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

NOTICE OF PREPARATION
AND
INITIAL STUDY
CV COMMERCE CENTER PROJECT

CONTACT PERSON: Sandra Molina, Dep. Director of Community & Economic Development
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Nicole Sauviat Criste
Contract Planner
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PROJECT LOCATION: North of Instate-10, north and south of Varner Road, west of Rio del Sol and east of future DaVall Drive (extended)

PROJECT DESCRIPTION: The proposed Project would result in the development of an industrial park consisting of multiple warehouse buildings totaling 7,964,750± square feet of building area on 439.5± acres, and 27.94± acres of future Mixed Use – Urban (MU-U) development. In addition, 132.6± acres are planned for stormwater detention and retention and open space. There is currently no plan to develop the Mixed-Use component located at the southwest corner of Varner Road and Rio del Sol, but as designated it would allow a broad range of commercial and residential development (with a maximum residential density of 45 units per acre).

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed Project in the Initial Study below, and has determined that potentially significant impacts could result from the proposed Project. Therefore, an Environmental Impact Report shall be prepared. Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment detailed in the Initial Study.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence on August 21, 2024 and end on September 20, 2024 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at the City address (68-700 Avenida Lalo Guerrero, Cathedral City, CA 92234) or via email to Sandra Molina at smolina@cathedralcity.gov within the public review period. Copies of the Notice of Preparation and Initial Study are available for review on the City's website at https://www.cathedralcity.gov/departments/planning/public-hearing-environmental-notices.

ENVIRONMENTAL INITIAL STUDY

Project Title: CV Commerce Center

Project No: PROJ-24-0001, SPA-24-0001, CZ 24-0001, GPA-24-0001, ZOA-24-0001, DEVA-24-0001, DR-24-0001, TPM 24-0001, DR-24-0002, TPM 24-0002, DR-24-0003, TPM 24-0003

Lead Agency Name and Address: City of Cathedral City
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234
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Applicant: William S. Messenger, Jr.

Contact Person: Sandra Molina, Dep. Director of Community & Economic Development
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Nicole Sauviat Criste
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(760) 341-4800
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Project Location: North of Instate-10, north and south of Varner Road, west of Rio del Sol and east of future DaVall Drive (extended).

General Plan Designation: Industrial (I), Mixed Use-Urban (MU-U), Mixed Use-Neighborhood (MU-N), Open Space-Water (OS-W), and Open Space-Public (OS-P).

Zoning Designation: Industrial (I), Mixed Use-Urban (MU-U), Mixed Use-Neighborhood (MU-N), Open Space-Water (OS-W), and Open Space-Public (OS-P).

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PROJECT DESCRIPTION

Purpose of the Initial Study:

This CEQA Initial Study (IS) has been prepared to determine what level of analysis, pursuant to the California Environmental Quality Act (CEQA), is appropriate for the proposed CV Commerce Center Project, which is described below. For reasons discussed in the IS, this IS concludes that the Project has the potential to have significant environmental effects or impacts and that an Environmental Impact Report (EIR) should be prepared, as well as a Notice of Preparation (NOP). The purpose of the IS and NOP is to notify lead agencies of the plan to prepare EIR. The combined IS/NOP provides a preliminary review of the Project. Identified potentially significant environmental issues will be examined and evaluated in detail in a forthcoming EIR.

Project Location:

The CV Commerce Center Project site is located in the Coachella Valley area of central Riverside County. The site is generally bounded by US Interstate-10 on the south, Rio del Sol on the east and future DaVall Drive on the west. The eastern-most parcel is located north of Varner Road, and the balance of the Project area is south of Varner Road. Approximately 103 acres of the project site occur north of Varner Road and immediately west of Rio del Sol. The Project area can also be described as occurring in a portion of the north half and southeast quarter of Section 13 and the central portion of Section 11, Township 4 South and Range 5 East, of central Riverside County, CA. The Assessor's Parcel Numbers (APN) for the Project are: 670-070-011 and -013, 670-080-019 and -021; 670-240-012, -016, -029, -030, and -031; and 670-240-017.

Project Description:

The CV Commerce Center Project (Project) is proposed for the approximately 600-acre North City Extended Specific Plan approved by the City in 2014. Primary access to the site would be from the Rio del Sol/Bob Hope Drive I-10 exit and Varner Road. Future access may also become available following the planned extension of DaVall Drive north of US I-10.

Approved Specific Plan (2013)

The Specific Plan area, including lands on the east side of Rio del Sol, was master planned for a wide range of uses. The Specific Plan established development areas, zones and development standards and guidelines for residential, commercial and industrial land uses. Table 1 identifies the Specific Plan land use designations and their respective acreage size.

Table 1
Approved North City Extended Specific Plan (2013)
Land Use Allocation

Land Use	Acreage
Industrial	74.16
Mixed Use-Urban (allowing both commercial and residential uses)	65.28
Mixed Use-Neighborhood (also allowing both commercial and residential uses)	115.93
Open Space	240.44
Street Rights-of-Way	95.57

There are five Planning Areas (PA) in the approved Specific Plan, and only PA 2, east of Rio del Sol, has developed to date.

Proposed Specific Plan Amendment and Development Plans (Project)

The applicant believes that the North City Extended Specific Plan is no longer germane to the effective and efficient development of the property. The applicant now proposes to rescind the existing Specific Plan and has submitted General Plan Amendment and Change of Zone applications to change the land use designations on the subject lands and make them subject to regulation under the City General Plan and Zoning Ordinance rather than under the Specific Plan. In addition to changes in land use designations, the applicant has also prepared subdivision maps and design review applications (development plans).

The proposed Project would result in the development of an industrial park consisting of multiple warehouse buildings totaling 7,964,750± square feet of building area on 439.5± acres, and 27.94± acres of future Mixed Use – Urban (MU-U) development. In addition, 132.6± acres are planned for stormwater detention and retention and open space. There is currently no plan to develop the Mixed-Use component located at the southwest corner of Varner Road and Rio del Sol, but as designated it would allow a broad range of commercial and residential development (with a maximum residential density of 45 units per acre).

Proposed Project Applications

To implement the Project, the applicant proposes the following applications:

1. A General Plan Amendment to change the Land Use Map (See Exhibit 5):
    a. From Open Space Park and Open Space – Water to Industrial on 122± acres (within Assessor's Parcels 670-070-011 and -013).
    b. From Mixed Use – Urban, Mixed Use - Neighborhood, Open Space – Park and Open Space - Water to Industrial on 125.4 acres (within Assessor's Parcels 670-240-011, -029, -030, and -031).
2. A Zoning Map Amendment consistent with the General Plan Map Amendment.
3. A Zoning Text Amendment to:
    a. Codify the Mixed Use – Urban and Mixed Use – Neighborhood development standards and guidelines into the Zoning Ordinance (Title 9 of the Municipal Code). The text for both zones is currently contained in the North City Extended Specific Plan.
    b. Amend the Light Industrial (I-1) development standards to increase maximum building height from 36 feet to 52 feet.
    c. Amend the Light Industrial (I-1) permitted uses to include Electric Vehicle Charging Lots, Commercial Solar Projects and Data Centers, and add definitions for these uses to the Definitions.
4. A Specific Plan Amendment to rescind the North City Extended Specific Plan.
5. Three Design Review applications to establish the site plan, architecture and landscaping for three multi-building industrial warehouse projects consisting of:
    a. Site 1: 4,099,440± square feet of industrial warehouse space on 229.37± acres. The total square footage is distributed in four buildings within APNs 670-070-011 and -013, 670-080-019. The site also includes a 52± acre regional retention basin, detention basins and open space areas.

b. Site 2: 2,272,840± square feet of industrial warehouse space on 128.27± acres. The total square footage is distributed in two buildings within APNs 670-240-012, -016, -029, -030, and -031. The site also includes flood control facilities and open space.
c. Site 3: 1,592,470± square feet of industrial warehouse space on 81.82± acres. The total square footage will be distributed in three buildings within APN 670-240-017.

Buildings are proposed to range in height between 46 and 52 feet. Each warehouse building will include office areas at the corner(s), varying in size from 5,000 to 40,000 square feet per building, and roll-up docks along building exteriors. Each building will also provide ancillary truck and vehicle parking. Please see Table 2, Design Review Projects Statistical Summary for detailed site specifications, and Exhibit 4a and 4b, Master Site Plan for project components.

The eastern-most 26± acres, designated MU-U and referred to as Site 4, are not currently proposed for development, and would require separate entitlement applications in the future.

6. Tentative Parcel Maps to subdivide the land within Site 1 into 4 parcels, and Site 2 into 2 parcels, and Site 3 into 3 parcels, as well as driveways and ancillary facilities.
7. A Development Agreement to establish the responsibilities of the applicant and the City regarding project entitlements, and on- and off-site improvements.

Table 2
CV Commerce Center Project
Design Review Projects
Statistical Summary

	Site 1					Site 2			Site 3			
	BLDG 1	BLDG 2	BLDG 3	BLDG 4	TOTAL	BLDG 5	BLDG 6	TOTAL	BLDG 1	BLDG 2	BLDG 3	TOTAL
Site Area (acres)	49.33	40.52	45.38	91.14	229.37	29.78	98.49	128.27	52.37	18.1	11.35	81.82
Building Area (SF)	744,320	823,280	940,800	1,550,960	4,059,440	508,200	1,734,640	2,242,840	1,033,610	383,410	140,450	1,592,470
Site Coverage (%)	35.1	47.2	48.1	38.1	41.0	40.0	40.9	40.7	46.2	49.9	29.4	44.7
Auto Parking	572	665	712	847	2,796	293	950	1,243	616	190	177	983
Truck/Trailer Parking	228	245	257	470	1,200	199	616	815	415	80	0	495
Building Height (feet)	52	52	52	52	N/A	52	52	N/A	52	52	46	N/A
Landscaping Provided (%)	32.9	10.3	12	29.3	23.3	17.3	24.6	22.9	10.0%	13.8%	46.1%	15.8%

