



CITY OF CATHEDRAL CITY

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ENVIRONMENTAL INITIAL STUDY

Project Title:	Cathedral City Housing Element Update
Project No:	General Plan Amendment No. 20-001
Lead Agency Name and Address:	City of Cathedral City 68-700 Avenida Lalo Guerrero Cathedral City, CA 92234 (760) 770-0340
Project Sponsor's Name And Address:	City of Cathedral City 68-700 Avenida Lalo Guerrero Cathedral City, CA 92234
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Project Location:	City-wide
Project Area:	±22.7 square miles—the current City limits boundary.
General Plan Designation:	All
Zoning Designation:	All

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PROJECT DESCRIPTION

The Housing Element is one of the mandated Elements of the City's General Plan. The Housing Element is the City's eight-year housing strategy and commitment for how it will meet the housing needs of all economic segments of the community. It analyzes the demographics of the City's population and existing housing stock, and considers the future needs for housing in the City, with a particular focus on affordable housing, and housing for special needs households, including seniors, disabled persons, large families, single parent households and the homeless.

The Housing Element provides the City's decision makers with Goals, Policies and Programs intended to facilitate the development and preservation of an adequate housing supply to meet the City's housing needs. It identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups defined under State law (Section 65583 of the California Government Code), analyzes governmental constraints to housing maintenance, improvement and development, and addresses conservation and improvement of the condition of the existing affordable housing stock. This Update consists primarily of statistical updates (particularly relating to updating the 2010 Census and American Community Survey information in the Element to 2018 American Community Survey information), and reassessing housing needs based on these changes in demographics.

The State has established a mandatory update schedule for Housing Elements, which the City is complying with. This Update addresses the planning period from 2022 to 2029. During this timeframe, the City has been allocated the following housing units under the Regional Housing Needs Allocation (RHNA) developed by the Southern California Association of Governments (SCAG):

Table 1
Regional Housing Needs Allocation, 2022-2029

Income Category	No. of Units
Extremely Low Income ¹	270
Very Low Income (<50% of AMI)	270
Low Income (50-80% of AMI)	353
Moderate Income (81-120% of AMI)	457
Above Moderate Income (> 120% of AMI)	1,199
Total Units	2,549

Source: SCAG 2020

¹ Extremely Low Income (ELI) category is a subset of the Very Low Income category. ELI households are defined by HCD as those with incomes less than 30% of AMI. The number of units needed is assumed to be 50% of all Very Low-Income units.

This Initial Study focuses on whether the proposed Housing Element Update may cause significant effects on the environment. Mainly, this Initial Study is intended to assess any effects on the environment that may differ from those contemplated as part of the City's existing General Plan and Zoning Code. No new housing sites, beyond those already identified in the current General Plan and Zoning Code, are proposed as part of this update. However, there is one policy in the Housing Element that will require a Change of Zone to increase the density of site #9, as identified in the available land inventory (Assessor's Parcel No. 680-190-037). This site would need to be rezoned from R-2 (10 dwelling units per acre) to R-3 (20 units per acre). Program 1.A.7 in the Housing Element Update addresses the need to complete this action immediately following adoption of the Housing Element for the 2022-2029 planning period. All other

sites are currently designated for the appropriate density to accommodate the City's RHNA allocation. In the future when a Change of Zone, and/or housing projects are proposed, the City will review and address environmental issues associated with each particular project.

Other changes in policies and programs address changes in the requirements of law since the City last updated its Housing Element in 2013. These changes in law addressed a wide range of housing-related issues. Among them, AB 686 was passed by California Legislature in 2018 requiring that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule (2015). This Housing Element Update includes an AFH that analyzes patterns of segregation and equal access to opportunity within the City, consistent with AFFH Final Rule. A full list of housing-related laws is provided in the Housing Element Update.

Current Conditions

The current Housing Element of the City's 2040 General Plan applies to the 2021-2040 planning period. The current Element facilitates housing development and preservation throughout the City consistent with residential land use designations in the Land Use Element and Zoning Ordinance, to meet the RHNA assigned to the City at the time.

The City's General Plan was comprehensively updated in 2021. The General Plan and its Environmental Impact Report (2019) have also been considered in drafting the Housing Element Update.

Project Location and Limits

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 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

Surrounding Land Uses

Not applicable. The Housing Element applies to all lands throughout the City.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Summary of CEQA Findings

The Housing Element will have no direct impact on the environment. Adoption of the Housing Element will not result in the development of housing. In the future, when housing projects are proposed, the City will review each of these projects to address environmental issues associated with the particular project. Because housing could occur throughout the City, the specific conditions at any one project site may differ significantly from another, and site-specific analysis is appropriate when projects are proposed.

Purpose of this Initial Study

This Initial Study has been prepared in conformance with Section 15063 and other applicable sections of the CEQA Guidelines, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Negative Declaration.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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



Robert Rodriguez, Director of Planning
City of Cathedral City

10-28-21

Date

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 non-urbanized 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?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓

Sources: City of Cathedral City General Plan Update DEIR, 2019; City of Cathedral City 2040 General Plan, Adopted 2021; Cathedral City Zoning Ordinance.

Environmental Setting

The City of Cathedral City is located in Coachella Valley which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Gorgonio Pass to the northern shore of the Salton Sea.

Surrounding mountains include the San Jacinto Mountains, the foothills and slopes of which ascend from the Valley floor and form the westerly boundary of the Coachella Valley. At its peak, Mount San Jacinto rises to an elevation of 10,834 feet above mean sea level. The Santa Rosa Mountains, with Toro Peak at an elevation of 8,715 feet above mean sea level, generally form the southerly boundary of the valley. In the northerly portion of the valley are the Indio Hills, with elevations rising to about 1,600 feet, and the Little San Bernardino Mountains further north, forming the northeasterly boundary of the valley. Views of the mountain ranges and expanses of desert floor are highly valued by the community.

Currently, there are no state scenic highways that run through Cathedral City. Although not officially designated, East Palm Canyon Drive/Highway 111 is considered eligible for State Scenic Highway designation.¹ The Western Coachella Valley Action Plan (WCVAP), a sub-plan of the Riverside County General Plan, designates several roadways in the Coachella Valley as “scenic corridors”. In the Cathedral City area these include US Interstate-10, Varner Road, Palm Drive, and Dillon Road. The County has

¹ California Department of Transportation (Caltrans), California State Scenic Highways.
<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

adopted policies meant to protect these scenic corridors where they occur on unincorporated County lands. Relevant policies are primarily associated with signage, and other development adjacent to or near these and other scenic corridors.

Discussion of Impacts

a-d) No Impact. The Housing Element Update will have no impact on aesthetics, scenic vistas or light and glare. All new development proposed in the future must be designed in accordance with the City's General Plan policies and Municipal Code regulations meant to assure the protection of scenic viewsheds and enhancement of the visual character and aesthetic quality of development within the City. All new development within the City is subject to Zoning Code regulations that control the height, mass, and scale of a development (Municipal Code Chapter 9). Adherence to the City's Outdoor Lighting Standards (Municipal Code Chapter 9.89) will require the proper shielding of light fixtures to minimize spillage onto adjacent properties.

The City's Architectural Review Committee is responsible for reviewing architectural and landscaping design for all new development, including residential projects. Future housing projects will be reviewed on a case-by-case basis for their potential to affect the existing scenic resources, visual character and aesthetic quality of the development site and its surroundings. The Housing Element Update does not propose changes to these policies and regulations. No impact is expected.

Mitigation Measures:

None required.

Monitoring:

None required.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
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?				✓
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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; Cathedral City Zoning Ordinance; "Riverside County Important Farmland 2018 Map," sheet 2 of 3, California Department of Conservation.

Environmental Setting

There are no prime or unique farmlands, farmlands of statewide importance, or forest lands located in the City. Agricultural production occurs in the eastern Coachella Valley, more than 10 miles east of the City. The new, legal cannabis industry has attracted growers to the City and other communities, but all their activities occur within enclosed buildings on lands designated for industrial development, where the cultivation of these crops is carefully controlled.

