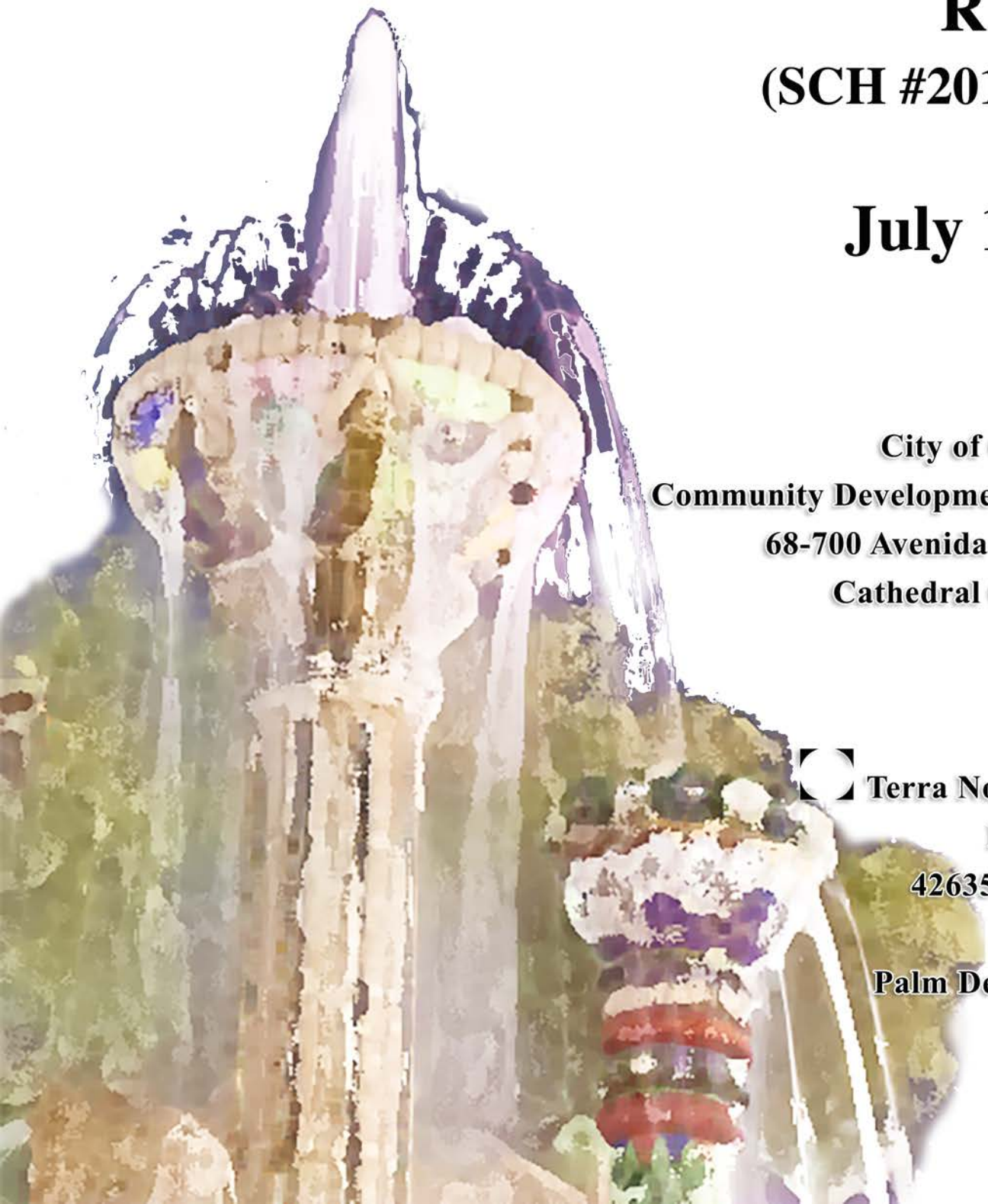
CITY OF CATHEDRAL CITY

DRAFT ENVIRONMENTAL IMPACT REPORT

(SCH #2018081012)

July 15, 2019



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Cathedral City Imagine 2040
General Plan Update

Draft Environmental Impact Report
(SCH #2018081012)

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EXECUTIVE SUMMARY

INTRODUCTION

The City of Cathedral City (City) has prepared this Environmental Impact Report (EIR) to evaluate the potential environmental impacts related to the adoption of the 2018-19 General Plan Update and the Active Transportation/Neighborhood Electric Vehicle (AT/NEV) Plan (Proposed Project or Project). The City is the lead agency under the California Environmental Quality Act (CEQA) for this project.

The EIR has been prepared in accordance with CEQA (as amended) (Public Resources Code §§21000-21189.3) and the 2016 State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§15000-15387). Under State CEQA Guidelines §15121 (Informational Document):

- *An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.*

- *While the information in the EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under Section 15091 and if necessary by making a statement of overriding consideration under Section 15093.*

- *The information in an EIR may constitute substantial evidence in the record to support the agency's action on the project if its decision is later challenged in court.*

Under State CEQA Guidelines §15123, this Executive Summary describes the Proposed Project, potentially significant impacts and required avoidance, minimization and mitigation measures. Also identified in this chapter is a summary of the alternatives to the project evaluated in this Draft EIR (Draft EIR or DEIR), including those that would avoid potentially significant effects; issues of concern/areas of controversy known to the Lead Agency; and issues to be resolved including the choice among alternatives and how best to mitigate the potentially significant effects.

The reader should review, but not rely exclusively on the Executive Summary as the sole basis for judgment of the Proposed Project and alternatives. The complete DEIR should be consulted for specific information about the potential environmental effects and mitigation measures to address those effects.

SUMMARY OF THE PROPOSED PROJECT

Introduction
The "Project" is the Comprehensive General Plan Update for the City of Cathedral City General Plan and Active Transportation/Neighborhood Electric Vehicle (AT/NEV) Plan, which address 14,557± acres or approximately 22.7 square miles within its corporate limits. The analysis also considers the 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 EIR encompasses the 14,557± comprising the City's corporate limits in 2018 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.

Updated General Plan
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 may no longer serve an effective planning purpose. These have been identified as candidates for rescinding.

The updated General Plan Land Use Map describes and designates the distribution of land uses by type, location, intensity and/or extent of use. Uses considered are diverse and include: residential, commercial, industrial, open space, recreation, public buildings and facilities, and other categories of public and private land uses. Prior to the adoption of the Cathedral City General Plan comprehensive update, the City utilized the land use designations and assignments adopted in the 1987 Plan. Land use categories and their assignment, as well as the City corporate limits, have evolved through two previous General Plan updates (2002 and 2009). The Project includes a comprehensive assessment of land uses and their distribution in 2018 and was conducted using a computer-based geographic information system (GIS), aerial photo analysis, field surveys and extensive consultations with residents and property and business owners.

Table 1-2 of this DEIR provides statistical summaries of land uses for the proposed General Plan update. Overall land use goals, policies and programs are described in the DEIR and can all be found in the Draft General Plan and AT/NEV Plan.

Active Transportation/Neighborhood Electric Vehicle (AT/NEV) Plan
Concurrent with the preparation of the General Plan *Circulation and Mobility Element*, the City has also prepared an Active Transportation/Neighborhood Electric Vehicle (AT/NEV) Plan. The AT/NEV Plan is a part of the circulation element and implements pathway classifications for numerous streets in the City, assigning designations and providing improvement plans and guidelines that implement a Complete Streets program for the City. The AT/NEV Plan is designed to provide greater pedestrian, bicycle and NEV access to the City roadway system and off-street network including CV Link regional multi-modal pathway.

STATEMENT OF PROJECT OBJECTIVES

Under State CEQA Guidelines §15124(b), the project description shall include a statement of objectives. These objectives from the Draft General Plan have been designed to assist the City in developing a reasonable range of project alternatives to evaluate in the DEIR, and aid the decision-makers in preparing findings or a statement of overriding considerations, if necessary.

The project objectives are intended to address the purpose of the *General Plan Update* and the AT/NEV Plan. The City has identified the following list of criteria as the objectives for the project.

- An updated General Plan which ensures that associated City ordinances, including the Zoning and Subdivision Ordinances, are maintained in conformance with the General Plan
- The continued use of Specific Plans as a preferred method of detailed and systematic implementation of the General Plan for large or complex planning areas
- The periodic examination and review of long-term implications of General Plan policies and programs as they relate to the City's ability to provide public services and facilities
- A cooperative planning process with Riverside County, assuring an effective advisory role regarding any and all development and other land use planning issues or proposals within or in close proximity to the City's Sphere of Influence
- A General Plan that assures that properly filed development applications shall be processed in an expeditious and timely manner
- Master facilities plans that address the recreation, drainage/flood control, infrastructure, utility management, traffic control, and other facility needs of the community
- In-fill development within already urbanized areas of the corporate boundaries of the City
- Expansion of new development that is logically phased and, as appropriate, guided by the development of existing and new Specific Plans
- Ensure opportunities for review and comment on development proposals through public hearing notices sent to owners of property located at least within 300 feet of development proposal sites
- Cooperative public/private ventures and partnerships that better provide public services and facilities that benefit the community

SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

Chapter 2, Environmental Setting, Impacts, and Mitigation Measures, of this DEIR presents the environmental impact analyses for all CEQA resource topics and identifies mitigation measures to reduce significant impacts to a less than significant level, where appropriate and feasible. A summary of all impacts and mitigation measures from Chapter 2 is provided in Table M-1 at the end of this summary. The table is intended to provide a summary of the project's impacts and mitigation measures; please refer to Chapter 2 for the complete analysis and discussion.

The analysis in this EIR finds that impacts associated with greenhouse gas emissions will be significant and unavoidable. A *Statement of Overriding Considerations* will be prepared with regard to unavoidable greenhouse gas emission impacts, and will be considered by the City as a part of its review and consideration of the EIR. The draft statement will set forth information, considerations and findings that are supportive of the goals and benefits of the project as a whole.

ALTERNATIVES SUMMARY

Chapter 3, Alternatives, of this DEIR presents the alternatives analysis for the Proposed Project. CEQA Guidelines §15126.6 requires that an EIR describe and evaluate the comparative merits of a range of alternatives to the project that could feasibly attain most of the objectives of the project, but would avoid or substantially lessen any significant adverse effects of the project. An EIR is not required to consider every conceivable alternative to a project; rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. The CEQA Guidelines further state that the specific alternative of "no project" shall also be evaluated. The alternatives evaluated in this DEIR were identified based on input from the public, including property owners, City officials and comments from public agencies, and identification of the project's significant environmental impacts in this DEIR. The alternatives were selected in consideration of one or more of the following factors:

- Extent to which the alternative would accomplish most of the basic objectives of the project;
- Extent to which the alternative would avoid or lessen any of the identified significant adverse environmental effects of the project;
- Feasibility of the alternative, taking into account site/geographic suitability, economic viability, constructability, and consistency with regulatory requirements; and
- Appropriateness of the alternative in contributing to a reasonable range of alternatives necessary to permit a reasoned choice by decision-makers.

In consideration of the above factors, the following alternatives were selected to be addressed in this DEIR.

Alternative 1 – More Intense Alternative

Alternative 1 proposes to intensify land uses in some specific areas of the City but also increases the permitted residential densities and intensities (FAR) of commercial and industrial development to also increase. This alternative is selected to address the close correspondence between the current and proposed General Plan update in terms of total potential residential units and commercial and industrial square footage at General Plan buildout. This alternative could also conceivably incentivize owners of vacant and under-utilized buildings to consider changes in land use, and could further encourage in-fill development that can make more efficient use of existing infrastructure. Alternative 1 is described in greater detail in Section 1 of this DEIR.

Alternative 2 – Less Intense Alternative

Alternative 2 proposes a land use plan with specific areas of the City with lower permitted residential densities and intensities (FAR) of commercial and industrial development. This alternative is selected to address the close correspondence between land use and demand for transportation facilities, which primarily address motor vehicle traffic and do not adequately provide for other modes of travel. Alternative 2 would reduce potential residential units and commercial and industrial square footage at General Plan buildout. This alternative could enhance the long-term integration of multi-modal transportation with the current motor vehicle-dominant roadway network. Alternative 2 could also incentivize in-fill development, especially in areas more easily accessible to employment center and commercial services. Alternative 2 is described in greater detail In Section 1 of this DEIR.

Alternative 3 – No Project Alternative

Alternative 3, the No Project Alternative, would result in no changes to General Plan land use designations or the geographic land use assignments, roadway vehicular or multi-modal designations, or General Plan goals, policies or programs established by the current General Plan. The consequences of the continued implementation of the current General Plan are summarized in Section 3 of this DEIR. Alternative 3 is described in greater detail In Section 1.

ISSUES OF CONCERN/AREAS OF CONTROVERSY

When a Lead Agency determines that an EIR is required for a project, a Notice of Preparation (NOP) must be prepared and submitted to the State Clearinghouse. The purpose of the NOP is to provide responsible and trustee agencies, and the public, with sufficient information describing the Proposed Project and the potential environmental effects, to enable interested parties/persons to make a meaningful response. The City issued the NOP for the Project on August 3, 2018, and it concluded after the 30-day public review period concluded on September 3, 2018. Public Scoping Meetings were held on May 1, 8, 15 and 22, 2018 with the purpose of educating and informing the public about the proposed General Plan update and AT/NEV Plan, addressing public questions and concerns, and collecting input on the CEQA process. This and additional public input was also collected at a July 24, 2018 public City Council meeting and a joint study session of the City Council and Planning Commission on September 26, 2018.

A wide variety of comments were received on the NOP, and questions recorded during the Scoping Meetings were in regard to the general effects of a new General Plan and EIR analysis, as well as specific areas, including land use, circulation and mobility, public services, environmental resources and hazards. Each is briefly discussed below and are evaluated, as appropriate, in the Draft EIR.

Land Use

- Parks/Recreation: More parks/recreational space in the City, especially Cove area. This includes both indoor and outdoor opportunities, such as dog parks and community centers.
- Cannabis Cultivation: Concerns that cannabis cultivation is buying out and making less competitive other commercial/retail land uses. Keep cannabis cultivation within industrial zoned areas.
- Vacant Commercial Buildings: Encourage infill or repurposing of vacant commercial/retail buildings.
- Mixed-Use Development: Diversify the commercial/retail opportunities within the City, including office space, medical space, and live/work opportunities.
- Opportunities for development on lands between the UPRR lines and US I-10.
- Evolution of land uses along Perez Road between Cathedral Canyon and Date Palm Drives.

