Plan Housing Element, 2009.

- a) **Less than Significant.** Implementation of the proposed General Plan update is likely to induce substantial population growth in portions of the study area through the development of new homes and businesses, and through the extension of roads and other infrastructure. The Program EIR being prepared for the proposed General Plan update will further evaluate impacts to population and housing associated with the implementation of the proposed updated General Plan.

- b,c) **Less Than Significant.** The proposed General Plan update could result in a shift in allowable land uses that could both result in additional housing and reduce existing housing in areas where other land uses are planned. The number of instances where the potential for loss of housing exists is very limited and is expected to be less than significant. Nonetheless, the effects of the proposed update on existing and future housing will be evaluated in the EIR.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Source: Cathedral City General Plan, 2002 & 2009; 2007; Cathedral City Fire Chief, personal comm., May 2018; Palm Springs Unified School District Developer’s Fees, <http://www.psusd.us/Index.aspx?page=602>.

a) **Less than Significant.**

Implementation of the proposed General Plan update will facilitate continued urbanization that will increase the demand for fire protection services and facilities. Possible increases in traffic may also extend response times for fire equipment and personnel. On-going consultation and coordination with the City Fire Department will inform the GP and planning for future stations, facilities and services. Fire protection services in the City are expanded by mutual aid and other service agreements with Riverside County/CalFire and the Palm Springs Fire Department. The City Fire Department ensures careful regulation of land use and development, and the enforcement of applicable fire codes, are expected to mitigate potential impacts. Fire protection issues related to the implementation of the proposed General Plan update will be further addressed in the upcoming Program EIR.

Implementation of the proposed General Plan update will facilitate development, which will generate an increase in demand for police protection services. Possible increases in traffic could also lengthen response times for police patrols. The proposed General Plan update includes goals, policies and programs that are designed to mitigate and reduce impacts to police protection services to insignificant levels. The Program EIR for the proposed General Plan update will further assess impacts to police services associated with the implementation of the proposed Plan update.

New and/or expanded households resulting from the adoption and implementation of the proposed General Plan update will likely generate school-age children, which in turn will increase the demand for school facilities and services. The goals, policies and programs of the proposed updated General Plan address these potential impacts adequately. Nonetheless, the Program EIR for the proposed updated General Plan shall further evaluate these potential impacts.

Continued development facilitated by the proposed General Plan update may impact existing neighborhood parks and/or generate an increased demand for additional parks and recreation facilities. The Program EIR being prepared for the proposed General Plan update will evaluate potential impacts to parks associated with the adoption of the updated General Plan.

Implementation of the proposed General Plan update may generate impacts to other public facilities, including public roads. The proposed General Plan update goals, policies and programs appear to adequately mitigate these impacts. The Program EIR being prepared for the proposed General Plan update will also further evaluate potential impacts to public facilities from implementation of the subject Plan.

Mitigation Measures:

None required. See forthcoming EIR.

Mitigation Monitoring and Reporting Programs:

None required. See forthcoming EIR.

15. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Cathedral City General Plan, 2002 & 2009; Preliminary Proposed Land Use Map Update, June 2018.

- a) **Less than Significant.** Development associated with the implementation of the proposed General Plan update has the potential to increase the use of existing neighborhood and regional parks, as well as other recreational facilities. However, the goals, policies and programs of the proposed General Plan update are designed to increase park and other recreational facilities and services to reduce impacts from future growth to insignificant levels. These potential impacts will be further evaluated in the Program EIR being prepared for the proposed General Plan update.

- b) **Less than Significant.** Implementation of the proposed General Plan update will result in thoughtful management of existing recreational facilities and require the construction and expansion of recreational facilities, which might have an adverse physical effect on the environment. The proposed General Plan update includes goals, policies and programs are designed to minimize these potential impacts. The Program EIR being prepared for the proposed General Plan update will further assess these impacts associated with the adoption of the updated General Plan.

Mitigation Measures:

None required

Mitigation Monitoring and Reporting:

None required

16. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cathedral City General Plan, 2002 & 2009; CVAG Active Transportation Plan, 2016; Institute of Traffic Engineers Trip Generation Manual, 7th Edition, 2003; 2007 Riverside County Congestion Management Program, Riverside County Transportation Commission, 2007.