Discussion of Impacts

- a-e) No Impact.** No prime or unique farmland, farmland of statewide importance, or forest land exists within the City. There are no lands that are zoned or otherwise intended for agricultural uses nor are there any lands that are under a Williamson Act contract. The Housing Element is a policy-based document and does not propose the construction of additional housing. This Update to the Housing Element will not result in any direct or indirect impact on any agricultural or forest land, nor would it result in the conversion of such land to non-agricultural or non-forest uses. Adoption of the Housing Element Update will have no impact to agricultural and forestry resources.

Mitigation Measures: None required.

Monitoring: None required.

III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; SCAQMD CEQA Air Quality Handbook (1993); 2016 Air Quality Management Plan, SCAQMD; Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP); State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011-2021. Sacramento, California, May 2021; 2020 RTP/SCS, Demographics and Growth Forecast Technical Report, Southern California Association of Governments, adopted September 3, 2020.

Environmental Setting

The City of Cathedral City is located in the Salton Sea Air Basin (SSAB), which spans part of Riverside County and all of Imperial County. The SSAB is characterized by the large-scale sinking and warming of air within the semi-permanent subtropical high-pressure center over the Pacific Ocean. The flat terrain near the Salton Sea creates deep convective thermals during the daytime but equally strong surface-based temperature inversions at night. Once the air enters the valley, it gets trapped and influences the local climate.

The SSAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The Project site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio, as well as the unincorporated community of Thermal.

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. The SSAB exceeds state and federal standards for fugitive dust (PM₁₀) and ozone (O₃), and is in attainment/unclassified for PM_{2.5}. Ambient air quality in the SSAB, including City, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or vinyl chloride.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all state and federal government agencies. At the time the 2016 AQMP was developed, its land use and transportation controls were based on the Growth Management chapter of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) adopted by SCAG to comply with metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. In 2020, SCAG adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) that will be the basis of land use and transportation controls of the forthcoming 2022 AQMP. However, the 2016 RTP/SCS is consistent with the current 2016 AQMP and thus the appropriate document to reference for air quality analysis.

Discussion of Impacts

a-d) No Impact. The Housing Element Update will have no direct impact on air quality. The Update is a policy document and will not directly result in the construction of new housing. To meet the City's Regional Housing Needs Allocation (RHNA) of 2,549 units by the end of the 2022-2029 planning period, the Housing Element Update provides an inventory of parcels available for affordable housing projects.² In order to meet these housing needs, the Housing Element contains programs to increase allowable density for one site identified for future housing. Specifically, site #9 (Assessor's Parcel No. 680-190-037) would be rezoned from R-2 (10 dwelling units per acre) to R-3 (20 dwelling units per acre). This change could result in an increase of 70 units in the City over that currently allowed. This change is not significant and will not result in an impact to the air quality in the region.

The City's 2021 population is estimated to be 53,973, with an average 3.08 persons per household.³ SCAG projects the City's population will grow to 68,100 by 2040. The addition of 2,549 units would increase the population by 7,851 to a total of 61,824, which is under the 2040 population forecast. Therefore, the Housing Element is consistent with the 2016 RTP/SCS and thus consistent with the growth assumptions in the 2016 AQMP. The Update will not conflict with or obstruct implementation of the AQMP.

All new development shall adhere to SCAQMD rules and regulations and City requirements for all construction related activities to ensure compliance with the 2016 AQMP and 2003 SIP. Typical measures include, but are not limited to, the implementation of fugitive dust control measures (SCAQMD Rule 403.1, Municipal Code Section 6.16.080) and the use of low VOC content coatings (SCAQMD Rule 1113).

Future housing projects would also be required to conduct a Health Risk Assessment if the proposed development is located in proximity to existing sources of substantial toxic air contaminants (TACs), such as major roadways or industrial uses. The sites with the greatest potential for being exposed to health risks, specifically high concentrations of diesel particulate matter (DPM), are sites #2, #8, and #10, which are located in the northern portion of the City in proximity to the I-10 freeway and Union Pacific Railroad. Potential health risks will be assessed as projects are proposed, and mitigation implemented on a case-by-case basis, as necessary.

² Table 37 Inventory of Available Vacant Land, Cathedral City Housing Element Update, prepared by Terra Nova Planning and Research, 2021.

³ E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2021.

The City will initiate the CEQA review process to assess the potential air quality impacts associated with proposed housing projects. Analysis will cover criteria pollutants emissions, pollutant concentrations near sensitive receptors, and odor emissions. The Housing Element Update will facilitate development and renovation of residential units, which typically do not emit odors that would adversely affect a substantial number of people.

In summary, subsequent CEQA documentation prepared for individual projects would have project-specific data and would be required to address and mitigate any significant air quality impacts to a less than significant level. The Housing Element Update does not propose the development of any housing project, and does not propose changes to existing rules, regulations or procedures designed to protect air quality. The Housing Element Update will have no impact on air quality.

Mitigation Measures: None required.

Monitoring: None required.

IV. BIOLOGICAL RESOURCES Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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, regulations or by the California Department of Fish and Game or US 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?				✓
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?				✓

Sources: CVMSHCP; City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

The City of Cathedral City and the Coachella Valley are located in the Colorado subunit of the Sonoran Desert. The Sonoran Desert supports a wide range of biological resources that are highly specialized and endemic to the region. Valley floor habitat covers much of Cathedral City and the central Coachella Valley. It is characterized by low-lying, relatively flat terrain with sparse vegetation and sand deposits that originated from the erosion of adjacent hills that has been transported by strong winds. It can contain “active” sand dunes in which the continuous process of sand accumulation, depletion, and shifting occurs, uninterrupted by windbreaks or other impediments.

In Cathedral City, active sand transport systems are found in the Willow Hole-Edom Hill Preserve north of Interstate 10. The valley floor can also contain “stabilized” and “partially stabilized” sand fields that lack the structure of sand dunes and contain more vegetation than active sand dunes, including creosote bush (*Larrea tridentate*), sand verbena, and burrobush (*Oenothera deltoides*). Within Cathedral City south of Interstate 10, valley floor habitat has been largely fragmented, disturbed, and replaced by development.

The City participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and, as such, is subject to its provisions. There are currently undeveloped lands in the City that may harbor bird species protected under the Migratory Bird Treaty Act (MBTA) and/or other species not covered or addressed by the Coachella Valley MSHCP.

Discussion of Impacts

a-f) No Impact. The Housing Element is a regulatory document that, in and of itself, will not impact biological resources. The City will require future housing development projects to prepare a biological resource study, if deemed necessary, to determine if the project will have a substantial adverse effect on sensitive or special status species, riparian habitats, protected wetlands, or migratory wildlife corridors. In the event sensitive or special status species are potentially affected, focused species surveys would be required in compliance with applicable state and federal requirements. Compliance with the Migratory Bird Treaty Act (MBTA) is also required to ensure certain bird species, such as the burrowing owl, are protected prior to and during construction activities.

The City does not have a tree preservation or similar ordinance that protects trees in general or particular biological resources. The City of Cathedral City is within the boundaries of and is a Permittee to the CVMSHCP and all non-tribal land is subject to the provisions of the Plan. Future development would be required to mitigate impacts to Covered Species through the payment of local development mitigation fees. Development within or adjacent to a CVMSHCP Conservation area would be subject to the “Land Use Adjacency Guidelines” as described in Section 4.5 of the CVMSHCP. Tribal land within the City is subject to the Agua Caliente Tribal Habitat Conservation Plan (HCP). Housing sites on Tribal land will be subject to the same level of CEQA review, and will be required to comply with the Tribal HCP, which also implements a mitigation fee program for projects on the valley floor.

With implementation of the CVMSHCP and Tribal HCP, and other standard requirements, no new impacts on biological resources would occur as a result of the Housing Element Update.

Mitigation Measures: None required.