Circulation

- Infrastructure Improvements: Improve streets and sidewalks, including pavement resurfacing and ensuring sidewalks are complete/connected.
- Parking: More parking for trailheads, CV Link, and in multi-family residential areas.
- Improve Alternative Transportation: Shade structures at bus stops, improved bus turnouts, improve connectivity (bike lanes, sidewalks etc), more frequent bus stops/expanded bus route.
- Opportunities to provide access for lands between the UPRR lines and US I-10.
- Secondary access issues in the Dream Homes neighborhood

Public Services

- New Community Center: More options throughout the City for community activities, recreation, etc. Possibly to be located towards the northern portion of the City to balance with the Senior Center/Community Center.
- Police/Fire: Additional Police and Fire services are needed in proximity to the northern portion of the City.
- Utilities: Remove septic tanks/expand sewer infrastructure to those in need. Encourage solar with more incentives.
- Homeless: Provide additional homeless resources/housing/employment opportunities.

Environmental Resources

- Open Space: Conserve open space/parkland.
- Trails: Add signage to City trailheads to promote eco-tourism.
- Biological Resources: Concerns about CV Link's impact to biological resources.
- Landscaping: Use more desert landscaping throughout the City. Add more trees.

Environmental Hazards

- Odor: Odor control for cannabis operations. Odor control in areas of poor sewer/stormwater management.
- Flooding: Re-map City's flood hazard zones.

ENVIRONMENTAL SUMMARY MATRIX

This Environmental Impact Report (EIR) has been prepared to assess the potential impacts to the environment that may result from the approval and implementation of the proposed General Plan Update for the City of Cathedral City. The project planning area is limited to the current Cathedral City corporate limits and encompasses 14,557± acres (approximately 22.7 square miles). It does not include the City's Sphere of Influence or other unincorporated lands in the planning area. The proposed General Plan Update includes changes to land use designations and circulation system, new and integrated elements, and new goals, policies and programs for all General Plan Elements.

Summary of Alternatives

The proposed General Plan Update project includes three alternatives as follows:

Alternative 1 - More Intense Alternative: This alternative proposes a General Plan update with the same General Plan Elements, goals, policies, and programs as the Proposed Project, but with a more intense land use map than the Proposed Project. It increases development intensities on several vacant parcels south of I-10. Specifically, Alternative 1 proposes increased residential densities on vacant land northeast of Dinah Shore Drive and Plumley Road, and northeast of 30th Avenue and Date Palm Drive. Additionally, whereas the proposed General Plan proposes Industrial land uses northeast of 30th Avenue and Date Palm Drive, Alternative 1 proposes General Commercial land uses. Whereas the proposed General Plan proposes Business Park uses near the southwest boundary of the City, Alternative 1 proposes Industrial uses. Several smaller scattered parcels are also proposed for higher intensity uses. Land use designations north of I-10 are the same for both alternatives, consistent with those approved in the North City Specific Plan and North City Extended Specific Plan.

Although more intense land use designations increase the development potential of land, they can also increase the potential consumption of resources, such as water and electricity, and the need for infrastructure and public services, such as roads and schools.

Alternative 2 - Less Intense Alternative: This alternative proposes a General Plan update with the same General Plan Elements, goals, policies, and programs as the Proposed Project, but with a less intense land use plan than the Proposed Project. It decreases the development intensity on several vacant parcels south of I-10. Specifically, where the proposed General Plan designates land for Medium Density Residential and Industrial northeast of 30th Avenue and Date Palm Drive, Alternative 2 designates it for Low Density Residential uses. Where the proposed General Plan designates land northeast of Dinah Shore Drive and Plumley Road for Resort Residential uses, Alternative 2 designates it for Low Density Residential. Land use designations north of I-10 are the same under both alternatives, consistent with the approved land use plans of the North City Specific Plan and North City Extended Specific Plan.

Lower density land uses generally consume fewer resources and require less infrastructure and public services. However, they may not fully maximize the development potential of a parcel.

Alternative 3 - No Project Alternative: This alternative represents the continued implementation of the current Cathedral City General Plan, adopted in 2002 and amended in 2009, including its land use map, General Plan elements, and goals, policies, and programs. No update to goals, policies, or programs would occur.

Whereas the proposed land use plan designates vacant parcels northeast of 30th Avenue and Date Palm Drive for a variety of commercial, industrial, and residential uses, the current General Plan designates a substantial portion of it for low-density residential uses. Whereas the proposed land use plan designates much of the east side of Date Palm Drive between Ramon Road and Ortega Road for Medium Density Residential, the current General Plan designates it for General Commercial uses. Under the proposed General Plan, vacant land at the southwest City boundary is designated for Business Park uses; the current General Plan designates it for General Commercial uses. Designations vary on several others parcels south of I-10, but designations north of I-10 are the same under both plans, consistent with the approved North City Specific Plan and North City Extended Specific Plan.

Definition of Impacts

The following discussion briefly summarizes each category of analysis, including existing conditions, project impacts and applicable mitigation measures recommended to reduce impacts to acceptable or insignificant levels. Levels of impact include the following:

Potentially Significant Impacts: Those impacts which, prior to the implementation of mitigation measures, could potentially adversely impact environmental conditions.

Less Than Significant Impacts: Those impacts, which, by virtue of the environmental conditions, predisposing existing development, or the implementation of mitigation measures, are reduced to acceptable or "insignificant" levels.

No Impacts: Those conditions where the Proposed Project will not impact the environmental condition.

Areas of Controversy

There are no known areas of controversy in the project's physical characteristics that are not resolved by project design, development management and operation, mitigation measures or standard on-going monitoring.

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
Section 2.2 Aesthetics			
a. Have a substantial adverse effect on a scenic vista. b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Potentially Significant	**AES 1** The City shall initiate a review of the 2002 Downtown Design Guidelines and shall update this document in a manner that builds from and extends the aesthetic, functionality and values reflected in the Community Design Element and the other General Plan elements. **AES 2** The City-Wide Design Guidelines and Zoning Ordinance shall be periodically reviewed and, as appropriate, revised and updated to reflect the changing urban pattern and needs of the community. **AES 3** The City shall require the incorporation of parks and open space into new development projects, and shall ensure that new parks and open space are developed in the early phases of development projects. **AES 4** To preserve and restore the community's night sky, the City shall review and, as appropriate, update the Lighting Ordinance to require outdoor lighting to be shielded, limit in height, number, and intensity of fixtures to the minimum needed to provide sufficient security and identification on residential, commercial, and other development. **AES 5** To ensure that development proposals are initiated consistent with the City's community design principles and values, the City shall maintain comprehensive development application packages that provide detailed information on and direct applicants to City design guideline documents, ordinances and other requirements, standards and guidelines. **AES 6** Promote development plans that are based on the principles and values set forth in the Community Design and other General Plan Elements that	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.		define and support positive and unique qualities of existing and planned neighborhoods. **AES 7** New residential development proposals shall be reviewed by City staff to assure compliance with applicable design standards and guidelines, and promote design features, such as entry statements, recreational facilities, neighborhood parks and schools, and landscaping along public rights-of-way. **AES 8** Require the submittal of detailed landscape, architectural, and special signage designs for project entries and other design features in or adjacent to the public realm to assure compliance with community design standards and guidelines, and compatibility with the natural and built environments. **AES 9** The City shall develop and adopt a program of Code compliance standards for existing and future neighborhoods, and enforce the program through regular Code Compliance inspections. **AES 10** The Land Use Map and Zoning Ordinance shall regulate development at the boundaries of the planning area to assure the preservation of a well-defined, functional, or visual edge. **AES 11** The development and design review process shall assess the adequacy of proposed design features and landscaping materials.	
Section 2.3 Agricultural and Forestry Resources			
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps pursuant to the	No Impact	No mitigation is required.	No Impact

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract. c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? d. Result in the loss of forest land or conversion of forest land to non-forest use?			

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			
Section 2.4 Air Quality and Greenhouse Gases			
Air Quality a. Conflict with or obstruct implementation of the applicable air quality plan. b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. c. Expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	**AQ-1** PM_{10} Monitoring On an on-going basis, the City shall continue to cooperate and participate in efforts to monitor and control PM_{10} emissions from construction and other sources, and all other air pollutants of regional concern. The City shall coordinate with CVAG and the SCAQMD to provide all reporting data for SCAQMD annual report. **AQ-2** Air Quality Data Records The City shall maintain records of historic and current regional and local air quality trends and make them available to the public. Access to data may be made available via an Internet link, printed material, or other means. **AQ-3** Sensitive Receptors The General Plan Land Use Map and Element shall be developed and maintained to identify and locate air pollution point sources, such as manufacturing operations and highways, at an appropriate distance from sensitive receptors, including hospitals, schools, hotels/motels, and residential neighborhoods.	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people. <u>Greenhouse</u> a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.		**AQ-4** <u>Sensitive Receptor Buffer Zones</u> Buffer zones between sensitive receptors and potential air pollutant emitters shall be incorporated into new and proposed residential developments and other developments, to the greatest extent feasible. **AQ-5** <u>CEQA Air Quality Analysis</u> The City shall conduct an Initial Study and, where appropriate, require a detailed air quality analysis for all proposals that have the potential to adversely affect local or regional air quality. **AQ-6** <u>CEQA Analysis and Mitigation</u> Projects that may generate significant levels of air pollution shall be required to conduct detailed impact analyses and incorporate mitigation measures into their designs using the most advanced technological methods practicable. All proposed mitigation measures shall be reviewed and approved by the City prior to the issuance of grading or demolition permits. **AQ-7** <u>Fugitive Dust Control Plans</u> The City shall continue to enforce a Fugitive Dust Emissions Ordinance to reduce and control local PM_{10} emissions. All dust control mitigation plans prepared by contractors, developers, and other responsible parties shall be reviewed and approved by the City prior to the issuance of grading or demolition permits. **AQ-8** <u>Code Enforcement: Fugitive Dust and Blowsand</u> Provide consistent and effective code enforcement of construction and grading activities and off-road vehicle use to assure that the impacts of blowing sand and fugitive dust emissions are avoided or minimized.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		AQ-9 Alternative Fuels: City Fleet Where cost-effective, vehicles that use alternative fuel sources, such as compressed natural gas and electricity, shall be purchased and maintained for use in the City's vehicle fleet. **AQ-10** Energy Efficient Design Site plans shall incorporate energy-efficient design elements, including appropriate site orientation, possibility for incorporation of active and/or passive solar design, and the use of shade and windbreak trees, to reduce fuel consumption for heating and cooling. **AQ-11** Solar Systems The City shall support and promote the use of roof-top solar electric systems in new and existing development, and shall review the City Zoning Ordinance to ensure that City regulations do not create an undue burden on those who wish to install solar electric systems. **AQ-12** Alternative Energy: Community Wide To encourage the use of alternative energy sources, installation of electric vehicle charging stations shall be encouraged in all new development and in major retrofits. **AQ-13** Alternative Modes of Transportation Planning The General Plan Circulation and Mobility Element shall encourage the incorporation of appropriate alternatives to motor vehicles in the transportation network, and shall be periodically reviewed and updated to assure the future expanded use of such alternatives. **AQ-14** Non-Motorized Transportation Planning The City shall pursue land use patterns and mechanisms, including Mixed-Use development and a balance of employment and housing opportunities	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		that encourage pedestrian and other non-motorized transportation and minimize vehicle miles traveled. **AQ-15** Active Transportation/NEV Plan The City Active Transportation/NEV Plan shall be funded and implemented to the maximum extent practicable in order to make safe and convenient alternative modes of travel the norm in the City **AQ-16** LSEV Planning LSEV Revise ordinance to allow to the greatest extent practicable **AQ-17** Regional Mass Transportation Planning Coordinate with CVAG, SCAG, Sunline Transit Agency and other public and private service providers to improve, expand, and optimize cost-effective regional mass transportation services. **AQ-18** Ridesharing Programs Promote and support the development of ridesharing, carpooling, flexible work scheduling, telecommuting, and Park and Ride programs among public and private employers to decrease existing and future traffic levels in the Coachella Valley. **AQ-19** TDM Planning The City shall consider adopting a Transportation Demand Management (TDM) Ordinance that applies to new or change-of-use non-residential developments employing 100 or more persons, and which requires the project proponent to demonstrate how the development will reduce the number of project-generated vehicle trips.	

		AQ-20 Air Quality Management Manual Prepare and distribute to developers, contractors, consultants and others an air quality management manual that describes effective and appropriate methods of controlling and reducing development-related air pollutants, particularly PM_{10} emissions. **AQ-21** CAP, GHG Inventory, EAP, GFL Updates Update the City's Climate Action Plan, Greenhouse Gas Inventory, Energy Action Plan and Green for Life program materials to include current trends in technology, climate regulations, and to track the City's efforts to reduce overall greenhouse gas emissions. **AQ-22** CEQA Analysis: CAP Measures Projects that require CEQA analysis shall be required to conduct detailed impact analyses and incorporate mitigation measures into their designs using the City's current Climate Action Plan prescribed reduction measures for achieving greenhouse gas emission reduction targets. All proposed mitigation measures shall be reviewed and approved by the City prior to the issuance of grading or demolition permits. Environmental Justice Element **AQ-23** Land Use Planning: Reduce Vehicular Trips To the greatest extent practicable, require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact development patterns while maintaining community character. **AQ-24** Sensitive Use Pollution Minimization The city shall require new development with sensitive uses located adjacent to pollution sources be designed with consideration of site and building orientation, location of trees, and incorporation of ventilation and filtration to lessen and minimize any potential health risks.	