- a) **Less than Significant with Mitigation.** Development facilitated by implementation of the proposed General Plan update will cause an increase in traffic movements and number of vehicle trips. The goals, policies and programs of the proposed General Plan update are intended to mitigate these potential traffic impacts through logical land use planning, expansion of existing and construction of new facilities, and by enhanced design and promotion of mass transit and non-motorized modes of transportation. The Program EIR for the proposed General Plan update will further analyse potential traffic impacts resulting from the adoption of the proposed Plan update.

- b) **Less than Significant with Mitigation.** Implementation of the proposed General Plan update could potentially result in the exceedance of level of service standards established by the county congestion management agency for designated roads or highways. The proposed General Plan update includes a master circulation plan, as well as goals, policies and programs designed to mitigate these potential impacts. The City is also developing an Active Transportation/NEV Plan that will expand multi-modal opportunities for enhanced mobility. The program EIR and associated traffic analysis being prepared for the Plan update will further evaluate potential impacts to levels of services associated with the implementation of the proposed General Plan update.

- c) **Less than Significant.** Implementation of the proposed General Plan update could result in a limited increase in regional airport use. However, it is not expected to result in significant changes to air traffic patterns or airport safety risks. Nonetheless, these issues will be further evaluated in the Program EIR being prepared for the proposed General Plan update.

- d) **Less than Significant.** With increased traffic anticipated from the implementation and buildout of the General Plan, there is the increased potential for traffic hazards to be created. However, the Plan proposes to address and preclude dangerous design features or incompatible traffic uses that would significantly increase traffic hazards. These potential traffic impacts shall be further assessed in the Program EIR being prepared for the proposed General Plan update.
- e) **Less Than Significant.** Development associated with the implementation of the proposed General Plan update could potentially increase the demand for emergency response personnel and equipment, and could potentially extend emergency response times. Proposed General Plan update goals, policies and programs appear to adequately address emergency access and response issues. These potential impacts to emergency accessibility shall be further assessed in the Program EIR being prepared for the proposed General Plan update.
- f) **Less Than Significant.** The goals, policies and programs of the General Plan update appear to be consistent with adopted policies supporting alternative transportation, including the use of mass transit, enhanced opportunities for non-motorized transit and through thoughtful land use planning. The proposed General Plan update includes a master circulation plan, as well as goals, policies and programs designed to mitigate these potential impacts. The City is also developing an Active Transportation/NEV Plan that will expand multi-modal opportunities for enhanced mobility. Nonetheless, this issue will be further assessed in the Program EIR being prepared for the proposed General Plan update.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

Source: Cathedral City General Plan, 2002 & 2009; Historic Resource Context & Historic Resource Program, Cathedral City, California,” prepared by Kaplan Chen Kaplan, November 21, 2017; National Register Listed Properties, National Park Service, accessed March 2018; Listed California Historical Resources, California Office of Historic Preservation, accessed March 2018.

- a) **Less than Significant with Mitigation.** The proposed General Plan update includes elements that address cultural and historic resources, including Native American resources, and their protection and preservation. The planning area and vicinity include cultural resource sites, places and cultural landscapes of cultural value to the local Tribes but also to the larger community. However, based upon a preliminary review of the National Register of Historic Places, which provides a national inventory of districts, sites, buildings, structures, objects, and other features of national, state, or local significance, there are no properties within the General Plan planning area currently listed on the National Register. Properties eligible for listing must meet certain criteria, which is determined by analyzing age, integrity and significance. The EIR will further analyse the status of Tribal cultural resources and ensure that implementation of the General Plan does not result in a substantial adverse change in these resources.

- b) **Less than Significant with Mitigation.** At this time, it is not known for certain whether the implementation of the proposed General Plan update will or could result in a substantial adverse change in the significance of a tribal cultural resource, including a resource determined to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The EIR will further analyse the status of Tribal cultural resources and ensure that implementation of the General Plan does not result in a substantial adverse change in these resources.

18. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cathedral City General Plan, 2002 & 2009; John G. Rau and David C. Wooten, “Environmental Impact Analysis Handbook,” 1980; Safety Element Technical Background Report-Cathedral City General Plan, prepared by ECI, 2002; Master Drainage Plan for the City of Cathedral City, prepared by Riverside County Flood Control & Water Conservation District, 1982.

a,b) **Less than Significant.** Wastewater generated in the City is collected by the Coachella Valley Water District (CVWD) and Desert Water Agency (DWA), and is conveyed by both agency's facilities to treatment facilities owned and operated by CVWD. Development resulting from the implementation of the proposed General Plan update will increase the amount of wastewater generated and will require the extension of collection facilities and the construction and/or expansion of wastewater treatment facilities. The proposed General Plan goals, policies and programs appear to adequately address applicable requirements of the Regional Water Quality Control Board and potential impacts to wastewater treatment facilities. The Program EIR shall further evaluate these potential impacts.