Mitigation Monitoring: None required.

V. CULTURAL RESOURCES Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 formal cemeteries?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; Cultural Resources Technical Report – Cathedral City General Plan,” CRM Tech, July 2, 2001; “Historic Resource Context & Historic Resource Program, Cathedral City, California,” Kaplan Chen Kaplan, November 21, 2017.

Environmental Setting

The City of Cathedral City is located in the Coachella Valley where the Cahuilla Indians settled centuries ago. The Cahuilla Indians were a Takic-speaking people of hunters and gatherers generally divided into three groups by geographic setting: the Pass Cahuilla of the San Geronio Pass – Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley; and the Desert Cahuilla of the eastern Coachella Valley.

A cultural resources study for the Cathedral City planning area was prepared in 2001 and concluded that the foothills and canyons along the base of the San Jacinto and Santa Rosa Mountains and mesquite dunes between Seven Palms Valley and Edom Hill are highly sensitive for prehistoric archaeological resources.⁴ According to the Eastern Information Center (EIC), most surveys have been conducted in the northern portion of the planning area on the valley floor and in the Indio Hills; a few have been conducted in the urban core. Only one prehistoric site has been recorded into the California Historical Resource Information System (CHRIS); its location is kept confidential for its protection. Another prehistoric site in the vicinity of Willow Hole has been reported by the Coachella Valley Archaeological Society, but it has not been recorded.

The City’s 2001 cultural resources survey determined that no areas retain sufficient amounts of historic-era characteristics to be considered a historic district. However, several historic resources in the planning area have been listed in the CHRIS. Among these are the Southern Pacific Railroad (CA-RIV-9498H) and the ruins of a 1930s-era highway service station on Varner Road, formerly part of the Ocean-to-Ocean Highway.⁵ Eight buildings in downtown Cathedral City were added as part of a 1980s countywide historical resources reconnaissance conducted by the Riverside County Historical Commission. All were built between the mid-1920s and late 1930s, but the majority have since been removed.

⁴ “Cultural Resources Technical Report – Cathedral City General Plan,” CRM Tech, July 2, 2001.

⁵ Ibid.

In 2017, the City consulted with community members and institutions knowledgeable about local historic resources and prepared a windshield survey of select areas to identify unique local conditions and neighborhood characteristics.⁶ It identified eight (8) historic contexts that can be used to categorize property types in Cathedral City, however there is currently no local historic resource designation program or preservation ordinance. The 2017 study described above may be used as a foundation for future local historic designation efforts and programs.

None of the historic or cultural resources discussed above are planned for alteration or demolition under the Housing Element Update.

Discussion of Impacts

a-c) No Impact. The adoption of the Housing Element Update will have no impact on cultural resources. There are no historic structures on lands identified in the affordable housing inventory. As individual projects are proposed in the future, the City will consult with ACBCI and other interested tribes on potential cultural resources pursuant to AB 52 and/or SB 18 and require the preparation of a cultural resource study, or request tribal monitoring during ground disturbing activities if the proposed project is within a culturally sensitive area. The consultation process is detailed in Tribal Cultural Resources section of this document. Should housing development be proposed on sites with historic and/or archaeological resources in the future, any potential impact will be addressed in the project-specific cultural/historic resource study and environmental review in compliance with standard requirements and General Plan policies.

There are no known burial sites or cemeteries on lands designated for housing. The City will require future projects to abide by California law, should human remains be identified on a site being prepared for housing development. California Public Resources Code Section 5097.98 requires that if remains are uncovered, all work in the vicinity of the site should be stopped and that there will be no deposition of the remains unless proper procedures are followed as required by the law.

Overall, no impact is expected.

Mitigation: None required.

Monitoring: None required.

⁶ “Historic Resource Context & Historic Resource Program, Cathedral City, California,” Kaplan Chen Kaplan, November 21, 2017.

VI. ENERGY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

Primary energy sources include fossil fuels (oil, coal, and natural gas), nuclear energy, and renewable sources like wind, solar, geothermal, and hydropower. Southern California Edison (SCE) provides electric services to the City of Cathedral City. Currently, SCE serves approximately 4.4 million residential service accounts and 520,000 commercial service accounts, which use up to 69% of the electricity generated by SCE in its service area.⁷

Natural gas is provided to Cathedral City by the Southern California Gas Company (SoCalGas). Its service territory encompasses approximately 24,000 square miles in Central and Southern California, from the City of Visalia to the Mexican border.⁸

Cathedral City is a leader in the installation of solar PV systems, including large systems at the Civic Center. Stand-alone industrial-scale development of PV systems have been somewhat limited but have been integrated to some degree with wind turbine development. Eight wind turbines currently operate in Cathedral City on Edom Hill (BLM lands), with a capacity of approximately 2.5 megawatts. Most turbines are three-blade, horizontal axis machines with galvanized or painted steel towers; larger turbines can exceed 300 feet in overall height.

In addition to its Climate Action Plan, the City prepared an Energy Action Plan (2013) to identify opportunities for cost savings through energy efficiency and actions necessary to meet the City's future energy needs, consistent with the energy policies set forth by the State of California.

Discussion of Impacts

a, b) No Impact. The adoption of the Housing Element Update will have no impact on energy resources or energy efficiency. Future development facilitated by the Housing Element Update would be evaluated on a project-by-project basis to assure it is designed, built, and operated in accordance with all applicable energy-related regulations, including energy efficiency and conservation standards. Such regulations and standards include the California Building Code, California Green Building Code, and potentially more stringent future regulations.

⁷ Errata to Southern California Edison Company's Amended Energy Efficiency Rolling Portfolio Business Plan For 2018-2025 by SCE (May 15, 2017) – Page 42 and 43.

⁸ SoCalGas Company Profile, <https://www.socalgas.com/about-us/company-profile>. Accessed 2021

Traffic generated by new housing developments would require the consumption of petroleum-based fuels related to vehicular travel. Although future housing projects have the potential to result in a direct increase in City VMTs, the Housing Element will not interfere with increased fuel efficiency standards and will not result in wasteful, inefficient, or unnecessary consumption of transportation energy resources.

SCE is committed to promoting renewable energy generation for its own operations and throughout the State and local communities. In 2019, about 48% of the power delivered to SCE customers came from carbon-free sources.⁹ SCE's Pathway 2045 provides a roadmap to achieving statewide carbon neutrality that requires decarbonization of the State's economy, including the electric sector, natural gas and low-carbon fuels, transportation, and building construction and operation efficiencies.¹⁰ SoCalGas is also committed to energy and climate sustainability and investing in a diverse portfolio of technologies and applications to decarbonize, including the use of cleaner fuels like renewable natural gas. SoCalGas aspires to achieve net zero GHG emissions in both operations and delivery of energy by 2045.

Adherence to the applicable building codes and state standards enforced by the City, SCE, and SoCalGas will ensure future residential development is consistent with current energy standards and conservation goals laid out in the City's General Plan and Energy Action Plan. The Housing Element Update will not conflict with or obstruct a state or local plan for energy efficiency or renewable energy.

Overall, no impact would occur.

Mitigation Measures: None required.

Monitoring: None required.

⁹ Website. Southern California Edison, <https://www.scecleanenergy.com/>. Accessed July 2021.

¹⁰ "Pathway 2045," by Southern California Edison, November 2019. <https://www.edison.com/home/our-perspective/pathway-2045.html>. Accessed 2021.

VII. GEOLOGY AND SOILS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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 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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

Geologic Setting

Cathedral City is located in the western portion of the Coachella Valley. The geology and seismicity of the Coachella Valley is primarily influenced by the tectonics of the San Andrea and San Jacinto fault systems. The San Andreas Fault is a continental transform fault that extends roughly 750 miles through California. It forms the tectonic boundary between the Pacific Plate and the North American Plate, and its motion is right-lateral strike-slip (horizontal). The San Jacinto Fault Zone (SJFZ) is a major strike-slip

fault zone that runs through San Bernardino, Riverside, San Diego, and Imperial counties in Southern California. The SJFZ is a component of the larger San Andreas transform system and is considered to be the most seismically active fault zone in the area.