		Healthy and Sustainable Community Element **AQ-25** Energy and Resource Conservation Continue to work collaboratively with local utility providers and regulatory agencies to assure the City is implementing the most appropriate and effective energy and resource conservation strategies. **AQ-26** Energy and Water Efficiency Incentives Provide permitting-related and other incentives for energy- and water-efficient building projects, e.g. by giving green projects priority in plan review, processing, and field inspection services. **AQ-27** Low Income Energy Efficiency Projects Partner with community services agencies to fund energy-efficiency projects, including heating/ventilation/air conditioning (HVAC), lighting, water heating equipment, insulation, and weatherization projects, for low income residents. **AQ-28** Energy Efficient Affordable Housing Target local funding, including utility programs and Community Development Block Grant resources, to assist affordable housing developers in incorporating energy efficient designs and features. **AQ-29** Green Building Information Develop and make available to developers, designers, and other interested parties informational materials about green building strategies and programs, including LEED and LEED-ND rating systems and certification programs. Community Design Element **AQ-30** Sustainability Plan The City design review process, whether for public or private development projects, shall include a thorough assessment of how and to what extent projects are sustainable, and a sustainability check list derived from the City Sustainability Plan, this element and other regulatory and policy documents, shall be developed and used to assess all project's sustainability.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		AQ-31 Active Transportation/Complete Streets The City shall implement its *Active Transportation Plan* and *Complete Streets* principles in a manner that encourages pedestrian and bicycle use and shall be spatially defined by buildings, trees and lighting, and discourages high speed traffic Open Space and Conservation Element **AQ-32** Energy Efficient and Energy Conserving Design The City shall provide developers with available data on energy efficient and conserving building design and technologies. This information, such as the City's *Green for Life* handbooks and may also include information from utilities, trade organizations, state agencies and other system resources that can enhance overall energy conservation. **AQ-33** Energy Education Encourage Southern California Edison and other providers to facilitate the transfer of data, information and technologies to enhance public education on energy conservation. **AQ-34** SunLine Energy Management and Conservation The City shall participate in the energy management and conservation efforts of SunLine Transit and encourage the expanded use of compressed natural gas, hydrogen fuel cell and other alternative-fuel buses with bike racks and other system improvements that enhance overall energy efficiency and conservation. **AQ-35** Minimize Travel via Land Use Planning Amendments to the land use map and Land Use Element shall consider the provision of convenient neighborhood shopping, medical and other	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		professional services appropriately located to minimize travel and facilitate the use of alternative means of transportation. **AQ-36** Commercial and Industrial Energy Management Systems As a part of *Green for Life*, *Energy Action Plan* and other City programs, continue to evaluate the use of co-generation and other energy management systems for new larger industrial and commercial businesses in the City as they arise. **AQ-37** Community and Regional Multi-Modal Path Facilitate the development of a community-wide and regional multi-modal path system to provide residents and visitors with alternatives to motor vehicle transportation. **AQ-38** Ridesharing Information The City shall make available information on ridesharing, ride-booking and SunLine Transit services available to residents and businesses, throughout the City. **AQ-39** Internal Efficiency Upgrades Establish a revolving loan fund for internal efficiency upgrades. Rules for use of the fund and its reimbursement will be established. **AQ-40** Workspace Energy and Cost Efficiencies Implement the City's Commissioning/Retro-Commissioning practice and procedures to identify and plan for maintenance and enhancement of energy and cost efficiencies, as well as ensuring optimal comfort and human satisfaction in City workspaces.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		AQ-41 State and Federal Incentives for Energy Efficiency The City will leverage state and federal incentives for energy efficiency to augment incentives provided by Southern California Edison, Southern California Gas, and others. Consider energy efficiency in capital improvement budget discussions. **AQ-42** Municipal Solar and Alternative Energy The City shall seek grants and partnerships to increase the development of solar PV systems, and the continued market growth in Electric Vehicle and Compressed Natural Gas vehicles, and associated charging/refueling stations at City facilities and elsewhere throughout the community. Circulation and Mobility Element **AQ-43** The City shall apply to all development plans the adopted roadway classifications, and implement the Active Transportation Plan to maximize walking, bicycling, and use of LSEVs, and assure safe and efficient connections to City-wide and regional multi-modal facilities. **AQ-44** When initiating review of development proposals, the City shall consult and coordinate with SunLine and solicit comments and suggestions on bus stops and other public transit facilities and design concepts, including enhanced handicapped access, should be integrated into project designs.	
Section 2.5 Biological Resources			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a	Potentially Significant	**BIO-1** Mitigation Related to the CVMSHCP To the extent applicable, the City shall comply with all terms and conditions of the CVMSHCP and Implementing Agreement including, but not limited to: implementation of the "Land Use Adjacency Guidelines" as described in Section 4.5 of the CVMSHCP and collection of approved CVMSHCP land development mitigation fees.	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.		**BIO-2** <u>Mitigation Related to the Tribal HCP</u> The City shall cooperate and coordinate with the Agua Caliente Band of Cahuilla Indians to help assure the development on tribal lands in the planning area conforms to the provisions of the Tribal Habitat Conservation Plan. **BIO-3** <u>Mitigation Related to Burrowing Owl</u> For projects that contain suitable habitat for Burrowing Owl, a "take avoidance survey" for the burrowing owl no less than 14 days (in accordance with the Staff Report on Burrowing Owl Mitigation [CDFW 2012]) and no more than 30 days prior to groundbreaking activities shall be required. Additionally, a final survey must be conducted within 24 hours of the initiation of ground disturbance activities in accordance with the CDFW 2012 protocol. a. If no burrowing owls are detected during those surveys, implementation of ground disturbance activities could proceed without further consideration of this species assuming there is no lapse between the surveys and construction as the protocol states "time lapses between Project activities trigger subsequent take avoidance surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance." b. If burrowing owls are detected during the take avoidance surveys, avoidance and minimization measures would then be required and could include the establishment of a buffer zone, the passive or active relocation of the individual(s) or other measures approved by the CDFW.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan		**BIO-4** Mitigation Related to MBTA If ground disturbance, tree or plant removal is proposed between February 1st and August 31st, a qualified biologist shall conduct a nesting bird survey within 7 to 10 days of initiation of grading onsite focusing on MBTA covered species. If active nests are reported, then species-specific measures shall be prepared. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. For construction between September 1st and January 31th, no pre-removal nesting bird survey is required. a. In the event active nests are found, exclusionary fencing shall be placed 200 feet around the nest until such time as nestlings have fledged. Nests of raptors and burrowing owls shall be provided a 500-foot buffer. Ground disturbance between September 1 and January 31 shall be exempt from this requirement. **BIO-5** Mitigation Related to Bats. Focused surveys shall be conducted to ensure that bats are not present to avoid or minimize harm or disturbance by construction activities. Potential roost sites include, but may not be limited to, bridges associated with I-10, UPRR, and the Whitewater River Stormwater Channel, and any other structures in the project area that could provide roosts for bats. **BIO-6** Mitigation Related to Casey's June Beetle. Projects in the USFWS-designated CJB survey area shall be required to conduct pre-construction site assessments and species surveys in accordance with USFWS protocols and requirements. Should the species be detected onsite, an appropriate mitigation program shall be developed in cooperation with the project proponent, USFWS, and other appropriate parties.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		<u>Mitigation Related to Jurisdictional Waters and Wetlands</u> As warranted, proposed development projects shall be evaluated for their potential to impact waters to the United States and State of California and shall be required to meet all project mitigation requirements. **BIO-7** Prior to the initiation of any construction within areas determined by a Jurisdictional Delineation to be waters of the US, a permit or permits shall be approved and issued by the USACE under Section 404 of the CWA to authorize the discharge of dredged or fill material into waters of the US. **BIO-8** Prior to the initiation of any construction within areas determined by a Jurisdictional Delineation to be waters of the US or the State, a Water Quality Certification shall be approved and issued by the Colorado River RWQCB (Region 7) under Section 401 of the CWA. **BIO-9** Prior to the initiation of any construction within areas determined by a Jurisdictional Delineation to be waters of the State, a permit or permits shall be approved and issued by the Colorado River RWQCB (Region 7) under the Porter Cologne Water Quality Control Act. **BIO-10** Prior to the initiation of any construction within areas determined by a Jurisdictional Delineation to be waters of the State, a 1602 Streambed Alteration Agreement shall be approved and issued by the California Department of Fish and Wildlife.	
Section 2.6 Cultural and Tribal Cultural Resources			
Cultural Resources	Potentially Significant	**CUL-1** In instances where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of an historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5. b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5. c. Disturb any human remains, including those interred outside of dedicated cemeteries. **Tribal Cultural Resources** a. 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		for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant. **CUL-2** Where appropriate and in conjunction with other measures, require documentation of an historical resource by way of historic narrative, photographs or architectural drawings, prior to impacting the resource, and require additional mitigation where necessary to ensure that adequately mitigate the effects to a point where impacts are clearly less than significant. **CUL-3** Whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following factors shall be considered and discussed in CEQA documentation for a project involving such an archaeological site: (A) Preservation in place shall be the preferred manner of mitigating impacts to archaeological sites. Preservation in place maintains the relationship between artifacts and the archaeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site. (B) Preservation in place may be accomplished by, but is not limited to, the following: 1. Planning construction to avoid archaeological sites; 2. Incorporation of sites within parks, greenspace, or other open space;	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
place, or object with cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall		3. Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site. 4. Deeding the site into a permanent conservation easement. (C) When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archaeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation. (D) Data recovery may not necessarily be required for an historical resource if the City, as CEQA lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the project EIR and that the studies are deposited with the California Historical Resources Regional Information Center. **CUL-4** <u>Pre-Construction Surveys</u> The City shall require intensive-level cultural resources surveys by qualified archaeologists, historians, and/or architectural historians, where deemed necessary and especially in areas of high sensitivity for cultural resources, as shown on Exhibit 2.6-1. Studies should include in-depth records search at	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
consider the significance of the resource to a California Native American tribe.		the EIC, historic background research, intensive-level field survey, and consultation with the Cathedral City Historical Society, Native American representatives, and/or other relevant parties, as well as impact evaluation and mitigation programs, as needed. The City shall monitor and enforce recommended mitigation measures. **CUL-5** Archaeological and/or Tribal Resource Procurement and Documentation Should unknown archeological or tribal cultural resource materials become unearthed, the area of potential resources shall be cordoned off and protected from further disturbance until a qualified archeologist can investigate the discovery. The qualified archaeologist shall prepare a findings report summarizing the methods and results of the investigation, including an itemized inventory and detailed analysis of recovered artifacts upon completion of field and laboratory work. The report shall include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological or tribal finds. The submittal of the report to the City and Tribal representative, as appropriate, along with final curation of the recovered artifacts, will signify completion of the monitoring program and, barring unexpected findings of extraordinary significance, the mitigation of potential project impacts on cultural and tribal resources. **CUL-6** Human Remains Should buried human remains be discovered during grading or other construction activity, in accordance with State law, the County coroner shall be contacted. If the remains are determined to be of Native American heritage, the Native American Heritage Commission and the appropriate local Native American Tribe shall be contacted to determine the Most Likely Descendant (MLD).	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
Section 2.7 Mineral and Energy Resources			
Mineral Resources a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. b. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Energy a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. b. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.	Potentially Significant	**ME-1** The City shall require new developments to reduce energy consumption through appropriate building technologies, promotion of non-auto transportation modes, support for greater use of alternative energy sources, and dissemination of public information regarding energy conservation techniques. **ME-2** The City shall work with utility providers to provide incentives for energy- and water-efficient building projects, e.g. by giving green projects priority in plan review, processing, and field inspection services. **ME-3** The City shall develop or otherwise make available information to developers on energy efficient and conserving building design and technologies, addressing enhanced wall and ceiling insulation, thermally efficient glazing, and efficient heating and cooling equipment and household appliances. **ME-4** The City shall periodically assess the local transportation system and plan or maintain improvements that enhance the efficient movement of people and goods through the community. **ME-5** The City shall continue to participate in the transportation planning efforts of SunLine Transit Authority and shall encourage the expanded use of public transit, vehicles fueled by compressed natural gas and hydrogen, buses with bike racks and other system improvements that enhance overall transportation system operations and energy conservation. **ME-6** The City shall strive for efficient community land use and transportation planning and design, and shall assure the provision of convenient neighborhood shopping, medical and other professional services	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		appropriately located to minimize travel and facilitate the use of alternative means of transportation.	
Section 2.8 Geology and Soils			
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking?	Potentially Significant	**GEO-1** The City shall establish and maintain an information database containing maps and other information which describe seismic and other geotechnical hazards occurring within the planning area. **GEO-2** The City shall actively promote public education, research, and information dissemination on seismic and geotechnical hazards. **GEO-3** New development in the planning area shall be constructed in accordance with the prevailing seismic design requirements contained in the most recently adopted edition of the Uniform Building Code/International Building Code and as otherwise required by the City. **GEO-4** The City shall continue to incorporate seismic risk analysis into the City's on-going building inspection program. **GEO-5** On sites where threats from seismic hazards cannot be adequately mitigated through the application of existing regulatory requirements and Updated General Plan policies and implementation programs, the City shall use open space easements and/or other related regulatory measures to limit development and thus avoid public safety hazards. **GEO-6** Proposals for development on wind or stream-deposited sediment on the valley floor shall include site-specific subsurface geotechnical investigations	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
iii) Seismic-related ground failure, including liquefaction? iv) Landslides? b. Result in substantial soil erosion or the loss of topsoil? c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water		that address settlement, liquefaction, and collapsible soils. These hazards can generally be mitigated by proper excavation, compaction and foundation design. **GEO-7** The City shall continue to require expansive soils testing as part of its grading and building codes, and shall assure the implementation of mitigation measures which minimize these hazards, such as the use of reinforcing steel in foundations, drainage control devices, overexcavation and backfilling with non-expansive soils. **GEO-8** The City shall continue to support and encourage local and regional groundwater conservation measures in an effort to mitigate potential subsidence resulting from groundwater overdraft. (see also Water Resources discussion in Section 2.10: Hydrology and Flooding). **GEO-9** All grading permit requests shall include a PM_{10} Management Plan in conformance with the latest approved Coachella Valley PM_{10} requirements in place at the time construction occurs. Blowing dust and sand during grading operations shall be mitigated by adequate watering of soils prior to and during grading, and limiting the area of dry, exposed soils during grading (see also Air Quality discussion in Section 2.4). **GEO-10** Where development is proposed adjacent to or in close proximity to steep slopes, site-specific geotechnical studies shall be conducted to evaluate the potential for rock falls and/or slope failure, and to establish mitigation measures which minimize these hazards. **GEO-11** All development proposed within Alquist-Priolo Earthquake Zones and City-designated study zones shall comply with State requirements for site-	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
disposal systems where sewers are not available for the disposal of waste water? f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		specific study, including trenching to locate fault traces, and to submit this analysis prior to any development approval for the property. **GEO-12** During site grading, all existing vegetation and debris shall be removed from areas that are to receive compacted fill. Any trees to be removed shall have a minimum of 95% of the root systems extracted or as prescribed by the project soils engineer. Man-made objects shall be overexcavated and exported from the site. Removal of unsuitable materials may require excavation to depths ranging from 2 to 4 feet or more below the existing site grade. **GEO-13** All fill soil, whether on site or imported, shall be approved by the individual project soils engineer prior to placement as compaction fill. All fill soil should be free from vegetation, organic material, cobbles and boulders greater than 6 inches in diameter, and other debris. Approved soil shall be placed in horizontal lifts of appropriate thickness, as prescribed by the soils engineer, and watered or aerated as necessary to obtain near-optimum moisture content. **GEO-14** Fill materials shall be completely and uniformly compacted to not less than 90% of the laboratory maximum density as determined by ASTM test method D-1557-78. The project soils engineer shall observe the placement of fill and take sufficient tests to verify the moisture content, uniformity, and degree of compaction obtained. In-place soil density should be determined by the sand-cone method, in accordance with ASTM Test Method D-1556-64 (74), or equivalent test method recommended by the soils engineer and as acceptable to the City Building and Safety Department. **GEO-15** Finish cut slopes generally shall not be inclined steeper than 2:1 (horizontal to vertical). Attempts to excavate near-vertical temporary cuts for retaining	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		walls or utility installations in excess of 5 feet may result in gross failure of the cut and may possibly damage equipment and injure workers. All cut slopes must be inspected during grading to provide additional recommendations for safe construction. **GEO-16** Finish fill slopes shall not be inclined steeper than 2:1 (horizontal to vertical) or as approved by the project geotechnical engineer. Fill slope surfaces should be compacted to 90% of the laboratory maximum density by either over-filling and cutting back to expose a compacted core or by approved mechanical methods. **GEO-17** Foundation systems that utilize continuous and spread footings are recommended by the project soils engineer for the support of one and two-story structures. Foundations for higher structures must be evaluated based on structure design and on-site soil conditions. **GEO-18** Positive site drainage shall be established during finish grading. Finish lot grading shall include a minimum positive gradient of 2% away from structures for a minimum distance of three (3) feet and a minimum gradient of 1% to the street or other approved drainage course. **GEO-19** An adequate subdrain system shall be constructed behind and at the base of all retaining walls to allow for adequate drainage and to prevent excessive hydrostatic pressure. **GEO-20** Utility trench excavations in slope areas or within the zone of influence of structures should be properly backfilled in accordance with the following recommendations:	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		a) Pipes shall be bedded with a minimum of 6 inches of pea gravel or approved granular soil. Similar material shall be used to provide a cover of at least 1 foot over the pipe. This backfill shall then be uniformly compacted by mechanical means or jetted to a firm and unyielding condition. b) Remaining backfill may be fine-grained soil. It shall be placed in lifts not exceeding 6 inches in thickness or as determined appropriate, watered or aerated to near optimum moisture content, and mechanically compacted to a minimum of 90% of the laboratory maximum density. c) Pipes in trenches within 5 feet of the top of slopes or on the face of slopes shall be bedded and backfilled with pea gravel or approved granular soils as described above. The remainder of the trench backfill shall comprise typical on-site fill soil mechanically compacted as described in the previous paragraph.	
Section 2.9 Hazards and Hazardous Materials and Wildfires			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	Potentially Significant	**HAZ-1** Prior to issuance of building permits for any new development or substantial redevelopment within the planning area that proposes to use large quantities of hazardous materials, the City shall review the project application for compatibility with existing and planned land uses. The review process shall focus on the location of existing and planned sensitive receptors (e.g., residential uses, schools, etc.) and determine whether the proposed usage would expose these sensitive receptors to unacceptable safety risks. If necessary, the City shall condition the proposed hazardous materials user to incorporate appropriate protection measures. **HAZ-2** The siting of industrial facilities which involve storage of hazardous, flammable or explosive materials shall be conducted in a manner that will	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
release of hazardous materials into the environment. c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise		ensure the highest level of safety in strict conformance with the Uniform Fire Code, California Fire Code and other applicable regulations. **HAZ-3** New and substantially renovated development at or near the slopes of the Santa Rosa Mountains or the Indio Hills shall be thoroughly reviewed for potential exposure to a wildfire risk, and shall also be assessed for the potential of urban development in these areas to facilitate the spread of a wildfire into other developed portions of the community. **HAZ-4** The City shall periodically review and update the Local Hazard Mitigation Plan and the Emergency Operations Plan, including but not limited to fire protection, law enforcement, communications, alternative access, public health services, damage assessment and other emergency response parameters of Emergency Operations Plan. **HAZ-5** The City shall evaluate the full range of physical and other constraints to the effective implementation of the Emergency Operations Plan, shall develop or update strategic planning to address and minimize the effects of these constraints, and periodically report to the City Council on progress made in addressing these constraints. **HAZ-6** The City shall provide information on and encourage residents to plant and maintain drought-resistant, fire-retardant landscape species to reduce the risk of brush fire and soil erosion in areas adjacent to canyons; and to develop stringent site design and maintenance standards for areas with high fire hazard or soil erosion potential.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
for people residing or working in the project area? f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			
Section 2.10 Hydrology and Water Quality			
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Potentially Significant	**HYD-1** The City shall continue to partner with and support federal, State, and local agencies in regional planning and management initiatives to promote and enhance water quality in the Whitewater watershed. The City shall also participate in efforts to reduce storm water and urban runoff impacts to water quality, restoration efforts, and regional mitigation, monitoring, and public education programs. **HYD-2** The City shall require all new development to minimize the creation of new impervious to the maximum extent practicable. The City shall also prohibit post-project peak storm water runoff discharge rates from exceeding the estimated pre-project rate by requiring on-site retention.	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. result in substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impede or redirect flood flows?		**HYD-3** The City shall require all new developments to include facilities that intercept pollutants prior to storm events during construction to control dust in order to prevent discharge of debris or sediment from the development sites. **HYD-4** The City shall continue to update data and information on hydrologic conditions in the General Plan study area, and plan and pro-actively coordinate with local and regional flood control agencies in upgrading the City's local and regional drainage system. **HYD-5** The City shall monitor and periodically update the Master Plan of Drainage to reflect changes in local and regional drainage and flood conditions. **HYD-6** The City shall require all new developments to retain runoff from rainfall events up to and including the one-hundred-year, three-hour duration event. **HYD-7** The City shall require all new development to incorporate adequate flood mitigation measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and the adequate siting of structures located within flood plains. **HYD-8** The City will ensure that adequate, safe, all-weather crossings over drainage facilities and flood control channels are provided where necessary and are maintained for access during major storm events. **HYD-9** Require the installation and application of water-conserving technologies, in conformance with Section 17921.3 of the Health and Safety Code, Title 20, California Administrative Code Section 1601(b), and other applicable sections of Title 24 of the Public Code.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		**HYD-10** Provide information to developers, contractors, property owners and other appropriate parties on the usage and benefits of water conserving bathroom fixtures. **HYD-11** The City shall maintain, update and fully implement a water conserving landscape ordinance, which requires the use of natural and drought-resistant planting materials and efficient irrigation systems in new development. **HYD-12** Coordinate with the Coachella Valley Water District and Desert Water Agency to expand and strengthen educational materials and programs that inform residents of the methods and benefits of water-saving techniques available. **HYD-13** Coordinate with CVWD and DWA regarding the continued use and future expansion of recycled and reclaimed wastewater to serve new and existing development projects. **HYD-14** Coordinate with CVWD and DWA regarding the feasibility and financing of extending sewer facilities to the unsewered areas of the City. **HYD-15** California Regional Water Quality Control Board and other appropriate agencies to share information on potential groundwater contaminating sources and develop and maintain a system of record and information sharing with these agencies. **HYD-16** Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non-point sources and confer with other appropriate agencies to assure adequate review. **HYD-17** The City shall require all new development, public and private, to meet or exceed State storm water requirements and incorporate best management	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES				
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**		**Level of Significance after Mitigation**
			practices to treat, infiltrate, or filter storm water runoff and reduce pollutants discharged into the storm drain system during construction and post-construction, to the maximum extent practicable.	
Section 2.11 Land Use and Planning				
a. Physically divide an established community. b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Potentially Significant	**LU-1**	Individual proposed projects, especially those involving a mix of residential and other uses, as well as those located nearby or adjacent to sensitive lands or uses, shall be fully evaluated during the project review process to assure that all land use compatibility issues are addressed and mitigated.	Less Than Significant
Section 2.12 Noise				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;	Potentially Significant	**N-1**	The City shall develop and maintain an inventory of existing and future noise sources and areas of incompatibility and establish procedures, methods and standards to reduce the noise levels in these areas to acceptable levels.	Less Than Significant
		N-2	Prior to development plan approvals for new noise-sensitive development projects, the City shall require the submittal of noise impact and mitigation analyses to the Planning Department identifying practicable noise mitigation measures ensuring compliance with City standards.	
		N-3	Prior to development plan approvals for new residential and similar noise sensitive projects, the City shall require submittal of noise impact and	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
b. Generation of excessive groundborne vibration or groundborne noise levels; c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.		mitigation analyses to the Planning Department that demonstrates that the interior noise levels in all habitable rooms will satisfy the 45 dBA CNEL interior noise level standard of the General Plan and Title 24, Part 2, of the California Building Code. **N-4** Prior to development plan approvals for new noise-sensitive development projects within 150 feet of UPRR railroad tracks, the City shall require submittal of a final vibration study, which identifies all practicable mitigation measures to satisfy the 72 VdB noise-sensitive and 75 VdB non-noise-sensitive vibration level standards, as defined by the FTA for frequent rail events. **N-5** The City shall maintain, update and enforce the City's Noise Ordinance that establishes community-wide noise standards and identifies measures designed to resolve noise complaints. **N-6** The City shall require major stationary noise-generating sources throughout the City to install additional noise buffering or reduction mechanisms on development sites and/or within facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities. **N-7** Parking lots, loading zones, and large trash bins shall be located the greatest distance practicable from adjacent residential properties, and designed is a manner that reduces associated noise impacts to levels allowable by the City's Noise Ordinance.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		N-8 The City Zoning Ordinance and development review standards shall be used to limit land use patterns and project designs to those that are compatible with the existing and long-term noise environment. **N-9** The City shall develop guidelines and minimal criteria requirements for noise analyses for future development projects and in compliance with the General Plan Noise Study. Studies shall evaluate project impacts and the effectiveness of proposed mitigation measures. **N-10** The City shall periodically review and amend the General Plan Land Use Map as appropriate to assure reasonable land use/noise level compatibility. **N-11** The City shall designate primary truck routes and ensure that they are clearly marked throughout the community and properly identified on mobile apps and other web-based platforms. Except for traffic providing location-specific services and deliveries, construction and delivery trucks shall be limited to those truck routes identified in the General Plan Circulation and Mobility Element. **N-12** Development projects which result in through-traffic in residential neighborhoods shall be discouraged through the development review process, and most viable alternative routes shall be identified and adhered to. **N-13** Where applicable, prior to the issuance of building permits for new development or other construction projects, when sensitive receiver locations are within 100 feet of proposed construction activities the City shall require the submittal of construction noise impact analysis and management plans that demonstrate:	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		• Exterior construction noise levels at the closest sensitive receiver locations will satisfy the FTA 80 dBA L_{eq} residential and 85 dBA L_{eq} commercial 8-hour construction noise level standards and the 0.01 in/sec RMS vibration standard for sensitive uses. The site-specific study shall identify the necessary noise and/or vibration mitigation measures, if any, required to reduce exterior noise and vibration levels to below FTA noise and City vibration thresholds; and • Measures to reduce construction noise and vibration levels, such as those provided below, shall be incorporated in the final noise management plan, if necessary: ▪ Install temporary construction noise barriers at the development site boundary which break the line of sight for occupied sensitive uses for the duration of construction activities. The noise control barrier(s) must provide a solid face from top to bottom and shall: o Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; o Properly maintained with any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. ▪ Install sound dampening mats or blankets to the engine compartments of heavy mobile equipment (e.g. graders, dozers, heavy trucks). The dampening materials must be capable of a 5 dBA minimum noise reduction, must be installed prior to the use of heavy mobile construction equipment, and must remain installed for the duration of the equipment use. ▪ Construction activities requiring loaded trucks, large bulldozers, and jackhammers within 50 feet of nearby sensitive land uses (e.g.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		residential, school, etc.) shall be minimized, or alternative equipment or methods shall be used, unless the vibration levels are shown to be less than the City threshold of 0.01 in/sec RMS.	
Section 2.13 Parks and Recreational Facilities			
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Potentially Significant	**PR-1** The City shall maintain and, where appropriate, upgrade existing facilities and diversify activities programming. **PR-2** The City shall periodically conduct a needs assessment for recreation programs and services with local residents. **PR-3** The City shall maintain and where possible expand use of joint-use agreements with the Palm Springs Unified School District to use school properties for public use during non-school hours. **PR-4** The 2005 Cathedral City Parks and Recreation Master Plan shall be revised to include an updated facilities and program analysis, and five to ten-year master plan for future park and open space lands and recreation programs. **PR-5** Concurrent with the update to the Parks and Recreation Master Plan, evaluate the distribution of existing and planned park and recreation lands, and the distribution of under-served or otherwise disadvantaged neighborhoods, and ensure that the need of all sectors of the community are well served. **PR-6** Upon completion of the Parks and Recreation Master Plan update the City shall adopt population-based parkland acreage standards for all sizes and types of parks and recreation areas.	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		PR-7 A broad range of sources of purchase financing and operating revenue, shall be investigated and shall include Development Impact Fees, Mello-Roos special districts, public/private ventures, state and federal grant opportunities, developer fees and inter-agency joint use agreements to supplement revenues collected for parks and recreation projects. **PR-8** The City shall improve and expand pedestrian and bicycle access and connections to regional parks and open space by implementing the City ATP, including the striping and/or construction of new and improved sidewalks and multi-class bikeways. **PR-9** The City shall work diligently to implement the General Plan Circulation and Mobility Element, the ATP and other components of the City's transportation plan that address safe pedestrian, bicycle and ADA access to transit connections and facilities, especially those located between residential neighborhoods and parks and open space. **PR-10** The City shall develop and explore programs that encourage bicycle commuting or testing of innovative facility designs to accommodate bicycles, scooters and LSEVs. **PR-11** Every reasonable effort shall be made to enhance accessibility throughout the planning of park areas and facilities, in accordance with the Americans with Disabilities Act (ADA), and include increased wheelchair accessibility and other requirements needed for the elderly and disabled. **PR-12** The City shall adopt design and planning guidelines that enhance safety in parks, playgrounds, streets, and public places.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		PR-13 New development, redevelopment, and public works projects shall be required to incorporate applicable General Plan guidelines when developing streets, parks, playgrounds, and other public places. **PR-14** The City shall encourage or require the provision of recreation space in private development. **PR-15** Recreation space and amenities shall be required and provided in large developments, especially in areas of high population and building density. **PR-16** The City shall regularly review and, as necessary, update the Active Transportation Plan to ensure a comprehensive and convenient bicycle and pedestrian transportation network. **PR-17** The City shall identify and program physical improvements, such as crosswalks, sidewalk improvements, signs, and traffic signalization, that would make bicycle and pedestrian travel safer to parks and recreational facilities **PR-18** Every reasonable effort shall be made to provide children with safe and appealing opportunities for walking and bicycling to school in order to decrease rush hour traffic and fossil fuel consumption, encourage exercise and healthy living habits, and reduce the risk of injury. **PR-19** The City shall collaborate with CVAG, Coachella Valley jurisdictions, and other relevant agencies to support the completion of all planned CV Link segments and expansion of community connector links, particularly those in Cathedral City and neighboring communities.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
Section 2.14 Population, Housing, and Socio-Economic Resources			
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less Than Significant	No mitigation is required.	Less Than Significant
Section 2.15 Public Utilities and Service Systems			
Public Services a. 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	Potentially Significant	<u>Fire and Police Services</u> **PS-1** The Fire and Police Departments shall coordinate with other City departments and schedule periodic review, access and update the Strategic Plans and Local Hazards Mitigation Plan. **PS-2** The Fire and Police Departments shall evaluate proposals for new development to assure adequate emergency access, the integration of defensible space principles, clear street name signage and numbering, internal circulation, fire flow and other safety design considerations. **PS-3** The City shall apply objective criteria, including appropriate minimum response time, the matching of services and facilities to local needs, and the	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
service ratios, response times or other performance objectives for any of the public services: • Fire Protection • Police Protection • Schools • Parks • Other Public Facilities Utilities and Service Systems a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. (see Section 2.10 addressing stormwater) b. Have sufficient water supplies available to serve the project and reasonably		availability of alternative routes to serve target neighborhoods, and assure the optimal siting of future fire and police stations. **PS-4** The City shall evaluate current and potential methods of financing the expansion of fire and police services, including developer impact fees, assessment districts, and fire and police permitting fees for development occurring in high security or fire risk areas. **PS-5** City departments shall continue to collaborate between County Health and Human Services staff and law enforcement personnel to provide training and education on methods for addressing mental health patients in the criminal justice system. **PS-6** The City shall strictly enforce the California Building and Fire Codes, City Municipal Code and other applicable building standards in the course of reviewing development plans and conducting building inspections. **PS-7** The siting of facilities that produce, store, use or transport hazardous, flammable or explosive materials shall be conducted in a manner which assures the highest level of safety, in strict conformance with the California Building and Fire Codes, Municipal Code and other applicable regulations. **PS-8** An ongoing effort shall be made to enhance public awareness and participation in crime prevention, and encourage and promote the Neighborhood Watch Program, Citizens on Patrol and other community-oriented policing programs. The City shall develop new and expand existing educational programs dealing with personal safety awareness, such as neighborhood and commercial association watch/protection programs, and emergency preparedness and education for residents to register their cell phone with "Alert RivCo" at https://rivcoready.org/AlertRivCo used to alert	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
foreseeable future development during normal, dry and multiple dry years. c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.		Riverside County community members of urgent actions to take during disasters, such as earthquakes, wildfires, and floods. <u>Schools and Libraries</u> **PS-9** Review PSUSD and COD development proposals and environmental documentation, and otherwise coordinate with these institutions in planning new public school facilities as part of the City's continuing effort to provide enhanced educational opportunities for the community's residents. **PS-10** Routinely evaluate and update the Land Use Element and confer with potentially affected institutions to ensure that school and library sites are compatible with surrounding land uses, arterial roadways and significant noise generators. **PS-11** The City shall encourage and/or require the use of design and development techniques, such as sound attenuation walls, earthen berms and acoustical insulation in buildings, that mitigate potential traffic and other noise impacts on schools and libraries. **PS-12** The City shall proactively pursue agreements with the Palm Springs Unified School District regarding the shared purchase, lease, and/or joint use of land for school and recreational purposes. Provisions shall be made to optimize access to recreation facilities and open space for the community during non-school hours. **PS-13** The City shall coordinate with PSUSD, COD and the Riverside County Library System to ensure that safe routes and means to school and library facilities through the thoughtful implementation of the Circulation and Mobility Element and the Active Transportation Plan.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		Public Facilities **PS-14** The City shall periodically review its official Land Use Map and development patterns to assure the availability of adequate sites for future public and quasi-public buildings, infrastructure, and other facilities. The City shall confer and coordinate with utilities and other public and quasi-public agencies regarding their long-term needs. **PS-15** Establish and implement a Capital Improvement Program review and update schedule, which includes annual reviews, analysis and comprehensive revisions every five years. **PS-16** All new maintenance and utility facilities (and their signage) shall be integrated into the surrounding environment using landscape treatments, architectural elements, and/or other appropriate design mechanisms. Design plans shall be reviewed by the Planning Department. **PS-17** Consult and coordinate with Southern California Edison regarding the costs, methods, potential barriers to, and feasibility of undergrounding electrical power lines. **PS-18** Critical structures and facilities (including civic administrative center, hospitals, fire stations, police stations, schools and major communications facilities) shall be restricted from geologically and hydrologically hazardous areas, to the greatest extent practical. **PS-19** Investigate the feasibility of expanding the City's existing corporate yard to accommodate larger office space, parking lots, and maintenance facilities.	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		PS-20 Continue to investigate the feasibility of constructing a new community center, including potential sites, constraints, and funding opportunities. **PS-21** Establish a facilities upkeep and restoration master plan for City-owned facilities. <u>Water, Sewer and Utilities</u> **PS-22** Confer and coordinate with CVWD and DWA on methods to finance the upgrading and expansion of the sewer and domestic water systems, including the establishment of assessment and/or community facilities districts that also provide financial assistance for economically disadvantaged neighborhoods. **PS-23** The City shall support the efforts of DWA and CVWD to construct and expand facilities that treat and distribute reclaimed water. **PS-24** The City shall explore avenues for the expansion of roof-top solar and utility-scale wind energy development, and the implementation of domestic and utility-scale storage systems. **PS-25** The City shall confer and coordinate with SCE to identify existing above-ground power lines that are candidates for cost-effective undergrounding, with a special emphasis on those occurring along City image corridors.	
Section 2.16 Transportation			
a. Conflict with a program, plan, ordinance or policy addressing the circulation system,	Potentially Significant	**TM-1** Cathedral Canyon Drive from Perez Road to Ramon Road shall be identified as a special study corridor for transportation/mobility. The City shall study this corridor and monitor its operations on an ongoing basis to develop recommendations for improvements. Specific tasks shall involve	Less Than Significant