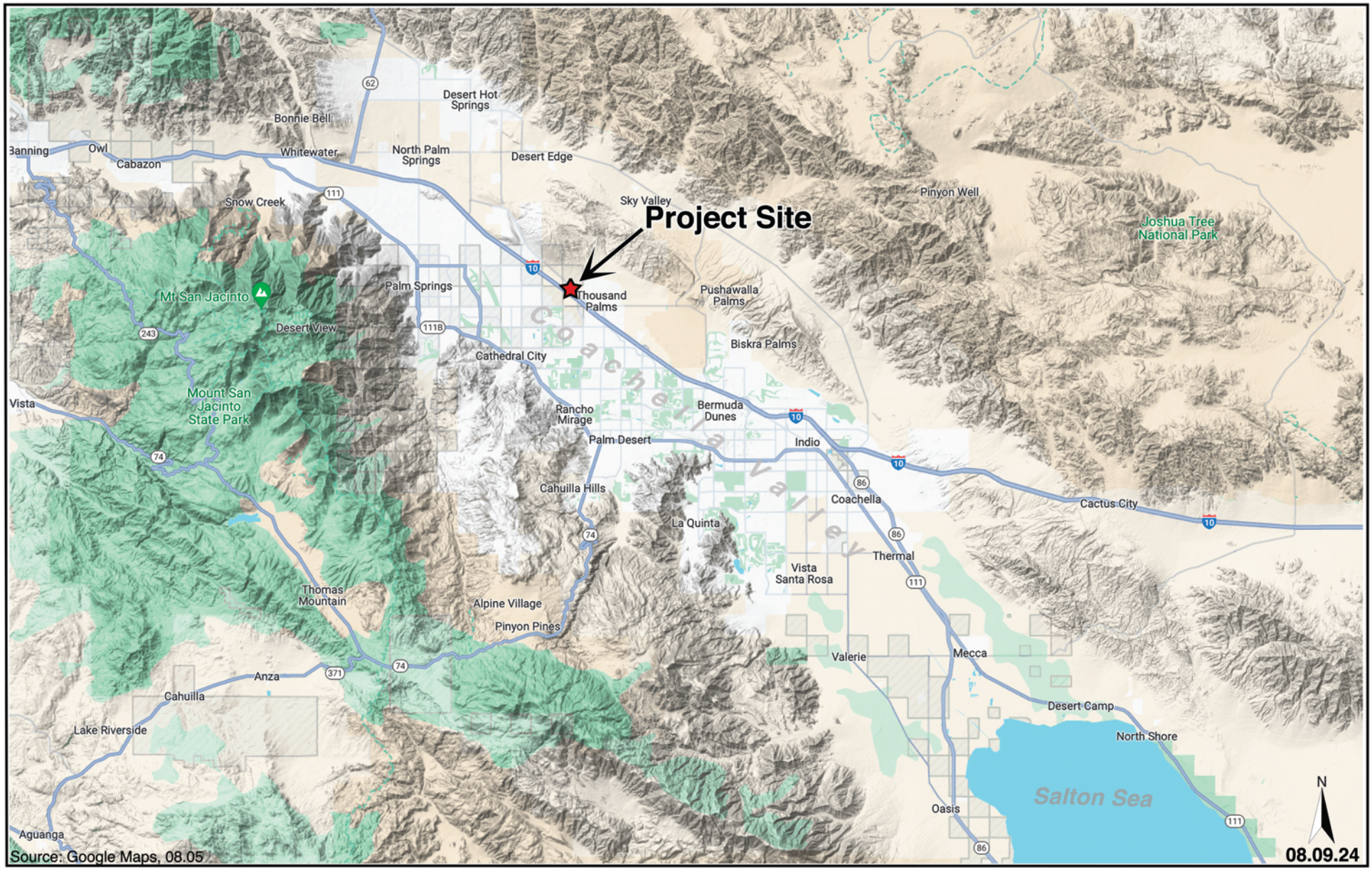
The Project area is currently impacted by regional stormwater flows from the west, which have resulted in significant storm flows through the site. A regional flood control project, initiated by the Coachella Valley Water District (CVWD) and the applicant, has received a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) for improvements to be built to the west. These approved flood control improvements will, once constructed, substantially reduce storm flows entering the Project site on its west boundary. As a result, the size of the previously planned on-site regional stormwater retention basin will be reduced to 52± acres in the southwestern quadrant of Site 1 (see Exhibit 4a). Additional regional stormwater retention basins are planned within the Project site on the south boundary of Site 2. In addition to these regional facilities, each of the three Project areas will provide on-site stormwater retention facilities to conform to the CLOMR and meet the City and CVWD standards for post-development conditions.

Access and Circulation:
Regional access to the Project will be provided by US Interstate 10 (I-10), and the Bob Hope Drive/Rio del Sol interchange. In the long term, additional regional access may be available from the future DaVall Drive interchange, but this access point is in the early planning stages, is neither funded nor programmed, and its timeline is currently unknown. Local access will be provided on Bob Hope Drive/Rio del Sol, which forms the east boundary of Site 3 and Site 4, and Varner Road, which is the north boundary of Site 2 and the south boundary of Site 3. A new street, identified in the Specific Plan as Valley Center Boulevard, will connect to Varner Road at the northwest corner of Site 2, follow the west boundary of that project area, and extend diagonally to the southeast corner of Site 1 (see Exhibit 4a and 4b), where it will extend along the south boundary of Site 1 to the southwest corner of that property. Additional internal driveways are also proposed through all three Project areas. Please see Exhibit 4a and 4b.

<u>Utilities and Service Providers</u>
The Project will be serviced by the following utilities and service providers:

1. Domestic Water: Coachella Valley Water District
2. Wastewater: Coachella Valley Water District
3. Solid Waste: Burrtec Waste Industry
4. Electricity: Southern California Edison
5. Natural Gas: Southern California Gas
6. Cable: Spectrum and Frontier Communications
7. Telecommunication: Frontier Communications

Environmental Setting and Surrounding Land Uses
The property site is vacant, undeveloped and dominated by desert terrain consisting of sandy soil, dense native vegetation, natural washes, and steep slopes and hills. Areas in proximity to the site consist of a similar composition. Land uses to the north and south of the Project are under the City of Rancho Mirage jurisdiction. East of the Project, the area falls within Cathedral City's urban land use, zoned for Mixed Used-Urban, Mixed Used-Neighborhood, and Business Park as established by the North City Specific Plan.



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CV Commerce Center
Regional Location Map
Cathedral City, California

Exhibit
1

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CV Commerce Center
Vicinity Map
Cathedral City, California

Exhibit
2

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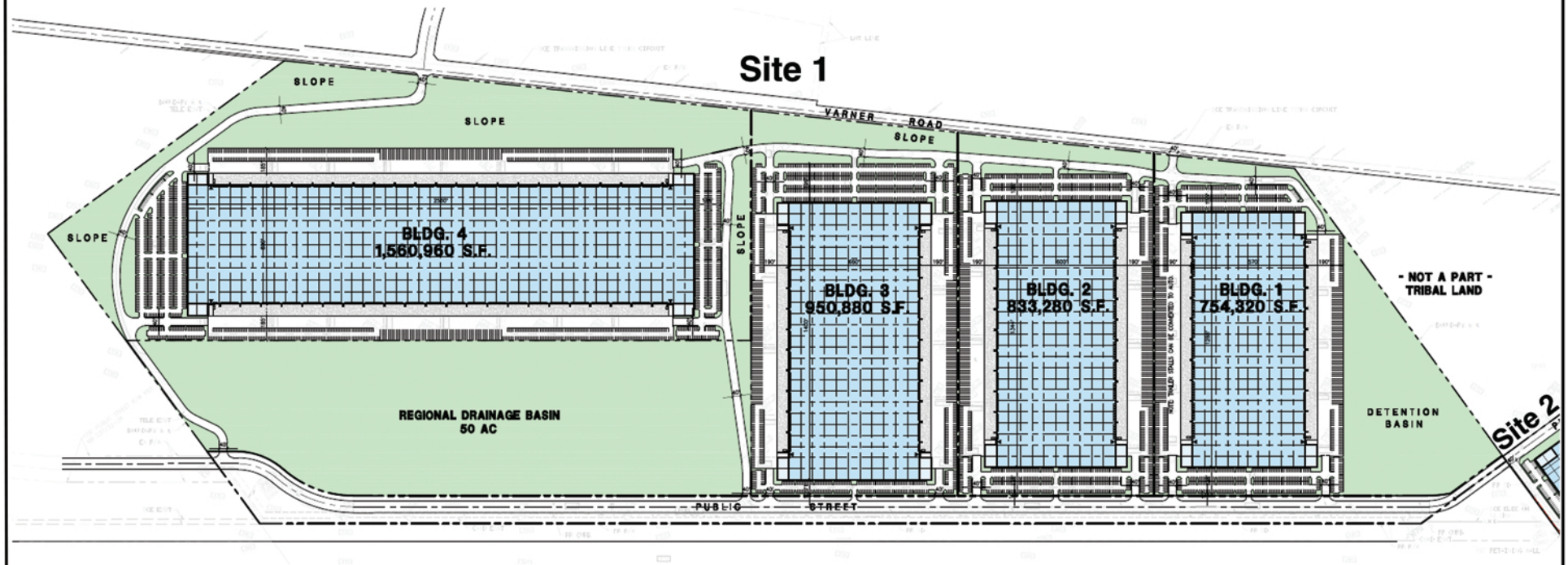
CV Commerce Center
Project Location Map
Cathedral City, California

Exhibit
3



Source: HPA Architecture, 05.23.2024.