The Coachella Valley is located in the northwestern portion of the Salton Trough which is bounded by the San Bernardino Mountains on the northwest, San Jacinto Mountains on the west, Santa Rosa Mountains on the south, and Little San Bernardino Mountains and Indio Hills on the northeast. Regional soils range from rocky outcrops within the mountains bordering the valley to coarse gravels of mountain canyons and recently laid fine- and medium-grained alluvial (stream deposited) and aeolian (wind deposited) sediments on the central valley floor. Episodic flooding of major regional drainages, including the Whitewater River, results in the deposition of sand and gravel on the valley floor. Strong sustained winds emanating from the San Geronio Pass cause wind erosion and transport and deposit dry, finely granulated, sandy soils on the central valley floor. The base of the San Jacinto and Santa Rosa Mountains consist of alluvial and stream-washed deposits, which are coarse sands and gravels.

Paleontological Resources

Paleontological resources are the fossilized remains of prehistoric animals and plants, created more than 12,000 years ago in the Pleistocene era. Fossils are usually buried resources, and often cannot be identified on the surface. A relatively thick sequence (20,000 feet) of sediment has been deposited in the Coachella Valley portion of the Salton Trough from the Miocene era to present times. These sediments are predominantly terrestrial in nature with some lacustrine (lake) and minor marine deposits. The major contributor of these sediments has been the Colorado River. The mountains surrounding the Coachella Valley are composed primarily of Precambrian metamorphic and Mesozoic granitic rock. According to the Riverside County General Plan, the City contains recent alluvium soils which have a low potential to contain significant paleontological resources.¹¹

Discussion of Impacts

a-f) No Impact. The adoption of the Housing Element Update will have no impact on geology and soils. The entire City is subject to significant ground shaking in the event of an earthquake. The San Andreas Fault passes through the northern portion of the City and is capable of generating magnitude 8.0+ earthquakes. A portion of faults in this area are within the Alquist-Priolo Earthquake Fault Zone and Riverside County-designated fault zone hazard maps. The Coachella Valley segment crosses the City and consists of two fault strands: the San Andreas Fault strand (also known as the North Branch or Mission Creek fault) which occurs north and east of the City; and the Banning Fault strand (also known as the South Branch fault) which extends across the northern portion of City. The City requires a geotechnical investigation where development is proposed in earthquake fault zones, consistent with State law.

Future housing development projects must comply with the Uniform Building Code/International Building Code, which would help new development and redevelopment to withstand ground shaking and avoid or reduce structural and non-structural damage.

Most housing sites identified by the City are proposed outside of areas subject to landslides and rockfall hazard with the exception of site #13, which is located at the base of the San Jacinto Mountain foothills in an area of high susceptibility to impacts from rockfalls and landslides. To

¹¹ Riverside County General Plan, "Multipurpose Open Space Element," (2003), fig. OS-8, "Paleontological Sensitivity Resources Map."

reduce the risk of economic and social losses from landslides and rockfall hazards, the City requires careful land management in hillside areas which generally includes development standards to restrict development in unstable areas, grading codes for earthwork construction, geologic and soil engineering investigation and review, construction of drainage structures, and where warranted, placement of warning systems. Lands between site #13 and the hillside are designated as Open Space-Other on the General Plan Land Use Plan, which would buffer rockfall or landslide events from directly impacting the site. The General Plan currently requires geotechnical investigations for new development proposed in areas identified as being subject to geotechnical hazards, including rockfalls and landslides, to determine off- and on-site geologic conditions and identify appropriate recommendations and mitigation measures for development of site #13 to avoid significant impacts.

The City will impose dust control/PM₁₀ management and NPDES standards on all development in the future, which will mitigate for potential soil erosion from wind or flooding hazards.

Subsidence is normally considered a regional issue and is being addressed by local water agencies through groundwater recharge and water conservation to reduce extraction. The majority of the City has a low to no liquefaction susceptibility, principally because groundwater in the Cathedral City area typically occurs 150 to 200 feet below the ground surface, too deep to saturate the loose surface sediments of the valley floor. Groundwater does occur within 50 feet of the surface in the northern portion of the City near Willow Hole, and the unconsolidated alluvial sediments are highly susceptible to liquefaction. The General Plan currently requires geotechnical investigations for new development proposed in areas identified as being subject to geotechnical hazards, including liquefaction, to determine on-site geologic conditions and identify appropriate recommendations for earthwork, grading, slopes, foundations, pavements, and other necessary geologic and seismic design considerations. Project-specific mitigation measures such as proper excavation, compaction, and foundation design will be implemented, as needed, on a project-by-project basis.

According to USDA's Soil Survey of the City, the soils in the planning area have a low shrink-swell potential.¹² As previously stated, site-specific geotechnical investigations will be required for development identified as being subject to geotechnical hazards. Compliance with the City's building regulations for the preparation of geotechnical investigations and compliance with appropriate construction standards for individual projects would ensure that impacts related to expansive soils would be less than significant with mitigation measures implemented as necessary.

The Housing Element identifies residential communities currently not served by sewers in the City, which are limited to portions of the developed Whitewater neighborhood and the Pomegranate Lane and Papaya Lane areas, all of which operate on septic tanks. Septic tanks will be decommissioned per standard regulations as sewer infrastructure is expanded into these areas. New development of any kind in the City is required to connect to sanitary sewer services provided by the CVWD and Desert Water Agency (DWA). As the Housing Element Update does not propose any housing development, no impacts associated with septic tanks or alternate wastewater disposal systems would occur.

¹² Soil Survey of Riverside County, California, Coachella Valley Area, U.S. Department of Agriculture Soil Conservation Service, September 1980.

The City is not known to contain unique paleontological or geologic features. The majority of City soils are composed of recently deposited alluvium which has a low potential to contain paleontological resources. Any paleontological or geologic sites or resources would likely have been disturbed already by urban development. Land north of I-10 is generally undeveloped and could harbor unknown resources, however housing sites are not proposed in this area. Any potential impact as a result of future housing development will be addressed in site-specific environmental review and technical studies, where necessary.

Mitigation: None required.

Monitoring: None required.

VIII. GREENHOUSE GAS EMISSIONS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; “2013 Cathedral City Climate Action Plan,” prepared by EcoMotion, May 2013; Assembly Bill 32 and 2019 California Green Building Standards Code.

Environmental Setting

The principal greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), and water vapor (H₂O), which are generated by both mobile and stationary sources, including vehicles, electricity and natural gas consumption, and emissions associated with water pumping and application of fertilizers.

State law mandates that all cities decrease their GHG emissions to 1990 levels by the year 2020. Executive Order B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050, as set forth in Executive Order S-3-05.

Cathedral City Climate Action Plan, Energy Action Plan, and GHG Inventory

The City of Cathedral City completed its first Climate Action Plan in May 2013 in an effort to address climate change at the local level by reducing greenhouse gas emissions within its own operations and within the overall community. The Climate Action Plan provides a framework for the development and implementation of policies and programs that will reduce the City’s emissions and is tracked via the City’s Greenhouse Gas Inventory. In addition to the Climate Action Plan, the City prepared an Energy Action Plan (2013) to identify opportunities for cost savings through energy efficiency and actions necessary to meet the City’s future energy needs, consistent with the energy policies set forth by the State of California.

GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MTCO₂e/yr that only applies to industrial uses’ stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach. It was recommended by SCAQMD staff that a project’s greenhouse gas emissions would be considered significant if it could not comply with at least one of the following “tiered” tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?