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Level of Impact Before Mitigation	Proposed Mitigation Measure(s)	Level of Significance after Mitigation
including transit, roadway, bicycle and pedestrian facilities. b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b). c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). d. Result in inadequate emergency access.		identifying the corridor's strengths, weaknesses, and opportunities for improvements. Recommendations should balance the needs to improve mobility, safety, parking, and the area's appearance. **TM-2** The Public Works Department shall establish and implement a prioritized roadway and intersection study and analysis program to assure the provision of adequate future rights-of-way and facilities at critical roadways and intersections. This program may be incorporated into the five-year Capital Improvements Program, which should be reviewed and amended, as necessary, annually. **TM-3** A planning and engineering project review checklist will be developed, which addresses all major roadway components and ensures compliance with the provisions of the Circulation and Mobility Element and the Active Transportation Plan. The checklist will be used in reviewing development proposals. **TM-4** Identified roadway segments and intersections with the potential to operate at LOS E or worse at General Plan buildout shall be designated as "Special Study Zones" where detailed analysis shall be conducted to minimize further degradation of operating conditions at these locations and to ensure that they operate at acceptable LOS at General Plan buildout. **TM-5** The City shall encourage and if necessary, require developers to explore alternative designs of streets and other transportation facilities by providing, as appropriate, information on Complete Streets design concepts and standards that may meet basic performance and safety needs, while still being responsive to the New Urbanism principles. **TM-6** The City shall apply to all development plans the adopted roadway classifications, and implement the Active Transportation Plan to maximize	