08.09.24

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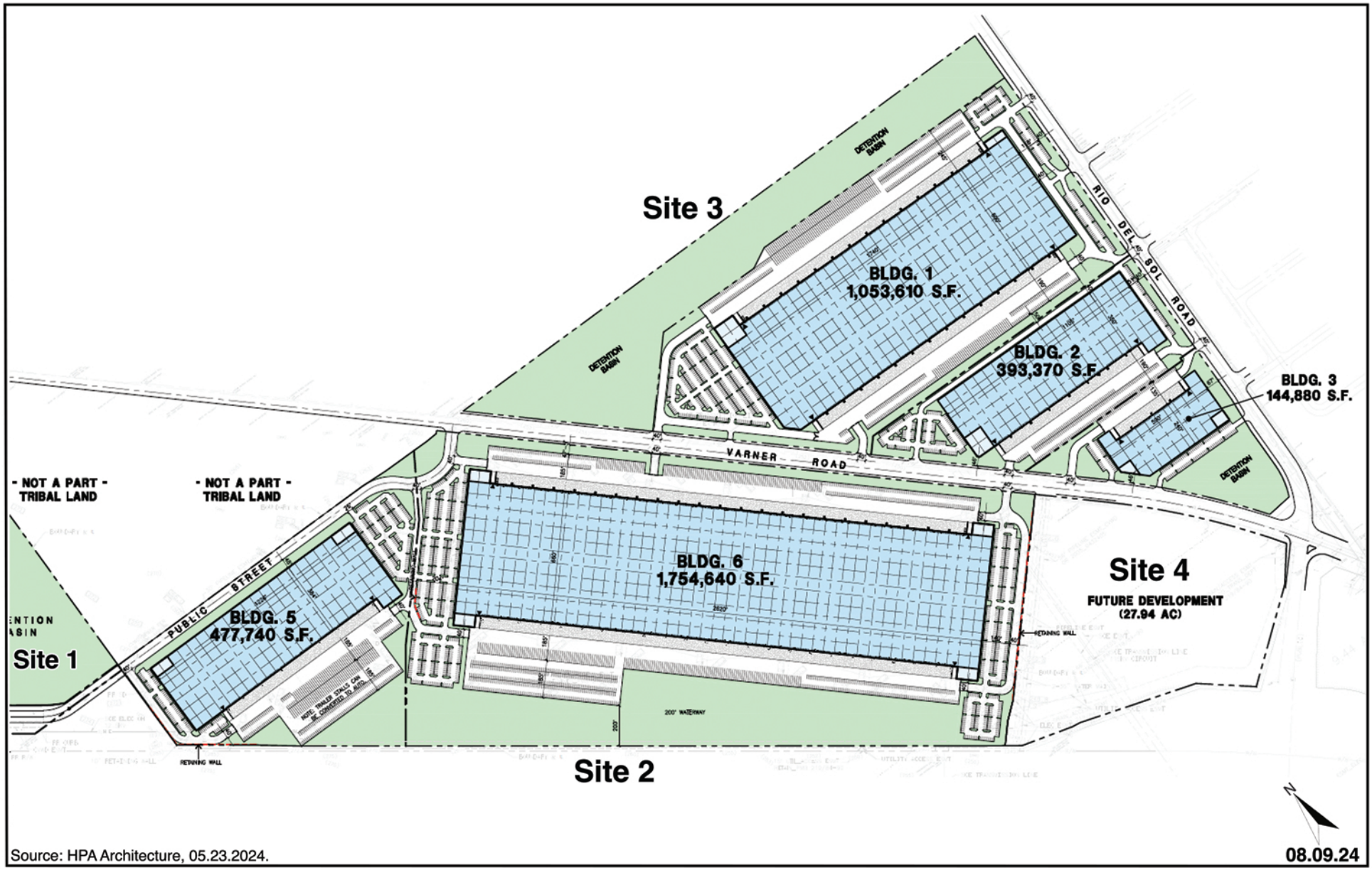
CV Commerce Center
Site Plan for Site 1
Cathedral City, California

Exhibit
4a



Source: HPA Architecture, 05.23.2024.

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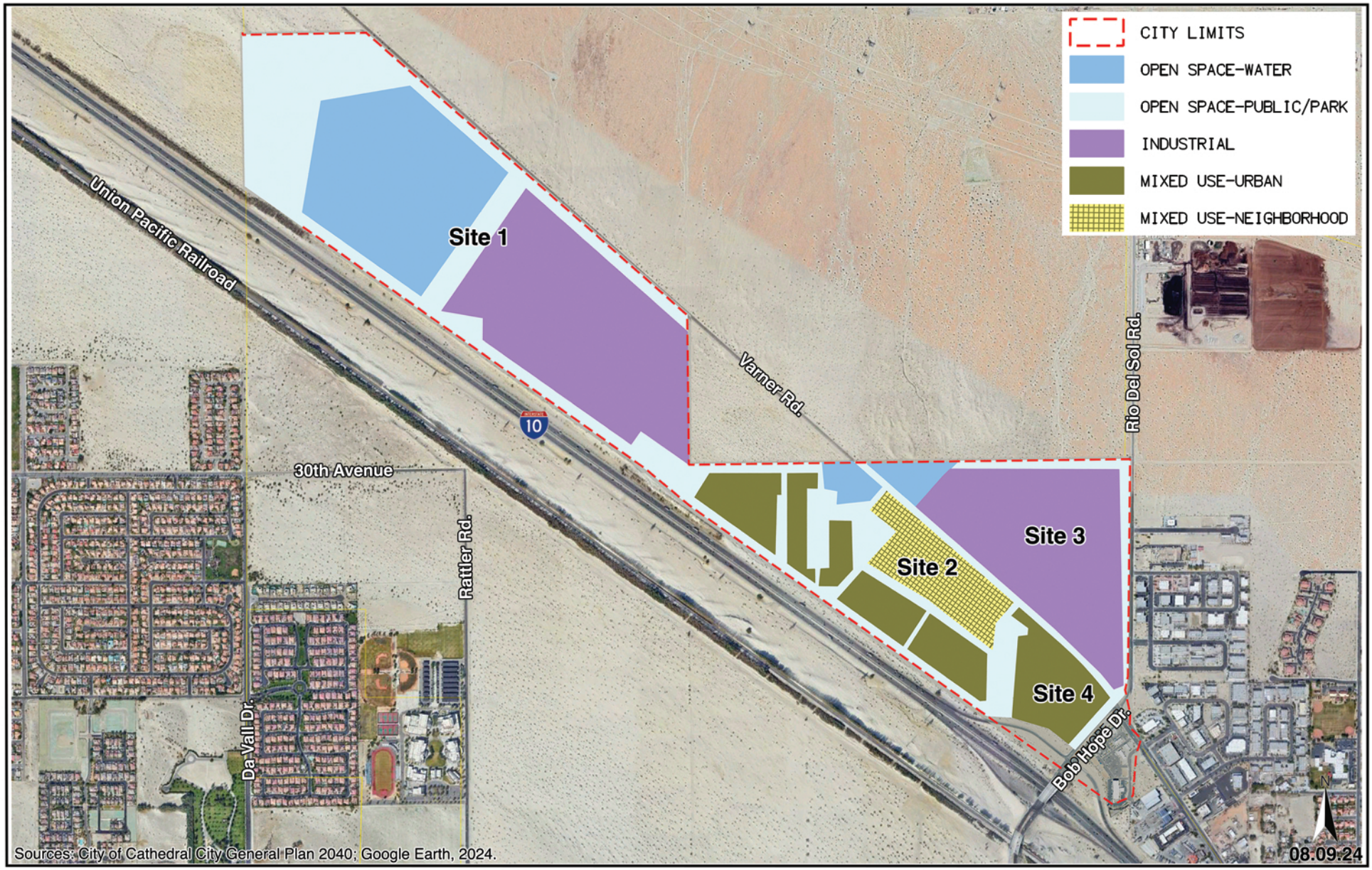
CV Commerce Center
Site Plan for Sites 2 and 3
Cathedral City, California

Exhibit
4b



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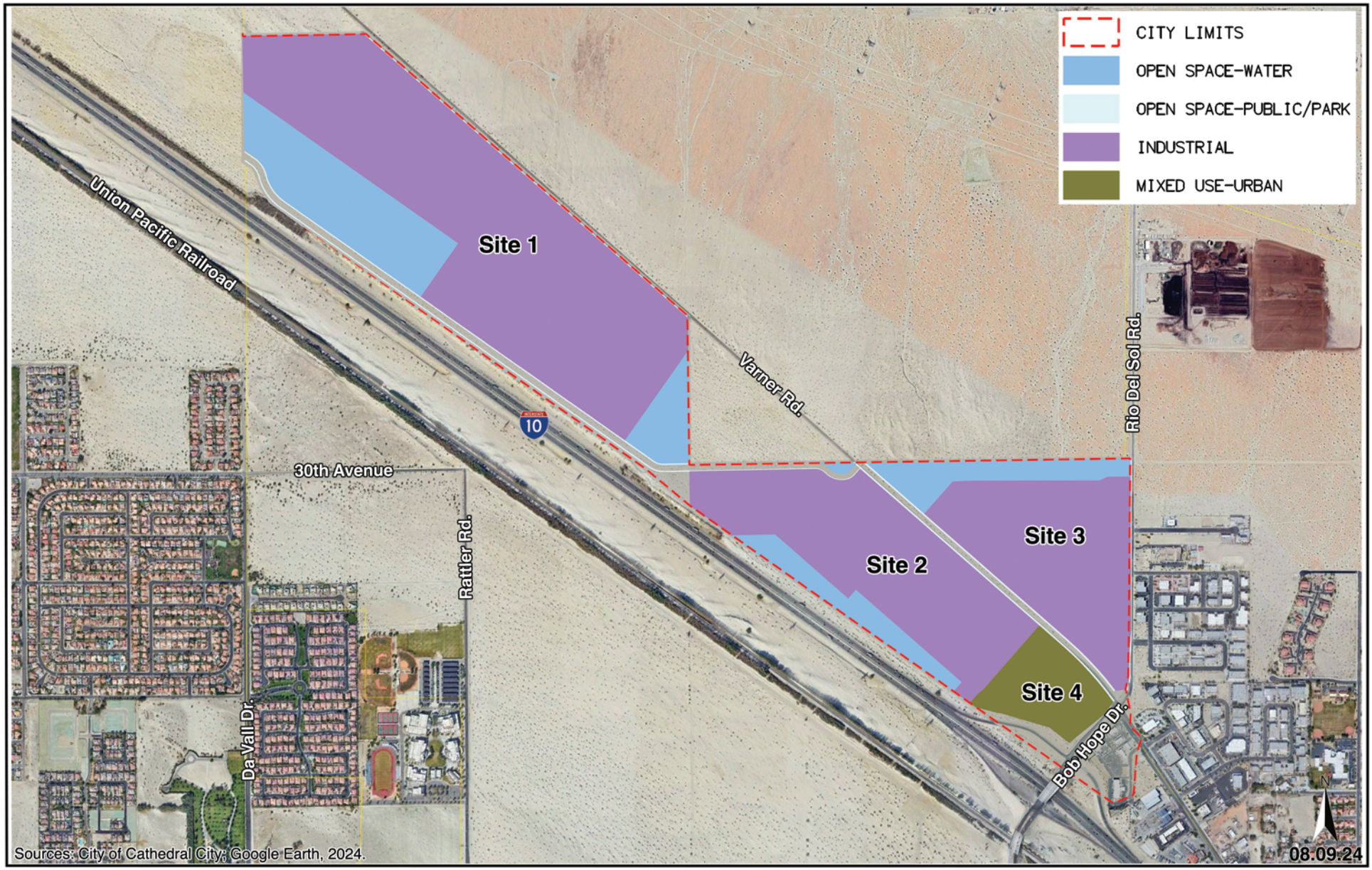
CV Commerce Center
Existing Land Use
Cathedral City, California