Major components of the water and wastewater systems serving the planning area are already in place. However, continued urbanization facilitated by the proposed Plan and a few older neighborhoods may require new or altered systems. The proposed Plan goals, policies and programs are designed to mitigate potential impacts to water and wastewater systems. Potential impacts shall be further assessed in the Program EIR.

- c) **Less than Significant with Mitigation.** The NPDES implements the federal Clean Water Act and was adopted in 1990. It requires the development, adoption, and implementation of plans and programs for storm water management, which must, among other things, effectively prohibit non-storm water discharge into the storm drain and require controls to reduce the discharge of pollutants from stormwater systems to waters of the United States. Currently, Riverside County municipalities and agencies, including the City of Cathedral City, Riverside Flood Control and Water Conservation District and CVWD joined together to develop and implement the Stormwater Management Plan. This Plan was designed to manage and control stormwater runoff to the maximum extent practicable.

Future development facilitated by the implementation of the proposed General Plan update will result in or require construction of new stormwater drainage facilities or expansion of existing facilities. The goals, policies, and programs of the proposed Plan update appear to adequately address the potential impacts of new stormwater facilities to the environment. The Program EIR will further assess issues concerning drainage and stormwater facilities and management associated with the implementation of the proposed updated General Plan.

- d) **Less than Significant with Mitigation.** The DWA and CVWD provide domestic water to the City. Sources for water supply include locally diverted surface water, natural groundwater, and imported Colorado River water that is artificially recharged to augment natural groundwater replenishment. Other sources include water from exchanges/transfers as well as recycled wastewater. The City is located within and is supplied by the Coachella Valley Ground Water Basin. The City service area is located within two subbasins of the Coachella Valley Ground Water Basin: the Mission Creek subbasin, and the Garnet Hill and Palm Springs subareas of the Whitewater or Indio Subbasin. The Whitewater River Subbasin is separated into “upper” and “lower” Subbasins. The Palm Springs subarea is part of the Upper Whitewater River Subbasin, which is estimated to contain about 14.2 million acre-feet of groundwater within the first 1,000 feet below the ground surface.

DWA and CVWD, along with other local water purveyors, work together to manage the groundwater stored in the Upper Whitewater River Subbasin. DWA and CVWD both extract naturally and artificially replenished groundwater from the Upper Whitewater River Subbasin. Based on data provided by the Department of Water Resources, the groundwater basin in the Coachella Valley is in a state of overdraft, a condition where outflow exceeds inflow.

Future development facilitated by the implementation of the proposed General Plan update will increase the demand for domestic water and may result in a reduction in groundwater available for use. The proposed General Plan goals, policies and programs are designed to minimize potential impacts to domestic water supply and optimize resource conservation. The Program EIR shall include an in-depth analysis of these potential impacts to domestic water supply associated with the implementation of the proposed Plan update.

- e) **Less than Significant.** The Coachella Valley Water District (CVWD) provides wastewater treatment services to much of the General Plan planning area. Development facilitated by the implementation of the updated General Plan may potentially require expansions of CVWD’s existing treatment facilities. Impacts to wastewater treatment and services are further evaluated in the Program EIR.
- f) **Less than Significant with Mitigation.** Waste Management provides solid waste collection and disposal to the City. Once collected, solid waste generated in the City is taken to the Edom Hill recycling transfer station located in the City of Cathedral City, which is an 8-acre facility operated by Waste Management Inc. The transfer station at Edom Hill is permitted to receive 2,600 tons of waste per day. From there solid waste is taken to the Lamb Canyon landfill in Beaumont, which has a permitted capacity of 3,000 tons per day, and a remaining capacity of 20,908,000 cubic yards. Its projected closure date is 2023. As an alternative to the Lamb Canyon facility, PSDS transports solid waste to the Badlands Landfill in Moreno Valley. This facility has a daily permitted capacity of 4,000 tons, and a remaining capacity of 21,866,000 cubic yards. The previously estimated closure date was 2016.

Continued urbanization facilitated by the proposed General Plan update will increase the volume of solid waste generation. The management and disposal of solid waste is an on-going issue of concern in the Coachella Valley, as landfill options continue to be limited. The proposed General Plan goals, policies, programs offer measures to mitigate potential impacts to effective management and disposal of solid waste. These impacts shall be further assessed in the Program EIR.