TABLE M-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES			
Impact	**Level of Impact Before Mitigation**	**Proposed Mitigation Measure(s)**	**Level of Significance after Mitigation**
		walking, bicycling, and use of LSEVs, and assure safe and efficient connections to City-wide and regional multi-modal facilities. **TM-7** When initiating review of development proposals, the City shall consult and coordinate with SunLine and solicit comments and suggestions on bus stops and other public transit facilities and design concepts, including enhanced handicapped access, that should be integrated into project designs.	

Cathedral City

City of Cathedral City General Plan Update

ENVIRONMENTAL IMPACT REPORT

1.0 INTRODUCTION AND PROJECT DESCRIPTION

1.1 Introduction

The following discussion described the CEQA Lead Agency for the Cathedral City General Plan Update and the Active Transportation/NEV Plan (Project), provides a comprehensive summary project description, describes the location and geographic limits for the planning area, the purpose and need for the subject analysis, and a statement of Project objectives. The CEQA process and details regarding this EIR are also provided.

Lead Agency
The City of Cathedral City (City) is the Lead Agency responsible for the preparation of this Draft Environmental Impact Report (EIR or DEIR) pursuant to the California Public Resources Code Sections 21000-21189.57, and the 2018 California Environmental Quality Act (CEQA) Guidelines Sections 15000-15387, as amended. CEQA defines "Lead Agency" as the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment (State CEQA Guidelines Section 15367). The proposed action evaluated in this EIR constitutes a "project", as defined by Section 15378 of the State CEQA Guidelines.

The Lead Agency contact person and mailing address regarding this Project is: Robert Rodriquez, Director of Planning, City of Cathedral City, 68-700 Avenida Lalo Guerrero, Cathedral City, CA 92234. The City's phone number is: (760) 770-0344. Mr. Rodriguez's email address is: rrodriguez@cathedralcity.gov.

Background and Project Summary
All incorporated cities and all counties are required by the California Government Code to prepare comprehensive, long-term general plans, which direct development of the community. As an official document of the City of Cathedral City, the Comprehensive General Plan provides the goals, policies, programs and maps to guide the development of the City and to preserve its valued assets, resources and quality of life. In addition to goals and policies, the General Plan includes issues discussions, factoids, diagrams and maps, tables and charts that provide direction for the prudent and conscientious management of existing and future development.

Cathedral City was incorporated in 1981 and initially relied upon the then-prevailing Riverside County General Plan for land use and other General Plan management. Most recently, the City General Plan was updated in 2002 and again in 2009. The Project is a comprehensive update to the City's General Plan and includes a new Active Transportation Plan (ATP). Following the State of California 2017 General Plan Guidelines, the General Plan includes traditional and new elements.

This Draft Environmental Impact Report evaluates a wide range of environmental issues associated with the implementation of the General Plan update and the Active Transportation Plan. These include land use compatibility, traffic/circulation/mobility, flooding and drainage, geotechnical and seismic safety, air quality and greenhouse gases, biological and archaeological resources, noise impacts and environmental justice. Other areas of concern include the availability of public services and facilities and the socio-economic impacts associated with General Plan implementation. The proposed General Plan Update is also herein referred to as the Proposed Project, as distinguished from the Project Alternatives.

Section 2.0 of this document evaluates the potential effects associated with the implementation of the Proposed Project. It characterizes the environmental setting of the region and identifies the environmental resources and constraints within which the General Plan study area occurs. Existing regional infrastructure, land use patterns and natural resources are also described in this section.

Section 2.0 also provides a comprehensive evaluation of the various areas addressed in the General Plan, including land uses, transportation systems, and environmental resources and conditions specific to the City General Plan study area. It discusses potential impacts to the physical environment associated with the adoption of the proposed General Plan update. This evaluation includes analysis of population, existing and planned patterns of development, alterations to the physical environment, and the availability of public services and facilities. Some aspects of the General Plan could result in significant environmental impacts. Therefore, avoidance, minimization and mitigation measures are provided, where appropriate, to reduce these impacts to insignificant levels, where possible.

Section 3.0 provides an analysis of three alternatives to the Proposed Project, including the No Project alternative. Subsequent sections of the DEIR include discussions of unavoidable significant impacts, irreversible and irretrievable commitment of resources, growth-inducing impacts, and short-term use and long-term productivity of the affected environment. The various DEIR discussions are further described below.

1.2 Project Location and Limits

The “Proposed Project” is the Comprehensive General Plan Update for the City of Cathedral City and inclusive of the aforementioned Active Transportation Plan. The Project planning area is limited to the current Cathedral City corporate limits and encompasses 14,557± acres or approximately 22.7 square miles (see Table 1-2, below). It does not include the City’s Sphere of Influence or other unincorporated lands in the planning area. 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.

The Project area is generally bounded by the Rancho Mirage city limits and unincorporated county lands on the east, the Palm Springs and Desert Hot Springs city limits on the west, Palm Springs and Rancho Mirage corporate lands to the south, and unincorporated Riverside County lands on the north. The Project planning area includes all or portions of the following:

- Sections 19, 20, 21, 22, 27, 28, 29, 30, 32, 33, 34 in Township 3 South, Range 5 East
- Sections 03, 04, 05, 08, 09, 10, 11, 13, 14, 15, 16, 17, 21, 22, 27, 28, 29, 32, 33, 34 in Township 4 South, Range 5 East
- Sections 05, 04, 09 in Township 5 South, Range 5 East

Also see the United States Geological Survey (USGS) 7.5-minute Cathedral City, California quadrangles. Also, please see Exhibits 1-1: Regional Location Map, 1-2: Area Location Map, 1-3: Project Vicinity and 1-4: Project Planning Area.

1.3 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.

1.4 Statement of Project Objectives

CEQA Guidelines Section 15126.6 states that an EIR must describe and evaluate a reasonable range of alternatives to a project that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. The EIR should also evaluate the comparative merits of the Project. Specifically, Section 15126.6 sets forth criteria for selecting and evaluating alternatives. A Draft EIR supports a determination of No Significant Impacts from implementation of the Project with the implementation of mitigation measures set forth in this EIR.

Pursuant to CEQA Guidelines Section 15124(b), the project description includes a statement of objectives. The purpose of the objectives is to assist the City in developing a reasonable range of alternatives to evaluate in this EIR. These objectives are intended to explain the purpose of the Project, and to aid the decision-makers in preparing findings or a statement of overriding considerations, if necessary.

The Project objectives are intended to address the purpose of the *General Plan Update* and the Active Transportation Plan (ATP) Plan. The City has identified the following list of criteria as the objectives for the Project.

- An updated General Plan that ensures that associated City ordinances, including the Zoning and Subdivision Ordinances, are maintained in conformance with the General Plan
- The continued use of Specific Plans as a preferred method of detailed and systematic implementation of the General Plan for large or complex planning areas
- The periodic examination and review of the long-term implications of General Plan policies and programs as they relate to the City's ability to provide public services and facilities
- A cooperative planning process with Riverside County, assuring an effective advisory role regarding any and all development and other land use planning issues or proposals within or in close proximity to the City's Sphere of Influence
- A General Plan that assures that properly filed development applications shall be processed in an expeditious and timely manner
- Master facilities plans that address the recreation, drainage/flood control, infrastructure, utility management, traffic control, and other facility needs of the community
- In-fill development within already urbanized areas of the corporate boundaries of the City
- Expansion of new development that is logically phased and, as appropriate, guided by the development of existing and new Specific Plans
- Ensure opportunities for review and comment on development proposals through public hearing notices sent to owners of property located at least within 300 feet of development proposal sites
- Cooperative public/private ventures and partnerships that better provide public services and facilities that benefit the community

1.5 Project Description: 2040 General Plan Update & AT/NEV Plan

Updated General Plan

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, its transportation network, 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 may no longer serve an effective planning purpose. These have been identified as candidates for rescinding.