- Tier 3: Is the project below an absolute threshold (10,000 MTCO₂e/year for industrial projects; 3,000 MTCO₂e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

a, b) No Impact. The Housing Element Update will have no impact on greenhouse gas emissions. The Update is a policy document and will not result in the direct construction or operation of housing developments. The Housing Element identifies sites for future housing development, the majority of which are near transit, shopping and employment, including sites located in the downtown area and along Ramon Road. While the Housing Element proposes a density increase for site #9, the proximity to services and amenities in the downtown area would help offset the increase in vehicle miles traveled and greenhouse gas emissions.

Development of future housing would be evaluated on a project-by-project basis to assure it is designed, built, and operated in accordance with all applicable energy-related regulations, including energy efficiency and conservation standards, that help reduce GHG emissions. Such regulations and standards include the California Building Code, California Green Building Code, and potentially more stringent future regulations.

The City's 2013 Climate Action Plan (CAP) establishes energy-efficiency reduction policies and implementation measures for development projects that are generally more stringent than building codes. Implementation of the CAP is intended to reduce impacts associated with the emission of greenhouse gases within City limits to levels that are less than significant. In addition, the City's General Plan ensures the CAP and GHG Inventory are regularly updated to include current trends in technology, climate regulations, and to track the City's efforts to reduce overall greenhouse gas emissions. General Plan policies also promote the use of alternative energy sources and modes of transportation that can further reduce the City's GHG emissions.

Individual housing development projects will be evaluated on a case-by-case basis for potential impacts related to GHG emissions per CEQA requirements using project specific information to estimate GHG emissions from construction and operational activities. Projects will be required to demonstrate adherence to applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, with mitigation measures applied as necessary to reduce GHG emissions to the greatest extent feasible.

Mitigation Measures: None required.

Monitoring: None required.

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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 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 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?				✓

Sources: California Geotracker database; City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

A hazardous material is any substance that, because of its quantity, concentration, or physical or chemical properties, may pose a hazard to human health and the environment. Under Title 22 of the California Code of Regulations (CCR), the term “hazardous substance” refers to both hazardous materials and hazardous wastes. Both are classified according to four properties: 1) ignitability, 2) corrosivity, 3) reactivity, and 4) toxicity.

A hazardous material is defined as a substance or combination of substances which may either (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Housing developments occurring following adoption of the Housing Element Update would bring a variety of commonly used but potentially hazardous materials, including chlorine for pools and chemicals in cleaning products typical of residential developments.

Hazardous materials transport, storage, and use in the Cathedral City is strictly regulated for large quantity users, such as industrial processes and commercial dry cleaners. The City implements the General Plan's Hazardous and Toxic Materials Element through regular consultation with the Regional Water Quality Control Board (RWQCB), Fire Department, and County Department of Environmental Health.

Discussion of Impacts

a-g) No Impact. The adoption of the Housing Element Update will not impact hazards or hazardous materials. Future housing development will be required to assess potential impacts as part of the CEQA process, but these potential impacts are likely to be negligible, since housing development does not generate significant use, storage or transport of hazardous materials.

A number of schools occur in the City, including adjacent to or near lands designated for housing. However, as previously stated, housing development generates minimal hazardous materials which are governed by local and regional regulations.

According to a California Department of Toxic Substances Control Cortese and EnviroStor database search¹³, there are no active "cleanup sites" or "Hazardous Waste and Substances Sites" pursuant to Government Code Section 65962.5 in the City. Therefore, the sites proposed for housing do not occur on sites with hazardous materials issues.

The Palm Springs International Airport (PSP) is located within 5 miles of most of Cathedral City. Based on the California Airport Land Use Planning Handbook (Caltrans, 2011),¹⁴ the Airport Land Use Compatibility Plan (ALUCP) establishes the criteria by which safety hazards for developments close to airports can be evaluated. These criteria are intended to reduce the risk of an off-airport aircraft accident by limiting residential densities and concentrations of people in locations near airports. Future development of housing projects is required to comply with regulations established by the State Department of Health Services and the Riverside County ALUCP, and policies and implementing actions found in the City's General Plan.

The City has a developed roadway network that provides emergency access and evacuation routes to existing development. Interstate-10 runs through the central portion of the City and connects it to the other cities of the Coachella Valley. East Palm Canyon Drive (State Highway 111) connects the City with the cities of Palm Springs on the west and Rancho Mirage on the east. Both roadways are part of the City's and County's emergency plans and are used for emergency evacuation. The Housing Element Update does not propose modifications to the City's existing roadway network or emergency routes.

The majority of the City is located on the low-lying valley floor, and outside of the mapped Very high (VHFHS) wildfire hazard zone. A limited area of the southwestern and southeast City limits is within this VHFHS fire hazard severity zone, which occurs on the slopes of the Santa Rosa

¹³ Cortese and EnviroStor web database.

¹⁴ California Airport Land Use Planning Handbook (Caltrans 2011).

Mountains and extends into urbanized portions of the City. Lands designated for housing are located out of any State Responsibility Area or VHFHSZ mapped by CalFire. Future housing projects will be required to adhere to applicable fire codes and would be subject to Fire Department review and inspection. No impact regarding hazard from wildfires is expected.

Mitigation Measures: None required.

Monitoring: None required.

X. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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?				✓
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?				✓
(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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

The City of Cathedral City obtains water services from the Coachella Valley Water District (CVWD) and Desert Water Agency (DWA), whose main water supply comes from the underlying Whitewater Groundwater Basin.¹⁵ The total storage capacity of the Whitewater River subbasin is approximately 28.8 million acre-feet and it currently contains approximately 25 million acre-feet. It is capable of meeting the water demands of the Coachella Valley, including the City, for extended normal and drought periods.

¹⁵ "Coachella Valley Water Management Plan 2010 Update Final Report," prepared by MWH and Water Consult, January 2012.

The City and water providers implement all water quality standards and waste discharge requirements to prevent contamination of water sources. The City implements standard requirements for the retention of storm flows and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. As the water and wastewater services providers, CVWD and DWA implement the requirements of the Regional Water Quality Control Board pertaining to domestic water quality and wastewater discharge.

A major hazard associated with earthquakes is water inundation resulting from a seiche. A seiche is a standing wave in an enclosed or partly enclosed body of water. Currently there are reservoirs in the San Jacinto and Santa Rosa foothills and adjacent to residential development, and north of I-10 in a currently undeveloped portion of the City. The City is approximately 70 miles inland from the Pacific Ocean and is not subject to a tsunami.

Discussion of Impacts

- a-e) No Impact.** The adoption of the Housing Element Update will have no impact on hydrology or water quality. The Update is a policy document and does not involve the construction of new housing units.

The CVWD and DWA regulate groundwater pumping from the Whitewater Groundwater Basin, and comply with pumping rights, as required under the Sustainable Groundwater Management Act (SGMA). Thus, groundwater pumping that may lead to the depletion of local groundwater resources is not expected to occur. The City also mandates water conservation and consults with CVWD and DWA on water conservation procedures throughout the community, including the use of drought-tolerant landscaping and low water-demanding appliances. CVWD and DWA encourage the expanded use of recycled and reclaimed water.

The City, CVWD and DWA encourage the elimination of on-lot septic tanks to the greatest extent practicable. The City requires all new development to connect to the community sewer system. Future housing developments will be reviewed under CEQA to assure that they meet the standard requirements. The Housing Element identifies residential communities currently not served by sewers in the City, which are limited to portions of the developed Whitewater neighborhood and the Pomegranate Lane and Papaya Lane areas, all of which operate on septic tanks. Septic tanks are regulated by the Regional Water Quality Control Board (RWQCB) to ensure they do not pollute the groundwater basin. The City requires existing development currently connected to septic tanks to connect to the community sewer system when it becomes available.

Much of the City limits is developed, and benefits from an extensive surface and subsurface storm drain system. Areas in the northwestern portion of the City are subject to stream breakouts during large storms and threaten to inundate developed lands in this area, as well as vacant lands planned for development. Future development would connect to the existing storm drain system. The City's Storm Water Management and Discharge Control Ordinance (Municipal Code Chapter 15.10) prohibits the discharge of specific pollutants into storm water and requires development projects to provide adequate flood mitigation measures to reduce pollutants in the storm water. Compliance with this ordinance would reduce storm water pollution from individual developments in the long term.