- g) **No Impact.** The City intends to ensure compliance with federal, state, and local statutes regulating solid waste. Development of the proposed project will not conflict with federal, state, and local statutes regulating the disposal of solid waste. There will be less than significant impacts.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

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

- a) **Less than Significant with Mitigation.** As discussed in the responses in Sections 4 (Biological Resources) and 5 (Cultural Resources), the project is expected to have less than significant impacts to biological and cultural resources with the application of appropriate avoidance, minimization and mitigation measures. Development facilitated by the adoption and implementation of the proposed General Plan update has the potential to substantially degrade wildlife resources and have other potentially adverse impacts on sensitive, threatened or endangered biological species and their habitats. Similar impacts to historic and prehistoric resources also appear possible. Plan goals, policies and programs have been developed based upon careful technical analysis of these issues, and potential impacts are expected to be reduced to levels of insignificance. Nonetheless, these potential impacts shall be further assessed in the Program EIR. Minimization and/or avoidance measures will also be provided in the project EIR that further assure that impacts to these resources will be less than significant.
- b) **Potentially Significant.** The potential exists for the implementation of the proposed General Plan update to make a cumulatively considerable contribution to environmental effects or impacts. Areas where such impacts could occur include traffic and circulation, biological resources, air quality and GHG emissions, and other areas, which should be further analysed in the project EIR.
- c) **Less than Significant with Mitigation.** It is unclear whether and to what extent the proposed General Plan update will contribute to environmental effects that could cause substantial adverse effects on humans. The Program EIR being prepared for the updated Plan will further evaluate this potential impact associated with the implementation of the proposed updated Plan.

Mitigation Measures:

See forthcoming EIR.

Mitigation Monitoring and Reporting Program:

See forthcoming EIR.

LIST OF EXHIBITS

- A. Regional Location Map
- B. Vicinity Map
- C. Aerial of Vicinity
- D. 2018 General Plan Land Use Map (Current)
- E. Preliminary General Plan Land Use Map (Proposed)

APPENDICES

None.

REFERENCES

City of Cathedral City General Plan, 2009

California Department of Conservation; Farmland Mapping & Monitoring Program. 2001

Historic Resource Context & Historic Resource Program, Cathedral City, California, Kaplan Chen Kaplan, 2017;

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Master Drainage Plan for the City of Cathedral City, prepared by Riverside County Flood Control & Water Conservation District, 1982

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Riverside County Airport Land Use Compatibility Plan Policy Document, March 2005

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CalEEMod Version 2013.2.2.

Acoustical Site Assessment for North City Specific Plan prepared by Investigative Science and Engineering, Inc. 2008

Coachella Valley Multiple Species Habitat Conservation Plan, prepared by the Coachella Valley Association of Governments, 2007 (as amended)

Agua Caliente Band of Cahuilla Indians Tribal Habitat Conservation Plan, 2010

California Air Resource Board, website, <http://www.arb.ca.gov/cc/ccms/ccms.htm>.

Cortese List (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

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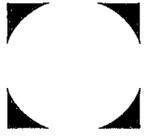
2007 Riverside County Congestion Management Program, Riverside County Transportation Commission, 2007

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Desert Water Agency Urban Water Management Plan, 2015

Coachella Valley Investigation: Bulletin 108, prepared by the California Department of Water Resources, 1964

Coachella Valley Final Water Management Plan, prepared by Coachella Valley Water District, September 2002



TERRA NOVA PLANNING & RESEARCH, INC.®

August 1, 2018

State Clearinghouse
State of California
1400 Tenth Street, Room 222
Sacramento, CA 95814

RE: Transmittal of Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Comprehensive General Plan Update for the City of Cathedral City, Riverside County, California

Dear Sir/Madam:

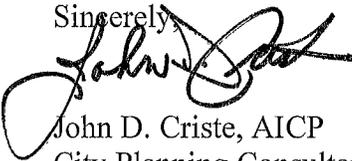
Enclosed please find fifteen (15) copies of a Notice of Preparation and Initial Study for the above referenced Comprehensive General Plan Update for the City of Cathedral City located in Cathedral City, Riverside County, California. The City is the CEQA Lead Agency for this project. Based on our conversation with your office, we understand that if this transmittal package arrives at the Clearinghouse by Noon on Friday, August 3, 2018 the 30-day comment period will start on that date.