The updated General Plan Land Use Map describes and designates the distribution of land uses by type, location, intensity and/or extent of use. Uses considered are diverse and include: residential, commercial, industrial, open space, recreation, public buildings and facilities, and other categories of public and private land uses. Prior to the adoption of the Cathedral City General Plan comprehensive update, the City utilized the land use designations and assignments adopted in the 1987 Plan. Land use categories and their assignment, as well as the City corporate limits, have evolved through two previous General Plan updates (2002 and 2009). The Project includes a comprehensive assessment of land uses and their distribution in 2018 and was conducted using a computer-based geographic information system (GIS), aerial photo analysis, field surveys and extensive consultations with residents and property and business owners.

Table 1-2 of this DEIR provides statistical summaries of land uses for the proposed General Plan update. Overall land use goals, policies and programs are described in the DEIR and can all be found in the Draft General Plan and AT/NEV Plan.

Active Transportation Plan (ATP)

Concurrent with the preparation of the General Plan *Circulation and Mobility Element*, the City has also prepared an Active Transportation Plan. The ATP is a part of the circulation element and implements pathway classifications for numerous streets in the City, assigning designations and providing improvement standards and guidelines that implement a Complete Streets program for the City. The ATP is designed to provide greater pedestrian, bicycle and neighborhood electric vehicle (NEV) and other low-speed electric vehicles (LSEV) access to the City roadway system and off-street network including the CV Link regional multi-modal pathway.

06.27.19

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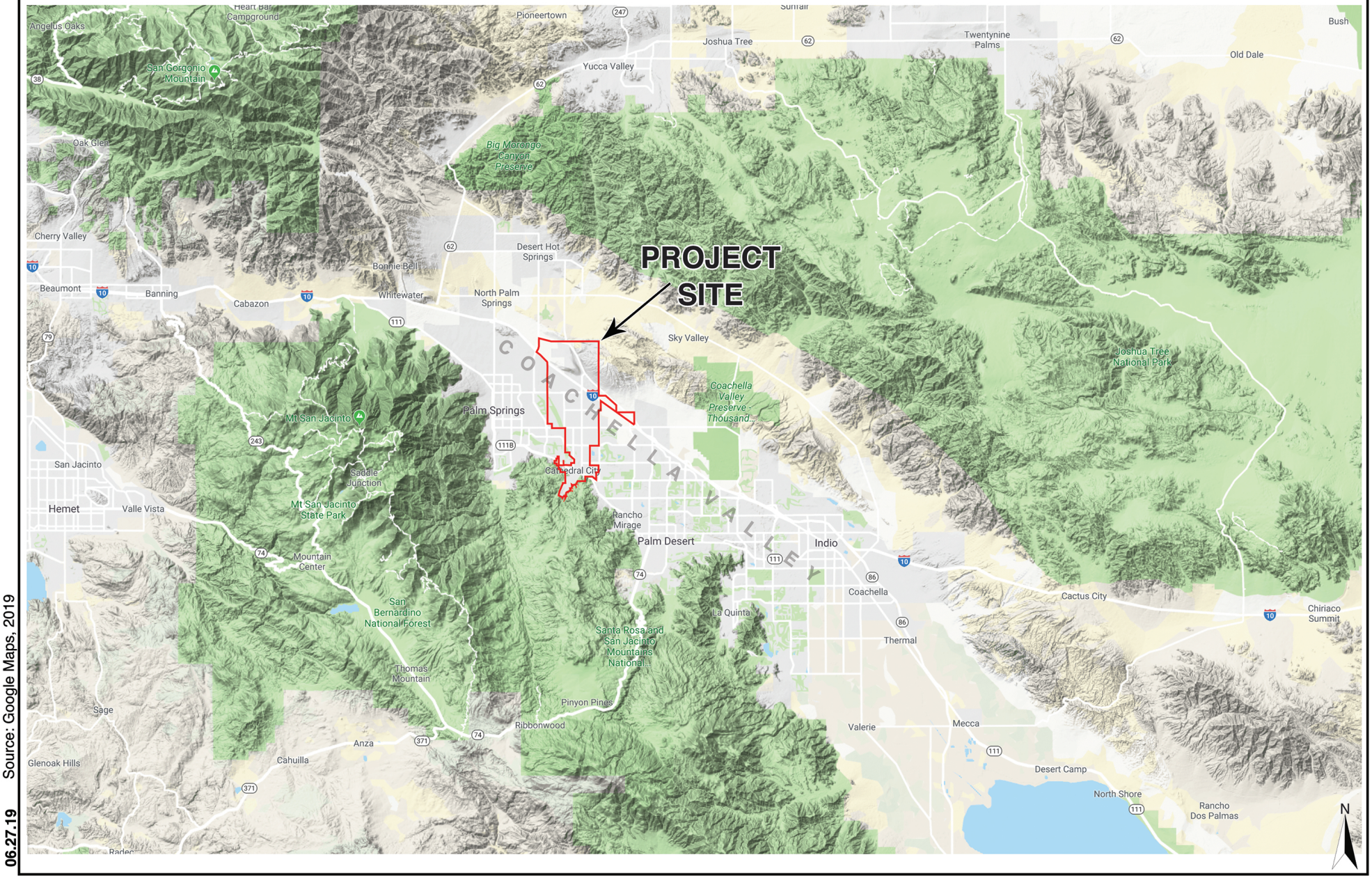
City of Cathedral City General Plan EIR
Regional Location Map
Cathedral City, California

Cathedral City

Exhibit
1-1



06.27.19 Source: Google Maps, 2019

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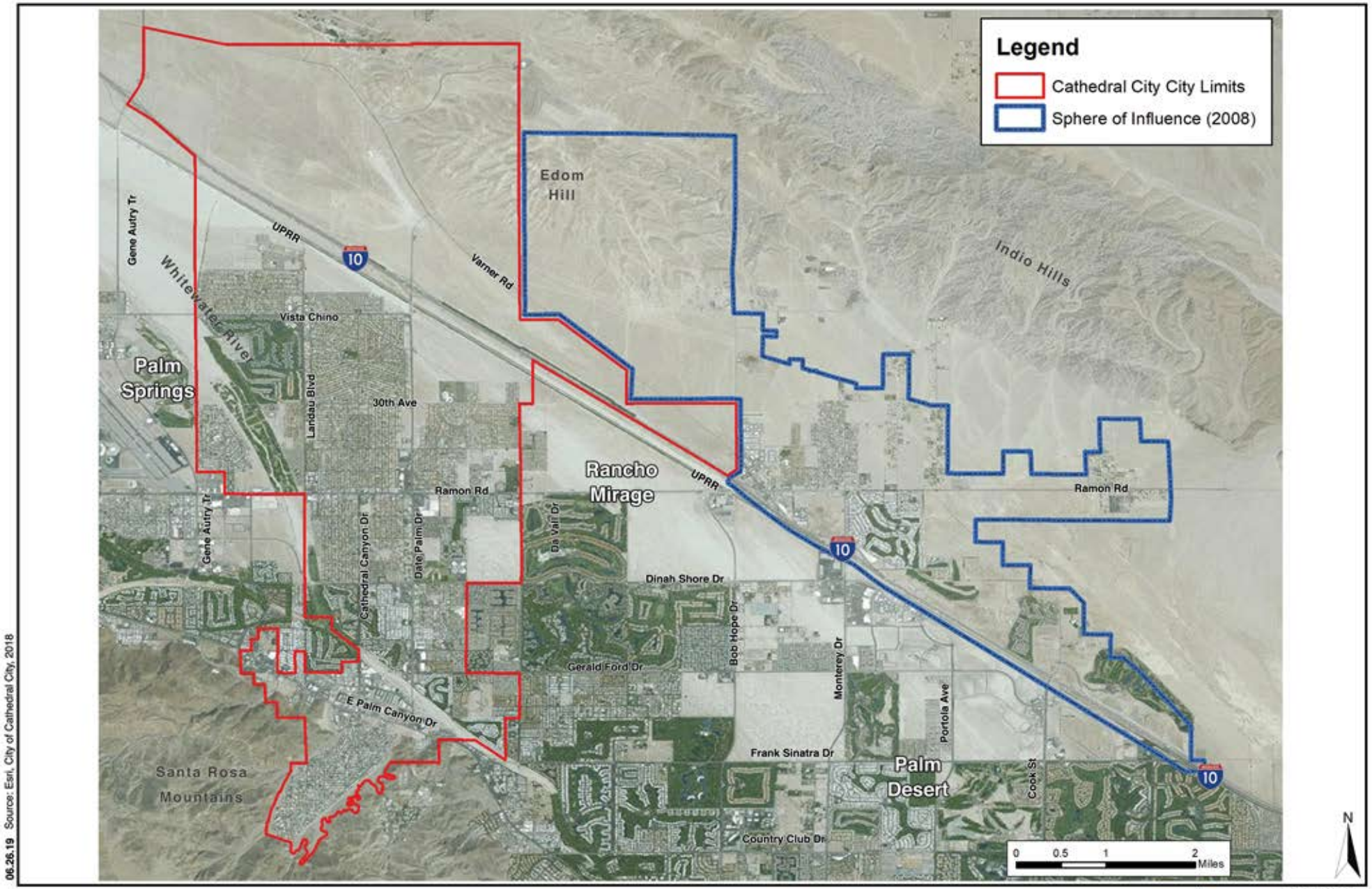
City of Cathedral City General Plan EIR
Area Location Map
Cathedral City, California

Cathedral City

Exhibit
1-2



06.26.19 Source: Esri, City of Cathedral City, 2018

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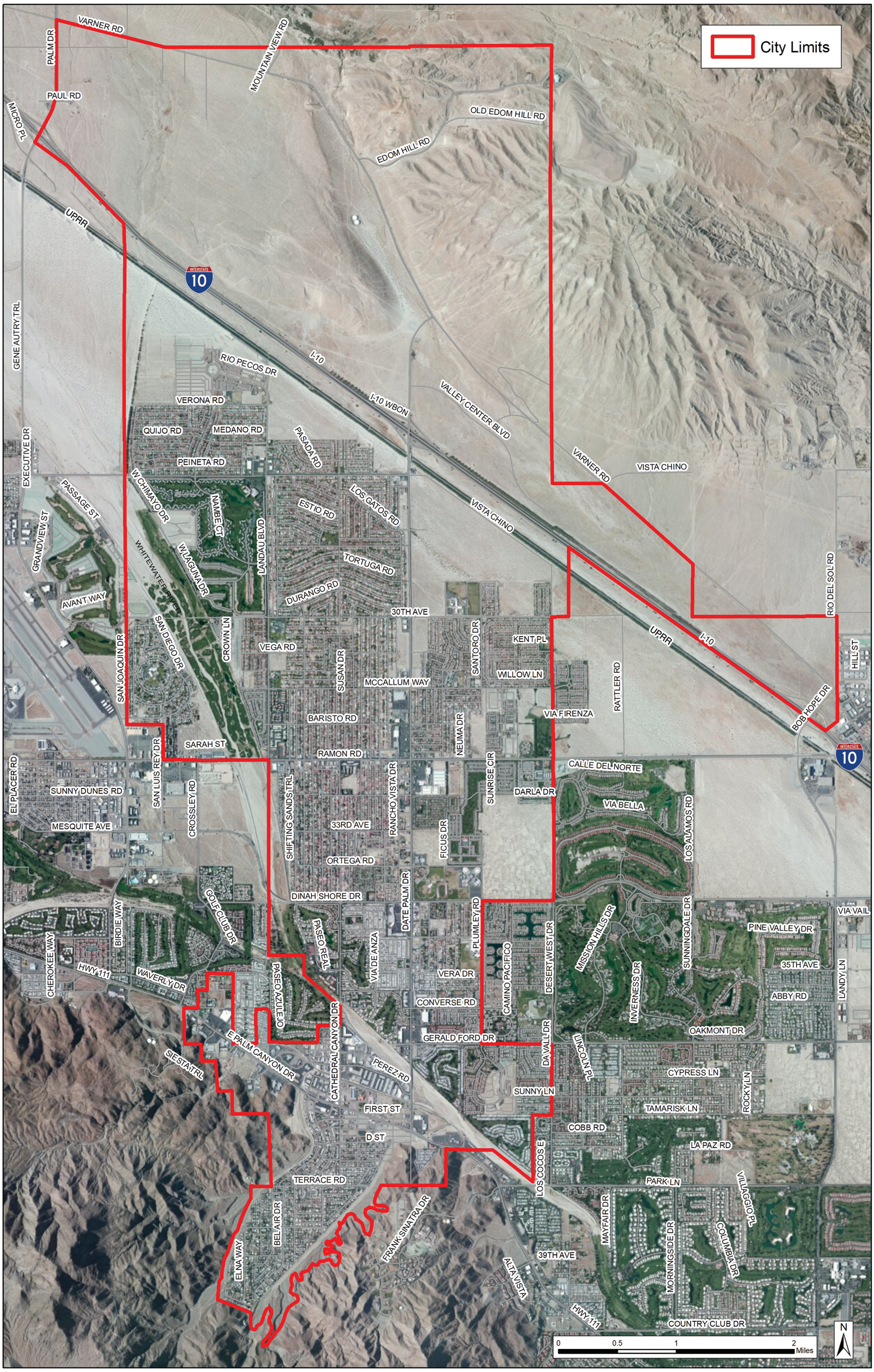
City of Cathedral City General Plan EIR
City Limits and Sphere of Influence
Cathedral City, California

Cathedral City

Exhibit
1-3



07.10.19

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City of Cathedral City General Plan EIR
Project Planning Area
Cathedral City, California

Cathedral City

Exhibit
1-4

1.6 CEQA Process

California Environmental Quality Act

In accordance with Sections 15063, 15064 and 15065 of the State CEQA Guidelines, the City prepared an Initial Study (2018) to identify potentially significant impacts associated with the proposed General Plan and ATP (the Project or Proposed Project). Based on the preliminary assessment, the City determined that an EIR should be prepared to evaluate the potential environmental effects associated with the implementation of the Project. (Refer to Appendix A).