Exhibit
5



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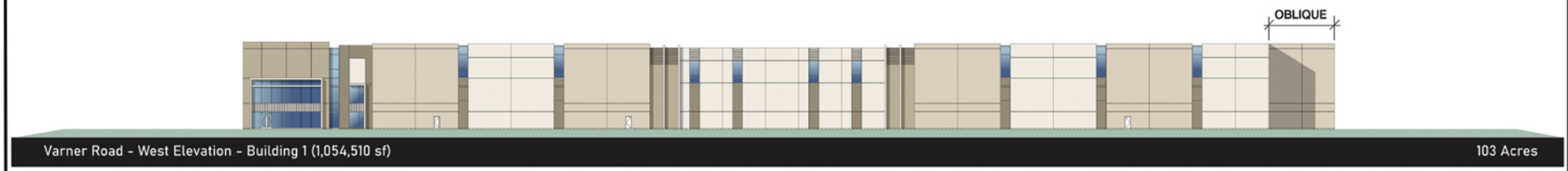
CV Commerce Center
Proposed General Plan Amendment
Cathedral City, California

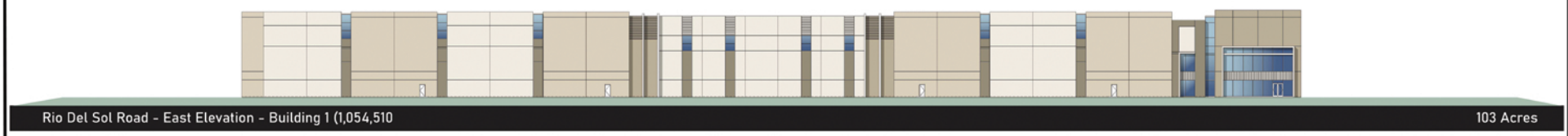
Exhibit
6

North Elevation - Building 1 (1,054,510 sf) 103 Acres



Varner Road - West Elevation - Building 1 (1,054,510 sf) 103 Acres

South Elevation - Building 1 (1,054,510 sf) 103 Acres



Rio Del Sol Road - East Elevation - Building 1 (1,054,510 103 Acres

Source: HPA Architecture, 05.23.2024.

08.09.24

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CV Commerce Center
Typical Building Elevations
Cathedral City, California

Exhibit 7

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.

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

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

	I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed Project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	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.

August 15, 2024

Nicole Sauviat Criste
Consulting Planner
City of Cathedral City

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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?	**X**			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				**X**
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?		**X**		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		**X**		

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Cathedral City Zoning Ordinance; North City Extended Specific Plan and Final EIR, 2013; Project materials; Google Earth Pro.

Environmental Setting

Cathedral City and the western Coachella Valley is a gently sloping valley area that trends northwest to southeast. It is part of a larger low desert basin surrounded by the adjacent Indio Hills, including the imposing Edom Hill which rises to an elevation of 1,614± feet and 1,300± feet above the Project site. Surrounding steep mountains of the Transverse and Peninsular ranges include the San Jacinto Mountains, Santa Rosa, San Bernardino, and Little San Bernardino Mountains. The elevation gradient in this part of the valley is northwest to southeast. Elevations across the valley floor range from 2,600± feet above sea level by the valley's northwestern region and gently slopes to reach a minimum elevation of 232 feet below sea level near the Salton Sea.

The Coachella Valley and Cathedral City are located in a desert environment consisting of sand dunes and fields, alluvial fans, fan palm oases, sandhills, and desert washes. Unique visual features prominent in Cathedral City include the upper slopes of the Santa Rosa Mountains to the south, the San Jacinto Mountains to the southwest, the Indio Hills and Edom Hill to the north. These scenic views are visible from all parts of the City as well as US Interstate-10, Highway-111, and the City's scenic corridors.

The City's visual character consists of both the natural and built environment. Cathedral City's community and setting is enhanced with the use of native vegetation for landscape, natural material, earth tone colors, and architecture that complements existing features on buildings. Over time, the City has evolved to include a variety of land uses such as residential, mixed used residential and commercial, general commercial, open space, public, and industrial. Open space golf resorts have also evolved with the City's urban development as it is a prominent and iconic aspect to the Coachella Valley.

Existing development in the immediate Project vicinity includes US Interstate-10 to the south and associated tamarisk windbreaks, Varner Road to the north and Rio del Sol on the east. Recent highway-serving commercial development has occurred at the southeast corner of Rio de Sol and Varner Road. The community of Thousand Palms is located immediately east and northeast of the Project site. A Southern California Edison (SCE) transmission corridor and towers are located up slope and roughly parallel Varner Road. Beyond the power lines are a variety of medium and heavy industrial uses, including sand and gravel quarries, vehicle dismantling yards, asphalt and bio-mass recycling center and related uses.

Discussion of Impacts

a) **Potentially Significant Impact.** It is currently uncertain whether or to what extent the proposed Project could have a substantial adverse effect on local scenic vistas. As noted above, westbound travelers along the US I-10 corridor enjoy panoramic vistas of the San Jacinto and San Bernardino Mountains. Eastbound I-10 travelers have more open skies with distant Santa Rosa Mountains and Indio Hills visible down valley. Views for travelers along Varner Road would be less affected due to this road's higher elevation relative to that of the Project site.

The Project site is currently vacant, open desert land, located south and below the toe of slope of the elevated terrain of Edom Hill, which dominates the local northern viewshed. As noted above, existing development in the immediate vicinity already affects the visual qualities of the area. These include the aforementioned tamarisk tree windrows planted by Caltrans to minimize accumulations of drifting sand on the freeway. The existing SCE transmission corridor and towers located up slope of and roughly parallel to Varner Road also somewhat degrade the local viewshed, as do the upslope medium and heavy industrial uses mentioned above.

The proposed Project would result in the construction of nine (9) warehouse and permissible industrial uses up to 52 feet in overall height. Proposed building layouts vary between the three (Site 1, 2, 3) Project areas. Building pad elevations have not yet been established for these buildings but their overall height would be 15 feet less than current development standards permit on these lands. And a zone text amendment is proposed by the applicant to modify the maximum height standard from 65 feet to 50 feet for industrial facilities.

Given that the surrounding area is undeveloped, the site consists of unobstructed views of the Edom Hill and Indio Hill to the north, and the San Jacinto Mountains and Santa Rosa Mountains to the south and southwest. The EIR should further analyze the Project's potential impacts to scenic vistas for the surrounding area, determine the level of impact, and implement mitigation measures if deemed necessary. Because no prior development has occurred onsite, and only limited development in the Project's vicinity, the potential exists for impacts to scenic vistas to be significant. Further analysis of this issue will be included in the EIR.

b) **No Impact.** As previously mentioned, the Project site is vacant and dominated by undisturbed desert terrain. The property's 600± acres primarily consist of Sonoran creosote bush scrub habitat, including sand hummoncks and wind deposited alluvial sediment. There are no trees, rock outcroppings, historic buildings and/or other such features which could constitute a scenic resource within the Project site or vicinity. No state scenic highway is located adjacent or in

proximity to the site. Interstate-10 is a potential candidate, yet the California Department of Transportation (Caltrans) has not officially classified I-10 as a state scenic highway. The nearest designated scenic highway is Highway 62 north of US I-10, which is located approximately ten (10) miles northwest of the Project site. State Highway 111 is a state eligible scenic highway and is located approximately five (5) miles to the west of the Project site.

Given the lack of scenic resources in the Project area and the distance to the nearest designated scenic highway, the Project is not anticipated to cause substantial damage to scenic resources including trees, rock outcropping, historical buildings or state scenic highways. No impact will occur, and no further discussion will be provided in the EIR.

c) **Less Than Significant With Mitigation.** The Project is located in a rural area with little development in the vicinity. The existing visual character and quality of public views of the site and its surroundings are available principally from US I-10 and Varner Road. The Project parallels US I-10 for approximately 1.5 miles and three of the proposed nine industrial buildings would be setback from the I-10 right of way. At each project area, multiple acres of open land will be reserved for regional and onsite drainage and stormwater management and will also serve as open space buffers.

Although the Project is expected to meet all development standards specific to industrial land use, it could disrupt the visual character of the surrounding area including Edom Hill and Indio Hill. Additionally, the development on vacant land is expected to change the quality of public views since the site would no longer exist in its natural stage. These issues will be discussed further in the forthcoming EIR and, if determined necessary, proper mitigation measures will be implemented to reduce potential impacts to less than significant levels.

d) **Less Than Significant With Mitigation.** Cathedral City Municipal Code Section 9.84.160 ("Lighting") mandates all outdoor lighting to be hooded and focus lighting downwards to minimize potential impacts related to glare. The Project's lighting will consist of parking lot and security lighting, landscaping lighting, and access lighting for vehicles entering and leaving the site. All onsite light fixtures will be required to comply with the City's ordinance. Nonetheless, in the absence of a lighting plan, the potential exists for the Project to create new sources of substantial light or glare that conceivably could adversely affect day or nighttime views in the area. The EIR will analyze the standard and the City's General Plan policy to ensure the Project does not contribute significantly to adverse effects on daytime and nighttime views in the area.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
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))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
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?				**X**

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; "California Important Farmland Finder", California Department of Conservation; Project materials; Google Earth Pro.

Environmental Setting

The Department of Conservation's California Farmland Conservation Program does not identify any area within Cathedral City or its sphere of influence as prime farmland or farmland of statewide importance. Under the updated 2040 General Plan, land uses in the City are limited to residential, mixed use, commercial, open space, public, and industrial. There are no lands that have been designated agricultural or forest land use, likely due to the difficult conditions for agricultural and timberland production in the City's arid desert environment. No City parcel is subject to a Williamson Act contract.