Thanks in advance for any assistance you can provide in expediting the transmittal of these NOPs for agency review and the forwarding of comments in the timeliest manner possible. If the Clearinghouse receives comments, please submit them by September 3, 2018 or as soon thereafter as possible. You may FAX comments to the attention of John D. Criste, City Planning Consultant, at FAX No. (760) 341-4455 or email to jcriste@terranovaplanning.com and/or Patrick Milos at PMilos@cathedralcity.gov within this time frame. Please also send hard copies via the mail to assure legible and reproducible originals to:

Mr. Patrick Milos
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0340

As always, we appreciate the Clearinghouse's assistance in these matters. If you have any questions regarding the enclosed or require additional information, please do not hesitate to contact me at (760) 341-4800.

Sincerely,



John D. Criste, AICP
City Planning Consultant

JDC/klc

cc: Patrick Milos
Community Development Director, City of Cathedral City
File

42-635 MELANIE PLACE, SUITE 101
Phone: 760-341-4800

PALM DESERT, CA 92211
Email: admin@terranovaplanning.com

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Comprehensive General Plan Update for the City of Cathedral City General Plan (GPA 18-002)

Lead Agency: City of Cathedral City Contact Person: Pat Milos
Mailing Address: 68-700 Avenida Lalo Guerrero Phone: 760-770-0340
City: Cathedral City Zip: 92234 County: Riverside

Project Location: County: Riverside City/Nearest Community: Cathedral City

Cross Streets: city-wide Zip Code: 92234

Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 14,524±

Assessor's Parcel No.: Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 111, US I-10 Waterways: Coachella Valley Stormwater Channel

Airports: Palm Sprs Intl Railways: Union Pacific Schools: Palm Sprs Unified

Document Type:

- CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [X] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [X] Fiscal [X] Recreation/Parks [X] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

See attached Existing and Proposed Land Use Maps and Tables.

Project Description: (please use a separate page if necessary)

The City of Cathedral City has initiated a comprehensive General Plan Update (Imagine 2040) that involves all of the corporate city limits which comprises approximately 14, 524 acres. The last comprehensive update was conducted in 2002 and additional updates in 2009. The proposed project includes updated land use mapping and quantitative analysis, rescinding of certain Specific Plans, expanding mixed-use designations and increasing permitted densities. The project also includes updating of the Circulation/Mobility Element and all others, and the preparation of a Active Transportation/NEV (AT/NEV) Plan for the city. The AT/NEV Plan will be an outgrowth of the update process and will result in a stand-alone AT/NEV Master Plan.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

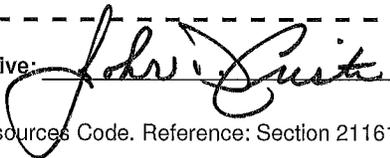
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>7</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 3, 2018 Ending Date September 3, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>City of Cathedral City</u>
Address: <u>42635 Melanie Pl., Suite 101</u>	Address: <u>68-700 Avenida Lalo Guerrero</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Cathedral City, CA 92234</u>
Contact: <u>John D. Criste, AICP</u>	Phone: <u>760-770-0340</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: 7.31.18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
CITY OF CATHEDRAL CITY
GENERAL PLAN UPDATE** **FILED / POSTED**
(GPA 18-002)

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-201800972
08/03/2018 09:48 AM Fee: \$ 0.00
Page 1 of 1

LEAD AGENCY:

City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
(760) 770-0340

Removed: SEP 11 2018 Deputy


CONTACT PERSON:

John D. Criste, AICP, jcriste@terranovaplanning.com
Phone: 760-341-4800, Fax: 760-341-4455

PROJECT TITLE:

Comprehensive General Plan Update for the City of Cathedral City
General Plan

PROJECT LOCATION:

City of Cathedral City, Riverside County

PROJECT DESCRIPTION: The "Project" is the Comprehensive General Plan Update for the City of Cathedral City, which addresses 14,524± acres or approximately 22.7 square miles within the City's corporate limits. The Project includes limited changes to land use designations, expansion of multi-modal transportation in the circulation system, improved resource and hazard mapping, new and integrated elements, and new and updated goals, policies and programs for all General Plan Elements.