The City requires new development and major redevelopment projects to prepare individual Water Quality Management Plans (WQMPs) that identify (1) the potential pollutants of concern that would be generated by the project and (2) the site and hydrologic conditions of concern at downstream locations. New development is also required to maximize stormwater filtration and/or infiltration by maximizing the natural drainage patterns. WQMPs will identify permanent site design, source control, and treatment control BMPs that would be implemented as part of the project.

The Housing Element Update, in and of itself, will not alter the course of a stream, river, or improved channel in the planning area so no erosion would occur. Changes to the local hydrology would occur through the development of vacant or underutilized parcels, however, these changes would be confined to the individual sites and would not change existing drainage patterns or affect major underground storm drain lines and channelized water systems in the City.

New development is required to provide runoff control and on-site stormwater retention. According to FEMA mapping, limited areas of the City near and adjacent to the Santa Rosa foothills, and tributary drainage from the west, are subject to 100-year flooding. Portions of the southwest portion of the City were also subject to 100-year flooding, however, these areas have been removed from this threat after completion of the Eagle Canyon Dam. The City's General Plan calls for the avoidance of development within the 100-year floodplain and protection of natural drainage patterns from erosion and from polluted urban runoff. The majority of proposed housing sites are located outside of 100-year floodplains. However, there is one housing site in particular that is at risk of flooding. Site #13 is located at the base of the Santa Rosa foothills and is subject to 100-year flooding. Per the General Plan, the City will require an evaluation of all development proposals located in areas that are subject to flooding, including Site #13, to minimize potential impacts.

Due to its inland location, the City is not susceptible to tsunamis. Water reservoirs in the planning area are structurally reinforced and baffled to reduce seiche related hazard. Future development proposals would be evaluated on a case-by-case basis to assure that potential impacts associated with seiche would be minimized.

Mitigation Measures: None required.

Monitoring: None required

XI. LAND USE AND PLANNING				
Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			✓	

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; Cathedral City Municipal Code; Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) 2013.

Environmental Setting

The City and the Coachella Valley are located in the central portion of Riverside County at the westernmost limits of the Sonoran Desert, also known as the Colorado Desert. Cathedral City and other jurisdictions in the Coachella Valley have adopted their own General Plan Land Use Element, or Tribal Land Use Ordinance, which assigns future, permitted land uses for lands within jurisdictional boundaries.

The City's corporate limits, which are the Housing Element Update's planning area, encompass 14,557± acres or about 22.7 square miles. These lands extend from the foothills of the Santa Rosa Mountains on the south to the western slopes of Edom Hill and the Indio Hills to the north. Large portions of the City are already developed with a full mix of land uses. Several areas in the already urbanized portions of the City are vacant and available primarily for in-fill development. These include lands abutting the Santa Rosa foothills on the south, portions of the City Downtown both north and south of East Palm Canyon Drive, lands along the west side of Date Palm Drive between Ramon Road and Dinah Shore Drive, and lands adjacent to and near the Whitewater River north and south of Ramon Road. Larger undeveloped lands in the southern portion of the City include the northwest corner of Gerald Ford Drive and Da Vall Drive, east of Date Palm Drive and north of 30th Avenue, and areas west of Date Palm Drive and north of Vista Chino.

The City's General Plan policies serve to promote a better integrated mix of land uses in mixed-use and transit-oriented neighborhoods. They also serve to improve the function of and reduce impacts from the City's transportation network by serving to reduce vehicle trips and vehicle miles traveled through better integration of land uses and comprehensive multi-modal transportation system.

The City participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), as discussed above in Section IV, Biological Resources, and is a Permittee under that Plan.

The Palm Springs International Airport master plan sets forth land use compatibility mapping that is designed to provide for the general health and safety of the surrounding community and to ensure that development of lands surrounding the airport will not be incompatible with the airports existing or long-term plans and operations. Most of the City occurs within Compatibility Zones D and E, which are the least restrictive.

Discussion of Impacts

- a) **No Impact.** None of the proposed housing sites identified in the Housing Element Update will act to physically divide an established community. Lands identified are vacant and based on the location of each site in the inventory, their development will not physically divide an established community.
- b) **Less Than Significant Impact.** The adoption of the Housing Element Update will have no significant impact on land use. This Update adds new sites to the vacant land inventory identified for affordable housing, all of which are currently designated for residential use. There is one proposed affordable housing site, site #9, that will require a Change of Zone in order to change the sites to a high-density zone. The designation will go from R-2 (up to 10 dwelling units per acre) to R-3 (up to 20 dwelling units per acre). Program 1.A.7 of the Housing Element Update addresses the need to complete this action immediately following adoption of the Housing Element for the 2022-2029 planning period. All other sites are currently designated for the appropriate density to accommodate the City's RHNA allocation. Impacts of future development, including development of site #9, will be addressed in the project-level environmental review.

Overall, however, the increased density of site #9 is consistent with the General Plan (adopted 2021) Residential Land Use Policy 7 which encourages the mix of residential and commercial uses, including high-density residential development that can take advantage of close and pedestrian-accessible employment and commercial centers, and alternative modes of transportation. Most of the affordable housing sites are located within or in proximity to the downtown area, including site #9, which is near amenities, services and employment, which creates synergy among different land uses and reduce vehicle miles traveled.

The City's Zoning Ordinance includes provisions for all densities of housing, and these development standards will be imposed as projects are proposed. As required by State's Density Bonus Law, currently codified at Government Code Sections 65915 through 65918, the City's Zoning Ordinance (Municipal Code Chapter 9.48) offers density bonuses and other development-related incentives and concessions to encourage the development of affordable.

Overall, no significant impacts are expected.

Mitigation Measures: None required.

Monitoring: None required

XII. MINERAL RESOURCES Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

In the Coachella Valley, mineral resources are largely limited to aggregates, such as sand, gravel, and crushed stone. These are major components of concrete, plaster, stucco, road base and fill, which are essential to the construction industry. There are important deposits of these materials that occur within the region that are being actively developed. Aggregate products are now being recycled when roads are resurfaced and buildings demolished, lowering the demand for mining new aggregate.

Mineral land use classification maps of the Coachella Valley show that Mineral Resource Zone 3 (MRZ-3) applies to Cathedral City.¹⁶ MRZ-3 generally refers to areas where development has limited the ability to determine the presence or amount of mineral resources. The nearest Mineral Resource Zone to Cathedral City is in the Indio Hills near the community of Thousand Palms -- near, but outside of, the city's sphere-of-influence (SOI).

Discussion of Impacts

a, b) No Impact. The adoption and implementation of the Housing Elements Update will have no impact on mineral resources. No active mining or extraction sites occur in the City, nor are any proposed. None of the sites identified for housing in the Update occur on lands designated for mineral resource extraction.

Mitigation Measures: None required.

Monitoring: None required

¹⁶ California Geological Survey, Department of Conservation (CGS), 2007. Update of Mineral Land Classifications for Portland Cement Concrete-grade Aggregate in the Palm Springs Production-consumption Region, Riverside County, California. Update to CGS Special Report 198 (SR 198), by Lawrence L. Busch.

XIII. NOISE Would the Project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; City of Cathedral City Municipal Code Section 11.96; Riverside County Airport Land Use Compatibility Plan, Volume 1: Policy Document, October 14, 2004.

Environmental Setting

The noise environment in the City and Coachella Valley is typical of a suburban community, with primary noise sources including traffic on Interstate-10, Highway 111 and major arterials, mechanical equipment such as heating/ventilation/air conditioning (HVAC) units, commercial loading and unloading operations, and parking lot activity.

Noise sources can be divided into two general categories, transportation sources (primarily traffic) and non-transportation or “stationary” sources. Transportation sources are by far the largest contributor to community noise levels. Local government has little direct control over transportation noise; rather, state and federal agencies assume the responsibility over vehicle noise emission levels. Methods to reduce the impacts of noise on sensitive land uses may include vehicle trip reduction, noise barriers, and setbacks.