Discussion of Impacts

a-e) **No Impact.** Neither the Project site nor land in the Project vicinity are classified as prime farmland or farmland of statewide importance. The California Farmland Conservancy Program identifies the planning area as not supporting or having the potential to support agricultural and farmland production. No harm to existing farmlands will occur in relation to the Project's development.

Under the City's General Plan and NCESP, the planning area is designated for non-agricultural use. The development proposal includes a GPA and Rezoning amendment which would redesignate the parcels land uses to Industrial use and maintain portions as Open Space-Water and Mixed Use-Urban. The Project will not conflict with existing or future agricultural land use. No parcel onsite or within Cathedral City is subject to a Williamson Act contract. No forest land or timberland operation exist within the boundaries of the Project. And no loss of forest land or conflict of timberland zone will occur as a result of the Project's implementation.

The Project's development on vacant land will not constitute a loss in agricultural, farmland or forest land. No impact to the region's agricultural and forestry resources will occur. No further discussion of this topic is required and will not be included in the EIR.

Mitigation Measures
None required.

Mitigation Monitoring and Reporting Program
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?	**X**			
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?		**X**		
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; 2022 Air Quality Management Plan, SCAQMD; Coachella Valley PM_{10} State Implementation Plan (2003 CV PM_{10} SIP); Project materials, Google Earth Pro.

Environmental Setting

The Coachella Valley, including Cathedral City, are located in the Salton Sea Air Basin (SSAB) portion of Riverside County under the management of the South Coast Air Quality Management District (SCAQMD). SCAQMD regulates stationary sources of criteria air pollutants including nitrous oxide (NO_x), sulfuric oxide (SO_x), carbon monoxide (CO), ozone (O_3), volatile organic compound (VOC), lead (Pb) and particulate matter size 2.5 and 10 microns ($PM_{2.5}$ and PM_{10}). Historically, the Coachella Valley has struggled to perform below the exceedance threshold for PM_{10} and O_3 declared under the federal and state ambient air quality standard. The Project site is within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs, Indio, and Mecca.

As of 2019, the Coachella Valley was reclassified by the US Environmental Protection Agency (USEPA) as "extreme" nonattainment for 8-hour ozone under its National Ambient Air Quality Standards (NAAQS), as well as nonattainment for 1- and 8-hour ozone under the California Ambient Air Quality Standards (CAAQS). The valley was reclassified "serious" nonattainment for 24-hour PM_{10} NAAQS and nonattainment for 24-hour PM_{10} CAAQS. These recuring nonattainment classification are generally reflective of the significant local sources of fugitive dust including the travel on paved and unpaved roads, construction activities, dry desert conditions and year-round strong winds. Ozone carried into the valley from the South Coast Air Basin (SCAB) to the west also contribute to the Coachella Valley's ozone nonattainment status.

The Clean Air Act (CAA) mandates each state that fails to attain NAAQS standards must develop a State Implementation Plan (SIP) in which nonattainment regions report their current emissions and future emissions given the implementation of control strategies for future attainment. The 2003 Coachella Valley PM_{10} Plan is the latest regional SIP to be approved by the USEPA. And the 2022 SCAQMD Air Quality Management Plan (AQMD) is the most recent adopted SCAQMD air criteria control plan in which the Coachella Valley is also modeled to ensure reasonable progress towards PM_{10} and O_3 attainment.

Table 3
State and National Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards	National Standards	
		Concentrations[1]	Primary	Secondary
Ozone (O_3)	1 Hour	0.09 ppm	--	
	8 Hour	0.070 ppm	0.070 ppm	
Particulate Matter (PM_{10})	24 Hour	50 µg/m^3	150 µg/m^3	
	AAM[2]	20 µg/m^3	--	
Fine Particulate Matter ($PM_{2.5}$)	24 Hour	--	35 µg/m^3	
	AAM	12 µg/m^3	9.0 µg/m^3	15 µg/m^3
Carbon Monoxide	1 Hour	20 ppm	35 ppm	--
	8 Hour	9.0 ppm	9 ppm	--
Nitrogen Dioxide (NO_2)	1 Hour	0.18 ppm	100 ppb	--
	AAM	0.030 ppm	0.053 ppm	
Sulfur Dioxide (SO_2)	1 Hour	0.25 ppm	75 ppb	--
	3 Hour	--	--	0.5 ppm
	24 Hour	0.04 ppm	0.14 ppm	--
	AAM	--	0.030 ppm	--
Lead	30 Day Average	1.5 µg/m^3	--	--
	Calendar Quarter	--	1.5 µg/m^3	
	Rolling 3-Month Average	--	0.15 µg/m^3	
Visibility Reducing Particles	8 Hour	--	No National Standards	
Sulfates	24 Hour	25 µg/m^3		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)		
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m^3)		

[1] *µg/m^3 = micrograms per cubic* meter of air
[2] *AAM = Annual Arithmetic Mean*
Source: California Air Resources Board, Ambient Air Quality Standards (May 2016) *https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf* (accessed June 2023).

Discussion of Impacts

a) **Potentially Significant Impact.** Given the nature of the warehouse and industrial development proposed, the Project could make a significant contribution to emission of criteria air pollutants based on number of vehicles trips expected to be generated. As a result, the implementation of the Project is likely to conflict with SCAQMD 2022 AQMP and the 2003 Coachella Valley PM_{10} SIP. An air quality and greenhouse gas analysis and report will be prepared to quantify the Project's emission during construction and operation. The EIR will analyze the report and, if determined to exceed SCAQMD thresholds, adequate mitigation measures aimed at reducing emissions and related impacts to less than significant levels will be implemented.

b) **Less Than Significant With Mitigation.** Currently, the Coachella Valley, including Cathedral City, are classified as nonattainment for PM_{10} and O_3. Increased emissions of criterial pollutants during construction and operation are expected to increase criteria air pollutants in the region. The Project could generate a cumulatively considerable net increase in PM_{10} and ozone. Therefore, an air quality and greenhouse gas analysis and report will be prepared to quantify the Project's emissions. The EIR will include modeling using the most current CalEEMod analysis model. The report results will be analyzed in the EIR.

c) **Less Than Significant Impact.** Sensitive receptors including Rancho Mirage High School, and Thousand Palms and Cathedral City residential community are located approximately 0.50 mile south and southwest of the Project site, with the Union Pacific Railroad lines and the I-10 corridor intervening between the Project site and these sensitive receptors. Given the Project's relative distance to nearby sensitive receptor, the proposed Project is not expected to expose sensitive receptors to substantial pollutant concentrations. Nonetheless, thresholds relating to localize significance will be analyzed in the EIR to determine whether the Project will impact sensitive receptors. This issue will be further addressed in the forthcoming EIR.

d) **Less Than Significant Impact.** Construction activities have the potential to release odors associated with vehicle and machinery exhaust and from other construction-related sources. Once development is concluded, the Project is not expected to be a significant source of odors or other noxious fumes or smells. The operation of a warehouse generally does not emit odors yet certain allowed uses have the potential to cause odors. Although the Project could result in other emissions that could adversely affect a substantial number of people, impacts related to odors are expected to be less than significant. Nonetheless, the forthcoming EIR will further analyze this issue.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?		**X**		
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?			**X**	
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?			**X**	
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?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
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?			**X**	

Sources: Coachella Valley Multiple Species Habitat Conservation Plan, September 2008, as amended; City of Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan DEIR, 2013; Project materials; Google Earth Pro.

Environmental Setting

Cathedral City's planning area is located on the Coachella Valley's low lying valley floor. The region forms the northern end of the Colorado Desert Province and is physically characterized by the steep mountain ranges including the San Jacinto and Santa Rosa Mountains, alluvial plains, regional active fault lines, and annual low precipitation (2-6 inches). Elevation ranges between 2,600 feet above mean sea level at the northwestern portion of the valley to 232 feet below mean sea level at the Salton Sea.

The Project site is thinly vegetation and is comprised of active sand fields and drainages crossing Varner Road and the site from the north, but principally draining regional runoff flowing out of Willow Hole to the northwest. Vegetation includes Sonoran mixed woody and succulent scrub vegetation.

Coachella Valley MSHCP

The City and Project site are within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), a comprehensive regional plan encompassing approximately 1.1 million acres in the Coachella Valley that addresses the conservation needs of 27 native flora and fauna species and 27 natural vegetation communities. The City of Cathedral City is a CVMSHCP Permittee and subject to its provisions. The Project site is not located within or adjacent to any Conservation Areas established by the CVMSHCP. The nearest CVMSHCP Conservation Area is the Willow Hole CA the nearest portion of which is located immediately north of Varner Road in proximity to the West Project area. The Thousand Palms CA is located approximately 0.50 miles northeast of the Project site. The CVMSHCP provide "take" for "Covered Species" identified in the Plan. Potential Project impacts to covered species would also be mitigated through the payment of HCP development impact mitigation fees.

According to the CVMSHCP Natural Communities mapping, the Project site is comprised of "Sonoran mixed woody and succulent scrub" in the east and north, and "Active sand fields" in the southwest portions of the site. Habitat on the site has also been modeled for a variety of sensitive species, including Coachella Valley milkvetch, Le Conte's thrasher, CV Jerusalem cricket, Flat-tailed horned lizard, CV fringe-toed lizard, and Palm Springs ground squirrel.

Agua Caliente Tribal HCP

The Agua Caliente Tribal Habitat Conservation Plan (Tribal HCP), protects and contributes to the conservation of sensitive species, determined by the Agua Caliente Band of Cahuilla Indians (ACBCI) and U.S. Fish and Wildlife Service (USFWS) as having potential for federal protection in the foreseeable future without immediate intervention. Tribal HCP incorporates three cities including Cathedral City, Palm Spring, and Rancho Mirage, covering nearly 31,500 acres. Lands within the Tribal HCP lie outside the Project boundary in Section 12 immediate north of the Project site.

The Project may be governed by federal, state, and local conservation policies and plans including the U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), Migratory Bird Treaty Act (MBTA), the CVMSHCP/NCCP, and any applicable City Municipal Code, policies or regulations regarding biological resources.