The EIR has been prepared in accordance with CEQA (as amended), pursuant to State CEQA Guidelines §15121 (Informational Document):

- *An EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.*
- *While the information in the EIR does not control the agency's ultimate discretion on the project, the agency must respond to each significant effect identified in the EIR by making findings under Section 15091 and if necessary, by making a statement of overriding consideration under Section 15093.*
- *The information in an EIR may constitute substantial evidence in the record to support the agency's action on the project if its decision is later challenged in court.*

Under State CEQA Guidelines §15123, this section presents a summary of the Project evaluated in this Draft EIR, including those that would avoid potentially significant effects; issues of concern/areas of controversy known to the Lead Agency; and issues to be resolved, including the choice among alternatives and how best to mitigate the potentially significant effects. Alternatives to the Proposed Project are analyzed in Section 3.0 of this EIR.

The reader should review, but not rely exclusively on the Executive Summary as the sole basis for judgment of the Proposed Project. The complete DEIR should be consulted for specific information about the potential environmental effects and mitigation measures to address those effects.

1.6.1. Notice of Preparation and Public Scoping Meeting

The process of determining the appropriate scope, focus, and content of an EIR is known as "scoping" (Public Resources Code 21083.9 and CEQA Guidelines Section 15082). The first step in the scoping process is conducting a preliminary assessment of the Project and the issuance of a Notice of Preparation (NOP) of an Environmental Impact Report to solicit input from agencies and other parties of interest, including the general public.

When a Lead Agency determines that an EIR is required for a Project, a Notice of Preparation (NOP) must be prepared and submitted to the State Clearinghouse. The purpose of the NOP is to provide responsible and trustee agencies, and the public, with sufficient information describing the Proposed Project and the potential environmental effects, to enable interested parties/persons to make a meaningful response. The City issued the NOP for the General Plan update on August 3, 2018, and the 30-day public review period concluded on September 3, 2018. The NOP (see Appendix A) was submitted to the Riverside County Clerk for 30-day posting.

The NOP was also submitted to the State of California Governor's Office of Planning and Research, State Clearinghouse (SCH), which circulated the NOP to state agencies for a 30-day review and comment period. A public notice was also published in a newspaper of local circulation. A wide variety of comments were received from City residents and land owners, public agencies and others (see Appendix A). In general, comments were limited to requesting that further detail be provided in the EIR, and immediate responses were not required.

Public Scoping Meetings were held on May 1, 8, 15 and 22, 2018 with the purpose of educating and informing the public about the proposed General Plan update, addressing public questions and concerns, and collecting input on the CEQA process. This and additional public input were also collected at a noticed July 24, 2018 public City Council meeting, and at joint study sessions of the City Council and Planning Commission on September 26, 2018 and January 9, 2019.

1.6.2. Draft EIR

This Draft EIR is being circulated along with the Notice of Availability and Notice of Completion for public review for a 45-day review period, in accordance with State CEQA Guidelines Section 15085.

1.6.3. Final EIR

Following the public review and comment period, the City will prepare written responses to the written comments received on the Draft EIR. Where necessary, the Draft EIR may be revised, as appropriate, and together with the Response to Comments, will constitute the Final EIR. In accordance with State CEQA Guidelines Sections15090-15097, the City Council will then consider certifying the Final EIR during a noticed public hearing.

Following Final EIR certification, the City may proceed with consideration of approval actions, including adoption of the General Plan Update and the Active Transportation Plan. CEQA also requires the adoption of findings prior to approval of a project where a certified Final EIR identifies significant unmitigated environmental effects that would be caused by implementation of a Project.

If the Project that is approved would result in the occurrence of significant unmitigated effects that are identified in the Final EIR and that cannot be avoided or substantially lessened, the City shall so state in writing in a "statement of overriding considerations" the specific reasons to support its action based on the Final EIR and/or other information in the record. If the Project is approved, the City will file a Notice of Determination (NOD) with the County Clerk and State Clearinghouse within five working days following Project approval.

1.6.4. Mitigation Monitoring and Reporting

CEQA requires lead agencies to adopt a Mitigation Monitoring and Reporting Program (MMRP) at the same time the Final EIR is certified. The MMRP is a verification tool for use by the Lead Agency that lists the mitigation program task, entity responsible for implementation, timing of compliance, and record of date of compliance. Once the Final EIR and MMRP are certified, the mitigation measures become conditions of the Project approval. Mitigation Monitoring and Reporting Program measures have been incorporated in Section 2 of this DEIR, where necessary.

1.6.5. Organization of the Draft EIR

The organization of the Draft EIR is as follows:

Executive Summary & Mitigation Monitoring and Reporting Program (Environmental Matrix)

Section 1 – Introduction and Project Description. The section includes a description of the Proposed Project, summarizes General Plan goals, policies and programs, and sets forth land use plans and quantities for the Project. Alternatives considered that may reduce or avoid the significant impacts of the Project are described and analyzed in Section 3.0 of this EIR. Areas of controversy are also identified in this document. This section describes the CEQA process and the organization of this document.

Section 2.0 – Environmental Setting, Impacts and Mitigation Measures. The environmental setting discussion provides important background data and information on all CEQA analysis categories on a regional and planning area basis. This section of the EIR serves to establish the physical context within which the Proposed Project is being considered and analyzed. It also presents the physical and regulatory setting by environmental resource category, identifies impact significance criteria, and analyzes potential impacts associated with implementing the Proposed Project, including potential cumulative impacts. Mitigation measures and monitoring and reporting programs are identified, where applicable. Please note that environmental justice issues are addressed in Section 2.14. Section 2.0 analyzes the following resource areas:

- Introduction (Section 2.1)
- Aesthetics (Section 2.2)
- Agriculture and Forest Resources (Section 2.3)
- Air Quality and Greenhouse Gases (Section 2.4)
- Biological Resources (Section 2.5)
- Cultural and Tribal Resources (Section 2.6)
- Energy and Mineral Resources (Section 2.7)
- Geology and Soils (Section 2.8)
- Hazards, Wildfires & Hazardous Materials (Section 2.9)
- Hydrology and Water Quality (Section 2.10)
- Land Use and Planning (Section 2.11)
- Noise (Section 2.12)
- Parks and Recreational Resources (Section 2.13)
- Population, Housing and Socio-Economic Resources (Section 2.14)
- Public Utilities and Services Systems (Section 2.15)
- Transportation (Section 2.16)

Section 3.0 – Project Alternatives Analysis. This section describes alternatives to the Proposed Project and compares their impacts to those of the Project. This section also identifies which alternative is environmentally superior on a categorical basis and overall. The three alternative projects analyzed include Alternative 1: More Intense Alternative, Alternative 2: Less Intense Alternative, and Alternative 3: No Project Alternative (current General Plan).

Section 4.0 – Unavoidable Significant Impacts. This section discusses significant environmental effects that may not be avoided if the Project is implemented, and significant irreversible environmental changes associated with the Project even with feasible alternative actions. This section also provides a summary of cumulative impacts that are discussed in the resource sections.

Section 5.0 – Irreversible/Irretrievable Commitment of Resources. This section evaluates the Project's irreversible or irretrievable effects on natural resources, including but not limited to energy and water, and the level of commitment of these resources associated with the Project.

Section 6.0 – Growth Inducing Impacts. This section discusses the Project's potential to induce growth both locally and regionally.

Section 7.0 – Short-term Use Versus Long-Term Productivity

Section 8.0 – Organizations, Persons and Documents Consulted. This section describes and lists the various parties, agencies, documents and other resources used in preparing the subject EIR.

Technical Appendices - provides technical reports and information in support of the above sections and are identified in the Table of Contents.

1.7 Responsible Agencies

Under CEQA, provision is made for state and other agencies to act as "Responsible Agencies". Per California Public Resources Code Section 21069, a "Responsible Agency" is a public agency, other than the Lead Agency, which has responsibility for carrying out, approving or permitting a project. The authority of responsible agencies that may have responsibility for carrying out or approving a project and for complying with CEQA is limited to that part of the project that they will be called upon to carry out or approve (Public Resources Code Sections 21140(c), 21153(c); CEQA Guidelines Sections 15041(b), 15042).

Among others, the California Department of Fish and Wildlife and the California Regional Water Quality Control Board (Colorado River Basin) are CEQA Responsible Agencies and may issue permits and approvals for projects made possible by and analyzed in the subject EIR (CEQA-tiering). The California Department of Transportation (Caltrans) and the County of Riverside may also serve as Responsible Agencies under CEQA and may be able to rely on the subject EIR, at least in part, for issuance of encroachment permits or other permitting or regulatory actions.

1.8 Project's Relationship to Other Plans

The Project is directly related to other local and regional plans, including General Plans of adjoining jurisdictions, regional transportation plans including the Congestion Management Plan and the SCAG and CVAG regional transportation plans. The Project is also related to and serves as a city-specific extension of the CVAG Active Transportation Plan through the City's Active Transportation Plan, which is a part of this Project.

Other Regional Plans

The Project is related to or must accommodate other plans developed in the Coachella Valley. These include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the South Coast Air Quality Management District (AQMD) Air Quality Management Plan, and the Coachella Valley PM10 State Implementation Plan.

1.9 Proposed Project

Introduction

The "Project" is the Comprehensive General Plan Update for the City of Cathedral City and the City Active Transportation Plan. The General Plan study area address 14,557± acres or approximately 22.7 square miles within the City's corporate limits. The analysis also considers but does not specifically analyze the 8,425± acres (13.16 square miles) in the City Sphere of Influence or other unincorporated lands. Therefore, the total planning area analyzed in this EIR encompasses the 14,557± acres comprising the City's corporate limits in 2018. 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.

Updated General Plan

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 1981, the City has frequently used Specific Plans to address area-wide planning. Over time, many of these Specific Plan areas have remained vacant, while others 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 considered several that may no longer serve an effective planning purpose. Following adoption of the General Plan update, many of these Specific Plans will be reconsidered.

The updated General Plan Land Use Map describes and designates the distribution of land uses by type, location, intensity and/or extent of use. Uses considered are diverse and include: residential, commercial, industrial, open space, recreation, public buildings and facilities, and other categories of public and private land uses. Prior to the adoption of the Cathedral City General Plan comprehensive update, the City utilized the land use designations and assignments adopted in the 1987 Plan. Land use categories and their assignment, as well as the City corporate limits, have evolved through two previous General Plan updates (2002 and 2009). The Project includes a comprehensive assessment of land uses and their distribution in 2018 and was conducted using a computer-based geographic information system (GIS), aerial photo analysis, field surveys and extensive consultations with residents and property and business owners.

Table 1-2 of this DEIR provides statistical summaries of land uses for the proposed General Plan update. Overall land use goals, policies and programs are described in the DEIR and can all be found in the Draft General Plan and AT/NEV Plan.

Table 1-1 City of Cathedral City Draft General Plan Proposed Land Use Designations

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, it may be possible for development rights to 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) Medium 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) Medium-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 proximity to neighborhood commercial uses, thereby maximizing pedestrian and other multi-modal access to these essential services. Mobile home 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 proximity to neighborhood commercial uses, thereby maximizing pedestrian and other non-motorized access to these essential services.
(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 a 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. PUDs are also intended 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 (FAR: 0.35)	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 to tourist and business amenities. This designation also allows the cultivation and sale of cannabis and related products with approval of a discretionary permit.

	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 (FAR: 0.35)	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 practicable. 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 (FAR: 0.80)	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 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, providing venues for community events and festivals that complement the entertainment retail theme of the downtown.
(MU-N) Mixed-Use Neighborhood (FAR: 1.0)	This designation is assigned to limited areas in North City (as defined in the North City and Extended Specific Plans) and takes advantage of proximity to the Interstate 10 freeway, while acknowledging adjacency to *Conservation Area* lands established by the Multiple Species Habitat Conservation Plan area. Land use, zoning policies and design criteria for the area are contained in the North City Specific Plans. 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-U) Mixed-Use Urban (FAR: 1.0)	This designation is assigned to limited areas in North City (as defined in the North City and Extended Specific Plans) 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 Plans. 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 (FAR: 0.50)	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. This designation also allows the cultivation, sale and in some cases manufacture of cannabis and related products with approval of a discretionary permit.
(I) Industrial (FAR: 0.50)	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. This designation also allows the cultivation, sale and in some cases manufacture of cannabis and related products. 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 or odor, 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

(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.

Proposed Project: Summary of Land Use Changes

The following briefly summarizes the assignments of land use categories under the proposed General Plan Update. Changes in each major land use category is discussed below.

Residential Land Uses
The Proposed Project includes amendments to land use designations and densities and provides approximately 7,495± acres for residential development. In comparison with the current General Plan, which provides 7,609± acres for residential development, the Proposed Project represents a 1.0% decrease or about 114± acres less than the current General Plan. Under the Proposed Project, there are about 3,519± acres of vacant residential lands in the General Plan study area and could accommodate an additional 33,396± dwelling units.

Buildout of the General Plan study area is anticipated to generate approximately a total of 54,615 dwelling units, including existing and potential units. The current General Plan estimates approximately 54,053± dwelling units with the current General Plan's buildout. Therefore, the proposed General Plan will result in an increase of about 562± dwelling units or about 1.0% over the number of units provided under the current General Plan. As can be seen from Table 1-?, the increase is primarily in the number of multi-family units.

Commercial Land Uses
The Proposed Project includes changes to several commercial land use designations. The current General Plan designates 1,636± acres for commercial development in the study area. The Proposed Project would result in a total of 1,575± acres across five commercial land use categories, which represents a decrease of about 61 acres, or 3.0% fewer acres than the current General Plan. Commercial land uses occur in key locations within the City's roadway network, such as Date Palm Drive, East Palm Canyon Drive and Ramon Road, and City lands located north of U.S. Interstate-10. At General Plan buildout the Proposed Project could result in up to 13,116,382± square feet of commercial space, compared to 13,651,604± square feet under the current General Plan. Therefore, the Proposed Project would result in a potential reduction of 535,222± square feet or 3.0% in commercial space at buildout. The Proposed Project would nonetheless provide for up to 8,937,867± square feet of additional commercial space.

Industrial Land Uses
The Current General Plan provides 1,018± acres for industrial development, while the Proposed Project provides 1,251± acres for the same two industrial land use designations. The Proposed Project increases the total amount of industrial land uses by 233± acres or 22.0% compared to the current General Plan. Under the Proposed Project, industrial land uses are expanded in north and south of the East Palm Canyon corridor and especially on lands north and south of the Union Pacific Railroad corridor. Buildout of the Proposed Project has the potential to result in up to 17,781,959 square feet of industrial space, compared to the current General Plan which has the potential to generate approximately 14,426,811 square feet, again, an increase of approximately 22% compared to the current General Plan. The Proposed Project would provide for up to 15,564,546± square feet of additional industrial space.