California Government Code Section 65302 establishes the nine (9) mandatory elements of the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Environmental Justice, and Air Quality. The Cathedral City General Plan update contains all of the mandated elements mentioned above in a series of discussion topics with some organized in consolidated elements. Each element includes a purpose and intent statement, extensive background and technical information, and goals, policies and programs. The General Plan is supported by a variety of maps, diagrams and illustrations, which reinforce the text of each element.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project and has determined that, while the General Plan revisions are limited, potentially significant impacts could result from the implementation of the Cathedral City General Plan Update and that, therefore, an Environmental Impact Report should be prepared. This notice has been prepared to provide you the opportunity to provide input on the subject environmental analysis.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence at 8:00 a.m. on August 3, 2018 and end on September 3, 2018 at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at the above City address within the public review period. In addition, you may email comments to the following address: jcriste@terranovaplanning.com. You may also direct questions to John Criste at Terra Nova Planning & Research at 760-341-4800 (jcriste@terranovaplanning.com). Copies of the Notice of Preparation and Initial Study are available for review at the above address and at the Cathedral City Public Library at 33520 Date Palm Drive in Cathedral City.



03-007-2015-004

June 26, 2018

[VIA EMAIL TO:Rrodriguez@cathedralcity.gov]
City of Cathedral City
Mr. Robert Rodriguez
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Re: RE: AB 52 Consultation for the Edom Hill Compost Facility CUP No. 15-005

Dear Mr. Robert Rodriguez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Edom Hill Compost Site project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- * The THPO requests Edom Hill be noted in all project environmental documents as a Tribal Cultural Resource per AB52.
- * The THPO requests the City take impacts to Edom Hill into consideration as a Tribal Cultural Resource for all future projects.
- * The THPO declines monitoring as a mitigation for this project- as the project area has been heavily disturbed.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6907. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Pattie Garcia-Plotkin
Director
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



August 8, 2018

John D. Criste
Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Also sent via e-mail: jcriste@terranovaplanning.com

RE: SCH# 2018081012, Comprehensive General Plan Update for the City of Cathedral City General Plan Project; Riverside County, California

Dear Mr. Criste:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



August 10, 2018

John D. Criste
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Re: **SCH 2018081012 – Notice of Preparation –**
Comprehensive General Plan Update for the City of Cathedral City General Plan

Dear Mr. Criste:

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. CPUC ensures that crossings are safely designed, constructed, and maintained. The Commission's Rail Crossings Engineering Branch (RCEB) is in receipt of the *Notice of Preparation (NOP)* for the proposed Comprehensive General Plan Update for the City of Cathedral City General Plan. City of Cathedral City (City) is the lead agency.

As part of the plan for City's circulation system, the City proposes to construct a new interchange at Interstate-10 at DaVall Drive, and construct a new grade separated crossing of the Union Pacific Railroad along DaVall Drive. The Commission supports efforts to reduce the number of at-grade crossings in California, consistent with Commission General Order 72-B.

RCEB representatives are available for consultation on any potential safety impacts or concerns at crossings. Please continue to keep RCEB informed of the project's development. More information can be found at: <http://www.cpuc.ca.gov/crossings>.

If you have any questions, please contact Matt Cervantes at (213) 266-4716, or mci@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Cervantes'.

Matt Cervantes
Utilities Engineer
Rail Crossings Engineering Branch
Safety and Enforcement Division

CC: State Clearinghouse, state.clearinghouse@opr.ca.gov



MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE
12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5059 FAX 951-572-6004

Date: 9/14/2018

Re: General Plan Update

Dear,
Pat Milos
City of Cathedral City

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project. After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

Please clarify if the Sept. 11, 2018 also serves as SB 18 notification.

Sincerely,

Travis Armstrong
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: thpo@morongo-nsn.gov
Phone: (951) 755-5259

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810

Fax: 6194455337

viejass.com

September 17, 2018

Patrick Milos
Community Development Director
City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Re: Project No. GPA 01-2018

Dear Mr. Milos,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has little cultural significance or ties to Viejas. We further recommend that you contact the tribe(s) closest to the cultural resources. We, however, request to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains in order for us to reevaluate our participation in the government-to-government consultation process.

Please do not hesitate to contact me if you have further questions. Please call Ernest Pingleton at 619-659-2314 or me at 619-659-2312, or email, epingleton@viejass-nsn.gov or rteran@viejass-nsn.gov. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS



AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

September 27, 2018

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

Re: Project Nos. :GPA 01-2018 Location: City of Cathedral City, Coachella Valley. The Total planning area analysed in the IS and forthcoming EIR encompasses the 14,524 . Comprising the City's corporate limits.

Dear Mr. Milos—

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin
Tribal Secretary