Discussion of Impacts

a) **Less Than Significant With Mitigation.** The Project site is open desert terrain consisting of loose sandy soil, thin and widely dispersed native vegetation, areas of invasive, non-native tamarisk and ephemeral plants. Development surrounding the site has been minimal and focused primarily on infrastructure and commercial development. The site may therefore be considered in its natural stage with a moderate degree of disturbance and influences from utility and transportation infrastructure. Habitat onsite may be a suitable for a variety of wildlife, as identified in the habitat models prepared for the CVMSHCP. A Project specific biological assessment report will be prepared to examine the conditions onsite, identify species occurring or likely to occur including protected species, and determine whether they are covered under the CVMSHCP. The biological assessment and potential impacts will be analyzed in the forthcoming EIR.

b, c) **Less Than Significant Impact.** Based on site walks and review of aerial photos and other data and information, including the CVMSHCP and City General Plan, no riparian or wetland habitats occur within the Project area, which is comprised primarily of active sand fields. There are no riparian or wetland 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 that are known to occur on the Project site. Nonetheless, a biological assessment will be conducted, and a report prepared to ensure that no riparian or wetland habitats will be impacted by the proposed Project.

d) **Less Than Significant Impact.** The Project site is not located within an area designated as a wildlife corridor or a Conservation Area by the CVMSHCP nor the City's 2040 General Plan. It is generally located between the US I-10 corridor on the south and Varner Road on the north. The site is thinly vegetated with plants of the creosote scrub community and Sonoran mixed woody and succulent scrub community. Portions of the site's south boundary are partially bordered by a non-native tamarisk windrow planted by Caltrans to reduce drifting sand on the freeway. Development of the Project site is not expected to impede the use of native wildlife nursery sites either on-site or in the vicinity. The Project area is open desert land which could allow for the movement of wildlife. A biological assessment will be conducted to identify plant and wildlife species occurring or expected to occur onsite, with a focus on migratory bird species protected under MBTA, including burrowing owl. The forthcoming EIR will summarize the findings, analyze potential impacts and identify appropriate mitigation measures, if necessary, to reduce impacts to less than significant levels.

e-f) **Less Than Significant Impact.** The proposed Project would be developed in compliance with the provisions of the CVMSHCP and applicable development impact fees shall be collected prior to the initiation of site development. The City's Municipal Code and General Plan include provisions to protect local biological sources including species, habitats, and CVMSHCP Conservation Areas. The Project is not expected to conflict with any local policy, ordinance, or conservation plan. Nonetheless, the forthcoming EIR will analyze the Project's consistency and compliance with the CVMSHCP and other applicable standards and regulations.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan, 2013; 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; Project materials; Google Earth Pro.

Environmental Setting

The California Historical Resource Information System show records of nine historic era buildings occurring in Cathedral City's planning area. A field survey performed in 2001 found the majority of the historical buildings recorded in the 1980s had been removed. Areas of historical resource sensitivity exist throughout the planning area, but no area contains sufficient historical coherence to be designated a historical district. There are no historic structures of any kind on the subject property, which is vacant desert.

The adjacent segment of Varner Road may be of considered of some historical importance as part of the "Ocean to Ocean" highway. Although the exact date of construction is unclear, archival records indicate that the road was built in the late 1930s. The federal government granted rights-of-way for the highway in 1938 and designated it U.S. Route 60/70/99. Segments of present-day Varner Road were part of the original Ocean-to-Ocean Highway. The 2013 cultural survey concluded that Varner Road (Site 33-008408) in this area no longer retains sufficient historical integrity to relate to the period of significance for, namely the early to mid-20th century, and was found not to contribute to the significance of the site in general. The archaeologists concluded that the portion of the Varner Road within and adjoining the Project site does not constitute an "historical resource."

No significant archeological resources have been identified within or in proximity of the Project site. The Project site was previously surveyed in 2012. The report cites a single prehistoric Isolate (33-011396), a single prehistoric potsherd, from historic records. The Isolate was previously recorded in the Project area but was not found during the 2012 reconnaissance by the archaeology team. A prehistoric site in the vicinity of Willow Hole has been reported by the Coachella Valley Archaeological Society, but it has not been recorded.

The 2040 City General Plan DEIR does not identify the Project planning area as within or in proximity to a culturally sensitive area. However, the Ague Caliente Band of Cahuilla Indian (ACBCI) has identified one location within the area as potentially having cultural significance. Edom Hill north of the Project site is called "*Pa hal ke on a*" by the Cahuilla and has important cultural value for local tribes.

Discussion of Impacts

a) **Less Than Significant Impact.** The Project's boundaries are incorporated in the NCESP. Neither the NCESP DEIR nor the City's General Plan identify the planning area as having historical resources onsite or within proximity. Although less than significant impacts to historical resources are anticipated, a historical and cultural resources report will be prepared to examine the site's existing conditions and analyze the probability for historical resources occurring within the Project boundaries. The forthcoming EIR will summarize the report's findings and determine the level of impact. If deemed necessary, the EIR will provide mitigation measures to ensure that impacts to historical resources are less than significant.

b) **Less Than Significant With Mitigation.** The Project site is located just below the northern toe of slope of Indio Hill. The Edom Hills area, especially Willow Hole and lands to the northwest has been identified as an archeologically sensitive area. Previous cultural resource surveys identified a single Isolate within or in proximity to the project site; no other potentially significant resources were identified. Nonetheless, a new historic and archaeological resource survey and report will be prepared. The forthcoming EIR will report the findings, determine the level of impact, and recommend mitigation measures, if required.

c) **No Impact.** The site is not known to have been used as a cemetery, nor is there reason to believe that human remains are buried onsite. The 2013 historical and cultural resources survey and report made no mention of potential burial sites or cremation sites. If human remains are uncovered during the Project's construction, then all construction activities will stop at the location of the find, and the County's Coroner shall be called to investigate the remains and determine its significance. If appropriate, Native American descendants will be contacted and notified of the discovery as they have final disposition of the remains. State law provides a thorough process by which the identification of humans remain will be managed. As such, no impacts to human remains are expected to occur because of the Project's implementation. No further discussion of this issue will be provided in the EIR.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Sources: City of Cathedral City 2040 General Plan; City of Cathedral City General Plan Update DEIR, 2019; North City Extended Specific Plan, 2013; Company Profile, Southern California Edison and Southern California Gas; "Natural Gas Pipeline Map", Southern California Gas.

Environmental Setting

Electricity

Southern California Edison (SCE) is one of the largest energy utility providers servicing approximately 15 million people within a 50,000 square mile area of coastal, center, and southern California. SCE provides electricity to all of Cathedral City, including the Project site. SCE generates its power from a variety of sources, including cogeneration, geothermal, hydroelectric, solar and wind sources. In state and out of state generated power is distributed throughout SCE service area.

Within Cathedral City, SCE operates four substations, high voltage transmission lines including those on Date Palm Drive, Landau Boulevard, Dinah Shore Drive and a set of lines that pass east-west 0.40± miles to the north of the Project site, and lower voltage distribution lines to the east that serve residential, commercial, office, and industrial facilities. According to the 2013 EIR prepared on the Project site, an existing 115kv line is located along or within the Varner Road right of way, and a 12kv line is located along the eastern portion of the south Project boundary.

Within the subject property there are existing overhead distribution and transmission lines. The overhead distribution lines begin at Bob Hope Drive/Rio del Sol and Interstate-10 and continue northwest running parallel to Interstate-10, ending near the northeast corner of Section 11. It is uncertain whether on-site or nearby SCE lines could service the Project. Given the proximity of the planning area to a variety of electrical lines, significant issues associated with this service are not anticipated but will be further analyzed in the forthcoming EIR.

Natural Gas

Southern California Gas (SCG) provides natural gas services to 21.1 million people within a 24,000 square mile area throughout central and southern California, including Cathedral City. SCG's natural gas originates from Texas and is transported to the Coachella Valley via two east-west transmission lines located along the north side of Interstate-10.

Within Cathedral City, major high pressure natural gas lines are within the rights-of-way of Date Palm Drive, Vista Chino, Varner Road, and Mountain View Road. The natural gas line located on Varner Road is off-site, at the intersection of Varner Road and Monterey Avenue, located 1.50± miles southeast of the site. The Project site is undeveloped. Therefore, there is no gas distribution system currently

servicing the site or its area. However, an existing 4" gas main located at the intersection of Bob Hope/Rio del Sol and relative to the Project site, located offsite to the east, could be accessed to provide a source of connection to the City's existing natural gas infrastructure.

Renewable Energy Resources

The western Coachella Valley, including the Project area, have been an area of substantial renewable energy development since the early 1980s. In the Project area, the US Bureau of Land Management (BLM) approved the construction of a series of large wind turbines on the west slope of Edom Hill which continue to operate today. State law (Title 24) requires that new development meet at least some of their electric power demand with on-site renewable energy systems, typically solar. The forthcoming EIR will evaluate Project energy demand and the extent to which this demand will be met by off-site utilities versus on-site renewable sources.

Discussion of Impacts

a) **Less Than Significant.** The Project will be comprised of all new construction and therefore will be subject to the most-current renewable energy provisions of Title 24 and other state regulations. Combined with the cost of utility electric power, the Project's energy use is not expected to be wasteful, inefficient, or unnecessary, either during project construction or operation. Connecting the Project to the SCE grid should also not require any significant new extensions of existing transmission and/or distribution lines to serve the site during its operational phase.

Project construction will rely on a different mix of energy sources, including petroleum-based gasoline and diesel fuels, and perhaps natural gas but to a lesser extent. Construction activities will consist of site preparation, grading, building construction, paving and other activities. At each step, heavy equipment fueled by petroleum are likely to be used and employees' main source of transportation to and from the site will be by motor vehicle. Therefore, the construction phase of the Project will generate a temporary increase in demand for these common fuels. Neither Project construction nor operation are expected to result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

To ensure the Project does not result in a potentially significant environmental impact due to wasteful, inefficient, and unnecessary consumption of energy resources, the Project will be required to comply with all state laws regarding energy efficiency and on-site power generation. The Project will be subject to the State's Energy Code and Green Building Code, reinforced by the City's Municipal Code, to ensure energy efficient during the Project's construction and long-term operation. The forthcoming EIR will quantify and analyze both construction and operation energy use and its effects on existing energy sources and infrastructure. If required, the forthcoming EIR will implement mitigation measures to reduce potential impacts to less than significant levels.

b) **Less Than Significant Impact.** In 2013, Cathedral City adopted the Energy Action Plan to identify energy saving opportunities to meet the City's future energy demand, consistent with state and local energy policies. Additionally, state energy policies including the Energy Code and Green Building Code, are applicable to the development for renewable energy and energy efficiency. As

required by law, the Project will comply with all state and local energy efficiency plans. It is not expected for the Project to conflict or obstruct any of these plans, but the forthcoming EIR will confirm that this is indeed the case.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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.			**X**	
ii) Strong seismic ground shaking?		**X**		
iii) Seismic related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b) Result in substantial soil erosion or the loss of topsoil?		**X**		
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?			**X**	
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?			**X**	
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?				**X**
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Project materials; Garnet Hill fault, Southern California Earthquake Data Center; Geotechnical Engineering Update Report for Proposed 567 Acre Specific Plan Development, prepared by RJR Engineering, June 17, 2013.