City’s Noise Regulations

Table V-2 (Land Use Compatibility for Community Noise Environments) of the General Plan shows acceptable noise levels for various land uses. Acceptable exterior noise levels for residential development range from 45 to 65 dBA CNEL, and 45 to 72.5 dBA CNEL for commercial development. These noise levels do not include construction-related noise levels, as construction activities generate temporary noise. General Plan standards are supplemented by Municipal Code Chapter 11.96, the Noise Ordinance, which regulates noise throughout the City.

Discussion of Impacts

a-c) No Impact. The adoption of the Housing Element Update will have no impact on noise. The future development of housing will be required to study noise issues as part of the CEQA and building permit processes. All sites identified for future housing in the inventory are located in urban areas

and adjacent to existing development. Typical noise sources including transportation-related such as roadways and railroad, and stationary sources such as typical commercial and residential activities and landscaping equipment.

The construction of housing projects in the future may create temporary noise sources. The City's Municipal Code imposes noise standards and limits construction hours to the less sensitive day time hours (Municipal Code Section 15.04.030). Individual projects will be reviewed under CEQA to determine whether their construction impacts will impact neighboring development.

Prior to development plan approvals for new residential and similar noise sensitive projects, the City will require submittal of noise impact and mitigation analyses that demonstrate 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. Should noise levels at future housing sites require mitigation, there are a variety of means such as noise attenuation walls, enhanced construction methods, setback from roadways, and landscape buffers.

The Palm Springs International Airport (PSP) is located within 5 miles of most of Cathedral City. None of the housing sites identified in the House Element Update are located within the 60 dBA or above CNEL boundary of Palm Springs International Airport. Future development of housing projects is required to comply with regulations established by the State Department of Health Services and the Riverside County ALUCP, and policies and implementing actions found in the City's General Plan.

Mitigation Measures: None required.

Monitoring: None required

XIV. POPULATION AND HOUSING Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Southern California Association of Governments, September 2020; California Department of Finance, City/County Population and Housing Estimates, 2021.

Environmental Setting

The City's population increased 20% between 2000 and 2010, from 42,647 to 51,200. According to the California Department of Finance, the latest (2021) population estimate is 53,973, a much slower rate of growth of 5.4% over the last decade.¹⁷ SCAG projects the City's population will grow to 76,300 by 2045.¹⁸ In 2021, there were an estimated 21,654 housing units in Cathedral City. The City housing stock is composed of a mix of single-family and multi-family development, but the majority (56%) of housing units are single-family detached homes.

Discussion of Impacts

a, b) No Impact. The adoption of the Housing Element Update will have no impact on population or housing. The Element focuses on the facilitation of housing development to meet existing and projected housing needs within the City, but creates no immediate need for housing. The provisions of the Element will be implemented as growth and demand for housing occur, but will not induce growth. The Housing Element will facilitate the development of housing for all segments of the City's future population.

The Housing Element identifies areas zoned for residential development that need infrastructure improvements such as sewers, but does not propose extension of roads or other infrastructure in any area that may induce unplanned population growth.

The lands identified in the housing inventory are vacant, and their development will not displace people or structures. The Housing Element provides a program on relocation assistance should such need occur.

Mitigation Measures: None required.

Monitoring: None required

¹⁷ California Department of Finance 2021 data on City/County Population and Housing Estimates.

¹⁸ 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Appendix: Demographics & Growth Forecast, Table 14, Southern California Association of Governments, September 2020.

XV. PUBLIC SERVICES				
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?				✓
Police protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019;

Environmental Setting

The City operates its own municipal fire and police departments. Cathedral City is within the jurisdiction of Palm Springs Unified School District (PSUSD) which operates a total of 28 schools, including 16 elementary, 4 middle, 4 high, and 4 alternative schools. Cathedral City has approximately 73 acres of developed parks and 154 acres of undeveloped park land. The principal provider of library services in the Coachella Valley, including Cathedral City, is the Riverside County Library System, a network of public libraries

Discussion of Impacts

- a) **No Impact:** The adoption of the Housing Element will have no impact on public services. Housing projects proposed in the future will be assessed under CEQA, to determine whether they will impact public services. Since housing development sites are located in the urban areas of the City, they are least likely to cause significant impacts on public services. Lands designated for housing are located out of any State Responsible Areas or Very High Fire Hazard Severity Zones (VHFHSZ) mapped by the California Department of Forestry and Fire Protection (CalFire). Future housing development will be required to meet City roadway standards including minimum widths as detailed in the General Plan Circulation Element to ensure adequate emergency access. Projects in the future will be required to pay development impact fees, which are designed to support the provision of public services and facilities.

Mitigation Measures: None required.

Monitoring: None required

XVI. RECREATION Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

Parks and recreation services within the City of Cathedral City are owned and managed by the City. Cathedral City has a total of 73.23 acres of parks and 154 acres of undeveloped park lands. There are currently 11 parks within the City, ten of which are currently developed. Private recreational facilities are not relied upon to meet the City's recreational needs; however they do make up a significant portion of the community's recreational opportunities. Other park and recreational facilities include numerous mini, neighborhood and community parks, as well as Boys and Girls Club, senior center, and extensive bike lanes and hiking trails.

Discussion of Impacts

- a, b) No Impact.** The adoption of the Housing Element update will have no impact on recreation. Housing projects in the future will be assessed parkland fees and development impact fees in the building permit process, which are designed to cover the additional costs associated with providing parks and recreational services. These issues will be reviewed under CEQA as individual projects are proposed.

Mitigation Measures: None required.

Monitoring: None required

XVII. TRANSPORTATION Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Would the project conflict or be inconsistent with CEQA Guidelines section 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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

Regional connectivity in the Coachella Valley is provided by Interstate 10 (I-10), Highway 111, and State Routes 62 and 74. I-10 extends through the valley in a northwest-southeasterly trending direction and connects the region to western Riverside County and the Los Angeles metropolitan area to the west, and desert communities and Arizona to the east. Highway 111 is south of and roughly parallel to I-10. Highway 111 accommodates local and regional traffic through one of the City's principal commercial corridors and connects to other Coachella Valley communities, from Palm Springs on the west to the Salton Sea and Imperial County on the east.

Under SB 743, CEQA Guidelines Section 15064.3 was amended December 2018, stating that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. The focus on VMTs is to reduce and shorten vehicular trips and encourage land development that supports non-motorized modes of travel, including walking, biking, and low-speed electric vehicles (LSEV).

The City is well-served by existing transit services, including six (6) bus routes and more than 50 stops along transit corridors like East Palm Canyon Drive, Ramon Road, Vista Chino, and Date Palm Drive. Building housing near services, transportation options, and jobs typically increases the use of the multi-modal transportation system and reduces VMTs and associated greenhouse gas (GHG) emissions.

Discussion of Impacts

a-d) No Impact. The adoption of the Housing Element Update will have no impact on transportation. The development of future housing projects in the City will be required to address project-specific traffic impacts in the CEQA review process. The City will require the preparation of traffic impact studies, and mitigation of any impacts identified in these studies. Further, the proposed projects will be required to comply with City standards regarding roadway improvements, parking, and emergency access, either through CEQA or through conditions of approval.

The Housing Element identifies sites for future housing development, which are near transit, shopping and employment including sites in the downtown area. While the Housing Element proposes a density increase on one site, the proximity to services and amenities would help offset vehicle miles traveled by future residents. Future development will be required to assess their VMT impacts according to CEQA Section 15064.3(b). Mitigation will be provided when necessary.

The sites identified for future housing occur in the City's established street system and will not interfere with the system. Most of the identified sites occur on or near transit routes, and therefore will not impact alternative transportation systems.

Mitigation Measures: None required.

Monitoring: None required.

XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

As discussed above in Section V, Cultural Resources, Cahuilla Indians inhabited the valley since centuries ago. They were a Takic-speaking people of hunters and gatherers generally divided into three groups based on their geographic setting: the Pass Cahuilla of the San Gorgonio Pass – Palm Springs area; the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley; and the Desert Cahuilla of the eastern Coachella Valley. Today, Native Americans of Pass or Desert Cahuilla heritage are mostly affiliated with the Indian reservations around the Coachella Valley, including the Cabazon, Augustine, Torres Martinez, Twenty-nine Palms, Agua Caliente, and Morongo.

Discussion of Impacts

a. i), ii) No Impact. The Agua Caliente Indian Reservation, belonging to the Agua Caliente Band of Cahuilla Indians (ACBCI), is partially located in the City of Cathedral City. The City is located in the tribal “Traditional Use Area” as identified by ACBCI. The County of Riverside General Plan identifies the majority of the City and SOI as an area likely to contain cultural resources. Per the General Plan EIR, a qualified archaeological monitor is required for all development on Indian lands.

The adoption of the Housing Element Update will have no impact on tribal cultural resources. SB 18 and AB 52 require the City to initiate a formal consultation process with relevant Tribes prior to adopting or amending a Housing Element or releasing an environmental impact report, negative

declaration, or mitigated negative declaration. The City conducted AB 52 and SB 18 consultation and sent out written letters to 13 tribes. The City received two responses, and neither Tribe requested consultation.

As individual projects are proposed in the future, the City will conduct government-to-government consultations with local tribes pursuant to AB 52 and SB 18 regarding potential tribal cultural resources that could occur on specific project sites. Should future housing development be proposed on sites with potential tribal cultural resources, any potential impact will be addressed in the project-specific cultural resource study and CEQA process.

Overall, no impact is expected.

Mitigation Measures: None required.

Monitoring: None required

XIX. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the Project:				
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?				✓
b) Have sufficient water supplies available to serve the project and reasonably 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?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019.

Environmental Setting

The City is served by the following utility providers:

Utility	Service Provider(s)
Electricity	South California Edison (SCE)
Natural gas	Southern California Gas
Water	Coachella Valley Water District (CVWD), Desert Water Agency (DWA)
Wastewater	Coachella Valley Water District (CVWD), Desert Water Agency (DWA)
Solid waste	Burrtec
Telecommunications	Spectrum, Frontier, Hughes Net

Discussion of Impacts

- a - e) No Impact.** The adoption of the Housing Element Update will have no impact on utilities. The development of housing in the future will consider utilities as part of the CEQA and entitlement process for individual projects as they are proposed. The provision of domestic water and sanitary sewer has been analyzed by the appropriate service provider (CVWD or DWA) as part of their long-range planning, using the City's General Plan land uses as a basis for planning.

While the Housing Element Update has the potential to result in more dwelling units than under the General Plan Land Use Map, the increase in densities will only occur on one site. Site #9 is 7.06 acres and result in an increase of 70 units, from 71 units to 141 units. Assuming 3.08 persons per household, the City's population would increase by 216, which is a 0.13% increase from the current (2021) population of 53,973 and a 0.09% increase from the 2045 projected population of 76,300. Because this site has been planned for residential development under the General Plan, the existing and future utility infrastructure and demand have been considered, and the population increase of 0.09-0.13% will not result in a substantial increase in demand for utility services. As discussed in Section X, Hydrology and Water Quality, future development will be required to meet City requirements for stormwater retention and avoid adverse impacts on the public drainage system. Because CVWD and DWA have sufficient capacity or can expand services to accommodate development and impacts will be assessed for individual projects on utility services, no significant impact is expected.

The City contracts Burrtec for solid waste hauling services. Future residential customers will be assessed a per unit fee for solid waste service. Burrtec collects solid waste from its service area and transfers it to the Edom Hill Transfer Station in northern Cathedral City. Edom Hill is permitted to receive a maximum of 3,500 tons of waste per day.¹⁹ County landfills have a combined remaining capacity of 181,365,899 cubic yards, with a maximum permitted capacity of 266,159,998 cubic yards.²⁰ According to CalRecycle, multi-family residential developments produce waste at a rate of 4 pounds per dwelling unit per day.²¹ The increased density of 70 units proposed for site #9 would dispose of approximately 280 pounds per day, which equals 46.36 tons per year, or 23.18 tons per year after a 50% diversion rate. Therefore, the increased density of 70 units will contribute to less than 1% of the Edom Hill Transfer Stations daily capacity. Commingled recyclable materials (e.g., paper, plastic, glass, cardboard, aluminum) will be transported to Burrtec's material recovery facilities for recycling and reuse.

Burrtec is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant. The landfills in the region currently have sufficient capacity to accommodate future development. All future projects will be required to analyze demand and capacity for solid waste disposal as part of the CEQA process.

Overall, no impacts are anticipated.

Mitigation Measures: None required.

Monitoring: None required.

¹⁹ CalRecycle Website - Edom Hill Transfer Station (33-AA-0296), <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/5189?siteID=4186>. Accessed July 2021.

²⁰ CalRecycle, SWIS Facility/Site Activity Details. <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/>. Activity details for the following landfills: Badlands, Blythe, Desert Center, El Sobrante, Lamb Canyon, Mecca Landfill II, and Oasis. Accessed July 2021.

²¹ Estimated Solid Waste Generation Rates by CalRecycle, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>.

XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

Sources: City of Cathedral City 2040 General Plan, 2021; City of Cathedral City General Plan Update DEIR, 2019; CalFire's Fire and Resource Assessment Program (FRAP) Maps.

Environmental Setting

The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). As part of this mapping system, land where CALFIRE is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA). Federal lands within the planning area are classified as Federal Responsibility Area (FRA). Where local protection agencies, such as the City's Fire Department, are responsible for wildfire protection, the land is classified as a Local Responsibility Area (LRA). CALFIRE currently identifies the planning area as an SRA and FRA. In addition to establishing local, state or federal responsibility for wildfire protection in a specific area, CALFIRE designates areas as very high fire hazard severity (VHFHS) zones or non-VHFHS zones.

A small southwestern portion and an equally small area in the southeast in the vicinity of East Palm Canyon are designated as a VHFHS fire hazard zone within the Local Responsibility Area and State or Federal Responsibility Area, the State of California. No wildland fires have occurred within the planning area. To reduce wildfire risks, the City of Cathedral City has incorporated state requirements with the adoption of the 2019 edition of the California Building Standards Code and the 2019 edition of the California Fire Code.

Discussion of Impacts

a-d) No Impact. The Housing Element Update is a policy document that, in and of itself, will not exacerbate wildfire risks. However, it will facilitate future residential development in the City which will be required to be constructed in a manner that is sensitive to and minimizes urban and wildfire risks and the potential exposure of occupants to pollutant concentrations and uncontrolled

spread of wildfire. No proposed housing sites identified in the Housing Element Update will be located within a mapped fire hazard zone. The housing sites are located on the low-lying valley floor, which is outside of wildfire hazard areas and, therefore, has little to no potential for hazards resulting from post-wildfire flooding, landslide, or slope instability.

Existing roadway modifications and construction of new roadways would occur to accommodate future growth facilitated by the Housing Element Update. However, these activities will be completed according to City design standards. Future roadways in the planning area would also be required to demonstrate compliance with the City's Fire Department requirements pertaining to access/egress to ensure adequate emergency access. These efforts would minimize the potential for a roadway design that could hinder emergency response or evacuation.

Mitigation Measures: None required.

Monitoring: None required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?				✓
c) Does the Project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

- a-c) No Impact.** The adoption of the Housing Element Update will not impact the environment. As identified in this document, there will be no biological or cultural resources impacts, nor will adoption impact human beings. The Housing Element is consistent with the balance of the General Plan, and the development of housing will not impact long term environmental goals. Cumulative impacts, if any, have been addressed in the General Plan and its associated environmental documentation and will also be considered at the individual project level as projects are proposed under the Housing Element policies.

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