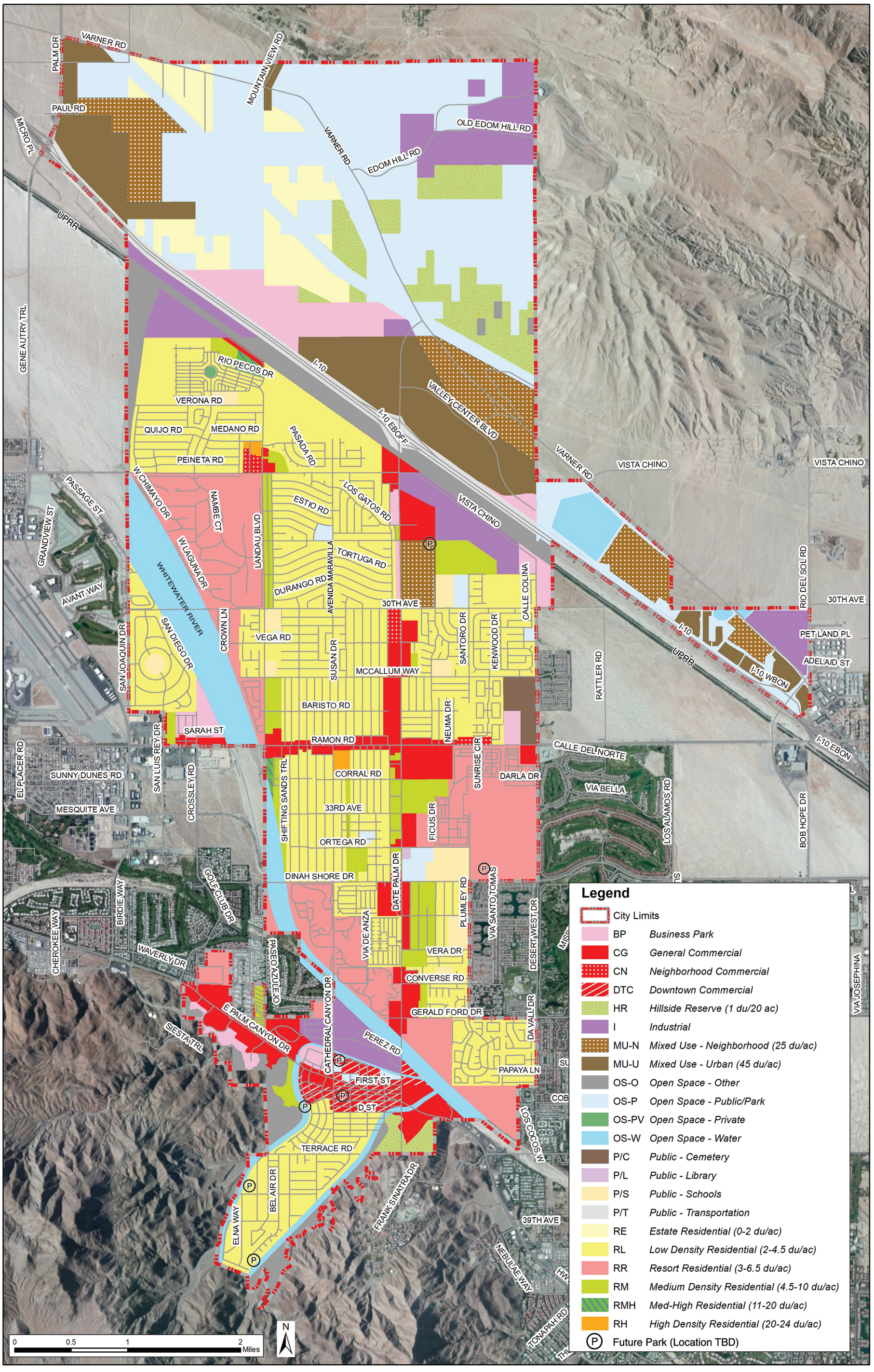
Open Space Land Uses
Open space land use designations represent lands that are preserved for outdoor recreation, including parks and golf courses, floodways and watercourses, and areas with outstanding scenic, biological, historical and cultural value. Under the current General Plan, approximately 3,832± acres are designated for Open Space land uses. The Proposed Project provides a total of 3,775 ± acres, which represents a decrease of 57± acres or 1.0% less than the current General Plan. Although not counted with Open Space lands, lands designated as Hillside Reserve (HR) allow development at a density of no more than one dwelling unit per 20 acres. The Proposed Project includes 459± acres designated as HR. These lands are generally constrained by topography and other conditions and disturbed areas associated with their development would be expected to be limited.

Public Lands

Other land use designations pertain to lands allotted for community and public facilities and are categorized as cemetery, library, schools, and transportation lands. Transportation lands comprise the majority of the "Public" designated in the General Plan. The current General Plan and Proposed Project both designate 461± acres as Public.

Active Transportation Plan

Concurrent with the preparation of the General Plan *Circulation and Mobility Element*, the City has also prepared an Active Transportation Plan (ATP). The ATP is a part of the circulation element and implements pathway classifications for numerous streets in the City, assigning designations and providing improvement plans and guidelines that implement a Complete Streets program for the City. The ATP is designed to provide greater pedestrian, bicycle and NEV access to the City roadway system and off-street network including CV Link regional multi-modal pathway.



05.22.19 Source: City of Cathedral City General Plan, 2009; ESRI 2019, City of Cathedral Ciity and Terra Nova Planning & Research, 2019.

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City of Cathedral City General Plan EIR
Proposed General Plan Land Use Map
Cathedral City, California

Cathedral City

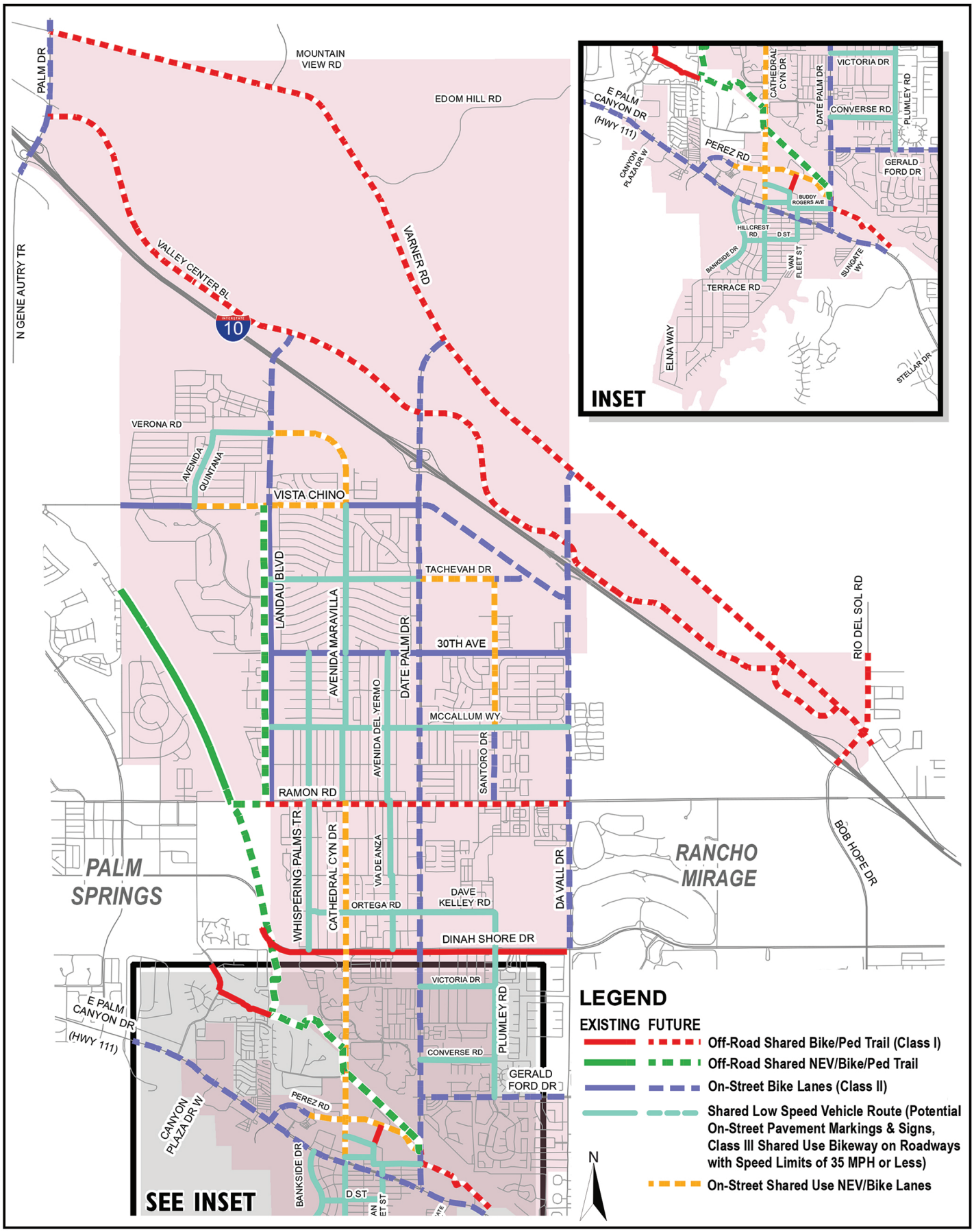
Exhibit

1-5

Table 1-2 Cathedral City General Plan (2018) Proposed Land Use Table

Land Use Category	ROW Acres	Land Use Acres	Total Acres	Vacant	Percentage of Vacant Lands	Developed	Percentage Developed Lands	Total	Percentage	Existing SF/Units	Potential SF/Units*	Buildout SF/Units*
Residential												
Hillside Reserve (1du/20ac)	1.77	457.28	459.05	451.22	98.67%	6.06	1.33%	457.28	3.52%	0	23	**23**
Estate Residential (0-2du/ac)	8.09	420.69	428.78	420.10	99.86%	0.59	0.14%	420.69	3.24%	1	630	**631**
Low Density Residential (2-4.5du/ac)	791.59	3144.12	3935.71	762.77	24.26%	2381.35	75.74%	3144.12	24.19%	11,841	2,574	**14,415**
Resort Residential (3-6.5du/ac)	46.62	1337.54	1384.16	942.80	70.49%	394.74	29.51%	1337.54	10.29%	5,153	4,596	**9,749**
Medium Density Res (4.5-10du/ac)	47.21	415.26	462.47	166.65	40.13%	248.61	59.87%	415.26	3.19%	4,224	1,250	**5,474**
Medium-High Density Res (11-20du/ac)	0.53	21.53	22.06	21.53	100.00%	0.00	0.00%	21.53	0.17%	-	323	**323**
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**
Mixed Use - Neighborhood	9.25	240.64	249.89	240.64	100.00%	0.00	0.00%	240.64	1.85%	-	5,114	**5,114**
Mixed Use - Urban	29.86	482.49	512.35	475.67	98.59%	6.82	1.41%	482.49	3.71%		18,194	**18,194**
Total Residential Acreage	**936.93**	**6557.98**	**7494.91**	**3519.81**	**53.67%**	**3038.17**	**46.33%**	**6557.98**	**50.45%**	**21,219**	**33,396**	**54,615**
Commercial												
Neighborhood Commercial	6.55	32.42	38.97	20.63	63.63%	11.79	36.37%	32.42	0.25%	112,986	197,701	**310,687**
General Commercial	129.27	559.73	689.00	193.24	34.52%	366.49	65.48%	559.73	4.31%	3,516,986	1,851,858	**5,368,844**
Downtown Commercial	37.54	93.39	130.93	40.70	43.58%	52.69	56.42%	93.39	0.72%	504,939	390,036	**894,975**
Mixed Use - Neighborhood	13.87	360.98	374.85	360.98	100.00%	0.00	0.00%	360.98	2.78%	-	3,459,344	**3,459,344**
Mixed Use - Urban	19.91	321.66	341.57	317.11	98.59%	4.55	1.41%	321.66	2.47%	43,604	3,038,929	**3,082,532**
Total Commercial Acreage	**207.14**	**1368.18**	**1575.32**	**932.66**	**68.17%**	**435.52**	**31.83%**	**1368.18**	**10.53%**	**4,178,508**	**8,937,867**	**13,116,382**
Industrial												
Industrial	26.20	761.38	787.58	688.40	90.41%	72.98	9.59%	761.38	5.86%	1,080,863	10,195,479	**11,276,342**
Business Park	24.54	439.26	463.80	362.52	82.53%	76.74	17.47%	439.26	3.38%	1,136,550	5,369,066	**6,505,616**
Total Industrial Acreage	**50.74**	**1200.64**	**1251.38**	**1050.92**	**87.53%**	**149.72**	**12.47%**	**1200.64**	**9.24%**	**2,217,413**	**15,564,546**	**17,781,959**
Open Space												
Open Space - Other	10.73	528.61	539.34	499.69	94.53%	28.92	5.47%	528.61	4.07%	N/A	N/A	**N/A**
Open Space - Public	150.08	2303.85	2453.93	2303.85	100.00%	0.00	0.00%	2303.85	17.72%	N/A	N/A	**N/A**
Open Space - Water	8.56	772.77	781.33	477.32	61.77%	295.45	38.23%	772.77	5.94%	N/A	N/A	**N/A**
Total Open Space Acreage	**169.37**	**3605.23**	**3774.60**	**3280.86**	**91.00%**	**324.37**	**9.00%**	**3605.23**	**27.73%**	**N/A**	**N/A**	**N/A**
Public												
Cemetery	4.64	55.74	60.38	0.00	0.00%	55.74	100.00%	55.74	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	149.38	156.67	0.00	0.00%	149.38	100.00%	149.38	1.15%	N/A	N/A	**N/A**
Transportation	181.20	58.97	240.17	0.00	0.00%	58.97	100.00%	58.97	0.45%	N/A	N/A	**N/A**
Total Public Acreage	**193.90**	**266.89**	**460.79**	**0.00**	**0.00%**	**266.89**	**100.00%**	**266.89**	**2.05%**	**N/A**	**N/A**	**N/A**
Totals	**1558.08**	**12998.92**	**14557.00**	**8784.25**	**67.58%**	**4214.67**	**32.42%**	**12998.92**	**100.00%**			

*Existing and future conditions of Mixed-Use, Commercial, and Industrial land uses are calculated using the following assumptions: residential development is assumed to occur at 75% of the maximum density permitted, 22% lot coverage for commercial and mixed-use development, and 34% lot coverage for industrial development. Mixed-use Neighborhood is developed as 60% commercial and 40% residential. Mixed-use Urban is developed as 60% residential and 40% commercial. Updated 5.30.19



Source: Urban Crossroads, 2018

12.20.18

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City of Cathedral City General Plan EIR
Active Transportation Plan - Multi-Modal Facilities
Cathedral City, California

Cathedral City

Exhibit 1-6