Environmental Setting

Faulting and Groundshaking

The northern portions of the City are located within and near a seismically active fault zone associated with the San Andreas Fault Zone and its several fault branches or strands, including the Garnet Hill Fault,

the Banning Branch fault and the Mission Creek fault. These include faults located within a state mapped Alquist-Priolo Earthquake Fault Zone. Secondary faults include the San Jacinto fault zone approximately 22 miles to the southwest, and the more distant East Mojave Shear zone, and Pinto Mountain fault zone.

The closest approach of the Banning Fault segment passes through the planning area approximately two miles north of the Project site. Banning Fault can produce a magnitude 7.4 earthquake that would result in peak horizontal ground accelerations of between 0.45 and 0.9g in the City and Project vicinity. The Garnet Hill fault is mapped as a buried fault and is based on a gravity anomaly survey. The Garnet Hill fault is not mapped as offsetting Holocene- age (most-recent) materials and, therefore, does not display evidence of being active. The fault and study area zone are located a short distance (100-200 feet) north of the Project site and can act as a plane of weakness and move in response to an earthquake on another nearby fault. There is no evidence of ground rupture on the Project site or vicinity.

Seismically Induced Settlement

The Project site is located in an area of high seismically induced settlement. Strong ground shaking can cause soils to become dense or to compact, resulting in local or regional settlement of the ground surface that can damage structures and foundations, as well as pipelines, and other grade-sensitive structures. The potential for seismically induced settlement to occur is controlled by the intensity and duration of ground shaking and the density of subsurface soils. In the Project area, the valley floor is mainly comprised of loose, recently deposited sediments and is highly susceptible to seismically induced settlement. Proper foundation design and the densification or compaction of subsurface soils prior to development can mitigate some of the damaging effects associated with settlement.

Landslides and Rockslides

It is estimated that a ground acceleration of at least 0.10g in steep terrain is necessary to generate earthquake-induced rock falls. Given that several nearby faults are capable of generating peak ground accelerations of this magnitude in Cathedral City, there is a moderate to high potential for seismically induced rock falls and landslides in the northern parts of the City. The General Plan slope stability map shows that the Project site is located in an area with a low susceptibility of being impacted by rockfalls or seismically inducted landslides.

Wind Erosion Hazards

The Project site is in a “Very Severe Wind Erosion Hazard” area as defined and shown in the City General Plan. Evidence of wind erosion and blowing sand are evident in aerial views of the site. Mitigation of this hazard will require multi-faceted dust control plans for implementation during and following Project construction.

Expansive Soils

Expansive soils contain significant amounts of clay particles and can give up water (shrink) or take on water (swell). When swelling occurs, the soils can exert significant pressure on structures (e.g. buildings, channel linings and other structures) built upon them and can result in structural and other damage. Surface soils in the planning area are generally described as predominantly sand, riverwash gravels, and rock outcrop, with the relatively minor amounts of clay. Minor amounts of clay present in the Project area are not considered a hazard to development. The geotechnical investigations conducted in 2013 included an initial screening of the fine-grained soils on-site to ensure that the clay soils were not prone to liquefaction. The fine-grained soils encountered during the investigation were of moderate expansive nature and determined to be non-expansive.

Paleontological Resources

The western area and especially areas with Holocene age soils, have an extremely low potential to yield sensitive or valuable paleontological resources. The potential of encountering these resources during excavation activities increases with depth. Previous surface investigation conducted on the Project site did not reveal any surface paleontological resources. While the potential is considered low, any future monitoring required for archaeology and cultural resources should include professionally qualified paleontology staff.

Discussion of Impacts

a.i) **Less Than Significant Impact.** The Garnet Hill Fault and the Banning Branch fault of the San Andreas fault zone run along the City's north end and immediately north of the site. The Project site is not located on either fault but is in proximity of the implied location of the Garnet Hill fault, which may move in sympathy with movement along other nearby faults. The Banning Branch fault is located approximately 2.33± miles to the north. No impacts related to fault rupture on the Project site are anticipated. Nonetheless, the forthcoming EIR will further discuss the faulting hazard.

a.ii) **Less Than Significant with Mitigation Incorporated.** The Project site is located in a seismically active region of the Coachella Valley and in proximity of active faults. The site could be impacted by strong ground shaking from an earthquake on a nearby fault, including especially the Banning Branch and the Garnet Hill faults of the San Andreas fault, and to a lesser extent the Mission Creek fault located approximately 3.5 miles northeast of the Project site. The Project is therefore likely to be exposed to strong ground shaking and could expose people and structures to strong ground shaking and related effects. The City's Municipal Code includes development provisions regarding building reinforcement to withstand seismic ground shaking. The forthcoming EIR will analyze the site engineering and building design to determine whether the Project's implementation would result the loss, injury, or death of occupants.

a.iii-iv) **Less Than Significant Impact.** Groundwater in Cathedral City occurs at a depth of 150 to 200 feet below ground surface. According to the City's 2040 General Plan Exhibit S-5 ("Liquefaction Susceptibility Map") the Project site is located within a low to very low liquefaction susceptible zone, given the presence of alluvial sediment and lack of historically shallow groundwater on-site.

The Project site is located south of the Edom Hill and consist of aeolian and alluvial deposits. A 2013 geotechnical investigation determined that artificial fill was deposited in areas adjacent to the site and are associated with the construction of Bob Hope Drive, Interstate 10, and Varner Road. The materials observed in the variable height fill slopes appear to consist of alluvial sands that were generated from the surrounding sites. The Project's surrounding area consists of a similar geologic composition. No steep slopes or rock formations are located onsite or in proximity. The potential for rock fall and landslide onsite is very low to none as indicated by the City's General Plan Exhibit S-2 ("Seismically Induced Rock Fall and Landslide Susceptibility").

Hazards related to liquefaction and slope stability are expected to have less than a significant impact. Previous geotechnical analyses have well characterized the Project site and surrounding conditions. Nonetheless, the forthcoming EIR will summarize geotechnical conditions, potential hazards, and recommend mitigation measures, as appropriate, to ensure that the site condition and Project development do not result in the creation of substantial adverse effects, including the risk of loss, injury, or death.

b) **Less Than Significant with Mitigation Incorporated.** The subject property is located within a "*very severe wind erosion hazard*" zone as shown in the City's General Plan Exhibit S-3 ("Wind Hazard Zones"). Project-specific geotechnical analyses will be prepared that characterize on-site surface and subsurface soils to determine the site's risk for soil erosion. Without proper soil preparation and ongoing stabilization, Project development could create a significant soils erosion hazard that could adversely affect downwind properties and the traveling public. The forthcoming EIR will summarize the site conditions, evaluate potential impacts, and recommend effective mitigation measures to reduce impacts to less than significant levels.

c) **Less Than Significant with Mitigation Incorporated.** As discussed above, the Project site has a low to very low susceptibility to liquefaction and landslides. However, the potential for seismically induced settlement is considered high in the Project area. Project-specific geotechnical analyses have characterized site soils and general geotechnical conditions, which will be summarized in the forthcoming EIR, which will assess potential impacts analyzed and mitigation recommended, as appropriate. Geotechnical recommendations and other measures will ensure that the potential for landslides, lateral spreading, ground subsidence or collapse, or liquefaction are reduced to levels that are less than significant.

d) **Less Than Significant.** The Project site consist primarily of poor-graded, gravelly sand, and silty sand, sand slit mixture. The soil is categorize as having a low potential for expansion. Impacts from expansive soil are expected to be less than significant. Nonetheless, the forthcoming EIR will document site conditions, analyze the Project's susceptibility for expansive soil and ensure that the potential for expansive soils is adequately address.

e) **No Impact.** While on-site soils appear to be suitable for the use of on-lot septic systems, the Coachella Valley Water District is expected to provide wastewater collection and treatment services to the Project site. No septic tanks are expected to be constructed onsite and thus, no impacts related to soil instability are anticipated. No further discussion of this issue will be included in the forthcoming EIR.

f) **Less Than Significant Impact.** The probability of encountering important paleontological resources to at the Project site and in the Cathedral City area in general is low to very low. Nonetheless, the site and conditions that would support the occurrence of paleontological resources within the Project's boundaries will be further analyzed in the forthcoming EIR.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?	**X**			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	**X**			

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; 2013 Cathedral City Climate Action Plan, 2013; Project materials; Google Earth Pro; Assembly Bill 32 and Senate Bill 32, accessed June 2024.

Environmental Setting

Anthropogenic (human-caused) global warming is the largest source of greenhouse gases (GHG), emitting carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (NO) from a variety of sources but primarily through the burning of fossil fuels, including oil-based fuels, coal and natural gas. The accumulation of these gases amplifies the greenhouse effect that traps thermal energy in the atmosphere and oceans.

In response to the climate change crisis, California passed the California Global Warming Solution Act of 2006 (AB 32) which mandates statewide legislation to enact greenhouse gas regulations to reduce statewide emissions to below 1990 emission level by 2020. The California Global Warming Solution Act of 2016 (SB 32) further requires the state to pass legislation which could reduce emissions to 40% below 1990 emissions by 2030. To combat climate change at a local level, the City's 2013 Climate Action Plan and 2040 General Plan adopted in 2021 provide strong guidance to address GHG emissions and the challenges associated with climate change. The plans work to address climate change at a local scale by reducing GHG emissions from local operations and within all communities.

The South Coast Air Quality Management District (SCAQMD) adopted a tier-system approach to impose emission standards and regulations. These standards include emission thresholds for stationary sources including 10,000 MTCO2e/yr for industrial projects and 3,000 MTCO2e/yr for residential and commercial projects where SCAQMD is the lead agent. The Project will be considered to have significant impacts if it fails to meet at least one of the following tier 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/yr for industrial projects; 3,000 MTCO2e/yr 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?

According to the *California Greenhouse Gas Emission Inventory: 2000-2016,* the transportation sector remains the largest source of GHG emissions in the state, accounting for 39% of California's emissions in 2016. Regulations and improved fuel efficiency of the state's vehicle fleet will drive down emissions over

time, but population growth, lower fuel prices, improved economic conditions and higher employment rates are potential factors that may increase fuel use.

Discussion of Impacts

a) **Potentially Significant Impact.** At buildout, the site will consist of nine industrial warehouse facilities likely to cause a substantial increase in vehicles trips to and from the site. At buildout, the proposed Project would include 7,964,750± square feet of building area on 439.5± acres, and future Mixed Use – Urban (MU-U) development on 27.94± acres. Considering how motor vehicles are a principle source of GHGs, the Project has the potential to directly contribute to local and regional GHG emissions. An Air Quality and Greenhouse Gas Emission analysis and report will be prepared to quantify the Project's GHG emissions based on the most current version of the CalEEMod model. The forthcoming EIR will summarize the results of this analyze for Project construction and operation and determine feasible mitigation measures to reduce GHG emissions below significant thresholds.

b) **Potentially Significant Impact.** The Project is likely to conflict with SCAQMD GHG emission thresholds and Cathedral City's 2013 Climate Action Plan. Nonetheless, the Project will be required to adequately meet all standards set by each plan, respectively. As such, the technical report will be prepared, utilizing CalEEMod modeling, to quantify the Project's GHG emissions and determine the proper mitigation measures necessary for the Project to be within compliance with the local GHG reduction plan, policy, and regulation.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

IX. HAZARDS AND HAZARDOUS MATERIALS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Sources: Cathedral City 2040 General Plan; and Final EIR, 2021; Hazardous Waste and Substance Site List (Cortese List), California Department of Toxic Substances Control, accessed June 2024; National Priorities List and Superfund Alternative Approach Site, US Environmental Protection Agency; Cathedral City Local Hazard Mitigation Plan (LHMP), 2017; 2023 Fire Hazard Severity Zone in State Responsibility Area, California Department of Fire and Forestry, accessed June 2024; Project materials; Google Earth Pro.

Environmental Setting

Both hazardous material and hazardous waste are collectively referred to as hazardous substances per the presence of four properties including 1) toxicity, 2) ignitibility, 3) corrosiveness, and 4) reactivity. These hazardous substances have the potential to cause harm to human health and the environment if not handled appropriately during production, transportation, use, storage, and disposal.

Cathedral City is host to a wide range of light industrial and institutional facilities, including those associated with the auto industry, construction industry, cannabis cultivation and others. Institutions include several schools and medical outpatient facilities. Most of the hazardous materials used in the industries and institutions are well understood and well managed. In addition, residential use of household chemicals, automobile substances, paint and similar materials are regarded as household hazardous waste and are managed locally and regionally. No areas of the City are identified as hosting an active hazardous site by the California Department of Toxic Substances Control under the Cortese List. The City does not appear either in the US Environmental Protection Agency National Priorities List (NLP) for active hazardous cleanup sites.

For hazardous waste management, the City adopted the Local Hazard Mitigation Plan (LHMP) in 2017. The LHMP establishes and maintains records of hazardous sites to periodically monitor the facilities and their respective operations. The LHMP was developed in accordance with the City's Disaster Mitigation Plan (2000) and FEMA's Local Hazard Mitigation Plan guidelines to cover all potential risk factors which could create a hazardous site in Cathedral City. The regulations, policies, programs and control measures outlined in the LHMP are incorporated in the City's General Plan Safety Element and Municipal Code to ensure consistence throughout the City's planning area.

Discussion of Impacts

a) **Less Than Significant Impact.** Of the site's 600± acres, 439.5± acres are allotted for warehouse structures, 27.9± acres for future MU-U development, and 132.6± acres for Open Space-Water and regional stormwater detention. Currently, warehousing and distribution centers are envisioned as probable users of the industrial component of the proposed Project. The mix of potential uses beyond warehouse facilities is unknown but would be regulated by the City's Industrial Zoning designation and related allowed uses and development standards. Potential future uses of the Site 4, which is to remain MU-U but for which no development plan has been submitted, could include multi-family residential, freeway serving commercial, EV changing centers, solar facilities and other similar uses.

During construction, a variety of potentially toxic or hazardous materials, though common, could be used in the construction of the Project, including solvents, oils, paints, and similar material some of which could require special but temporary onsite storage and management. During operation, cleaners and solvents may be used for daily maintenance yet these materials will not be transported, used, or storage at quantities that pose a hazardous risk. No hazardous materials storage or distribution is planned in the proposed Project. Hazardous materials warehousing must be certified to handle hazardous material. The forthcoming EIR will analyze the Project's transport, use and disposal of hazardous material during construction and operation to further evaluate Project construction and operations and confirm impacts will be less than significant.

b) **Less Than Significant Impact.** As noted previously, the operation of multiple warehouses and other permitted uses are not expected to handle significant amounts or especially hazardous materials to the degree of creating an upset and accident condition involving the release of hazardous materials. Neither Project construction nor operation are expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or

accident conditions involving the release of hazardous materials into the environment. Nonetheless, the forthcoming EIR will further evaluate the Project for its potential to cause such hazardous releases.

c) **No Impact.** There are no schools located in proximity to the Project. Rancho Mirage High School is the nearest, located approximately 0.5 miles southwest of the site. The Della S Lindley Elementary School Elementary school at 31495 Robert Road in Thousand Palms is located 0.44± miles east of the project site. No schools are located within ¼ mile of the Project site. Therefore, no impacts to existing or proposed schools will occur, and no further discussion of this issue will be required in the EIR.

d) **No Impact.** The subject property is currently undeveloped, there is no evidence of past development beyond minor benign impacts associated with construction of adjoining Varner Road and US I-10, and the Project site does not appear as a hazardous site in the Cortese List. As such, the development is not anticipated to create a significant hazard to the public or the environment. No impact will occur. And no further discussion will be provided in the forthcoming EIR.

e) **No Impact.** The Project is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Palm Springs International Airport (PSP), located immediately west of Gene Autry Trail and immediately north of Ramon Road in Palm Springs. PSP is located 3.44± miles southwest of the Project site. Therefore, the airport's operation is not expected to raise safety hazards or excessive noise concerns in the Project area. No impact will occur, and no further discussion will be included in the EIR.

f) **Less Than Significant Impact.** The Project will result in additional improvements to adjoining Varner Road and the future extension of Dal Vall Road. It will also facilitate the ultimate buildout of Bob Hope Drive/Rio del Sol in the southeast corner of the project site. These roadways will be constructed in accordance with the City's circulation plan to ensure adequate capacity, safety and efficient access to evacuation routes in the event of an emergency. As such, the Project is not anticipated to conflict or interfere with any emergency response plan or emergency evacuation plan. Nonetheless, the forthcoming EIR will analyze the Project's potential to conflict with emergency plans and, if necessary, determine the proper mitigation measured to reduce potential impacts to less than significant levels.

g) **No Impact.** The Project site not located on or in proximity to a Very High Fire Hazard Severity Zone (VHFHSZ) as depicted in the California Department of Fire and Forestry, 2023 Fire Hazard Severity Zones in State Responsibility Zone Map. Although the Project is not at risk from wildland fires, the Project will be subject to state and local fire codes to minimize potential impacts related to fires. As such, no impacts are expected in association with wildland fires.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

X. HYDROLOGY AND WATER QUALITY Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X		
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:		X		
(i) result in substantial erosion or siltation on- or off-site;		X		
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		X		
(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		X		
(iv) impede or redirect flood flows?		X		
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Sources: Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan DEIR, 2013; Coachella Valley Regional Urban Water Management Plan, 2020; FEMA Application and Engineering Analysis - Conditional Letter of Map Revision (CLOMR), Morongo Wash Interim Project Improvements Cathedral City, prepared by Michael Baker International, January 2017; Project materials; Google Earth Pro.

Environmental Setting

The City and Project site are in the Coachella Valley, a northwest-southeast-trending, low-lying desert valley surrounded by mountains on the north, south, and west that isolate the valley from moist and cool maritime air masses from the west, creating a dry subtropical desert climate. Summer daytime temperatures can occasionally exceed 125°F and winter temperatures occasionally fall below freezing. Mean annual rainfall on the Coachella Valley floor is between 2 and 6 inches, and while some years

record no measurable rainfall, other years may be subjected to flash floods and other substantial rain events. Historic and prehistoric flooding has played a key role in shaping the valley's current hydrological setting.

The Coachella Valley lies within the Whitewater River Watershed, which is generally defined by the boundaries of the Whitewater Hydrologic Unit as described in the Water Quality Control Plan for the Colorado River Basin Regional Water Quality Control Board (Basin Plan). The principal regional drainage through the watershed is the Whitewater River, which emanates from the San Bernardino and San Jacinto Mountains on the west end of the valley.

With regard to water resources, the City and Project site are located in the Whitewater River Subbasin. The subbasin encompassing a major portion of the valley floor, it covers approximately 400 square miles and extends from the junction of US I-10 and State Highway 111 on the west, to the Salton Sea about 70 miles to the southeast. Its groundwater storage capacity is estimated at 28.8 million acre-feet in the first 1,000 feet below the ground surface. Historically, groundwater levels in the subbasin have fluctuated indicating a steady decline in levels throughout the subbasin. In response, the Coachella Valley Water District (CVWD) and Desert Water Agency (DWA) have jointly operated a groundwater replenishment program in which water from the Colorado River and the State Water Project is imported to recharge the aquifer.

The CVWD and DWA operate domestic water services systems in Cathedral City. Within the City, CVWD domestic water system includes 12 well sites, 2 booster stations, 3 water storage reservoirs, and water mains up to 30 inches in diameter. Major water lines include those beneath Palm Drive, Vista Chino, 30th Avenue, Ramon Road, Dinah Shore Drive, and Gerald Ford Drive. CVWD service area encompasses north and south of Interstate-10.

Within Cathedral City, DWA water delivery system includes 3 wells, 2 booster stations, 4 water reservoirs, and water mains ranging in size from 2 to 24 inches in diameter. Major trunk lines include those under East Palm Canyon Drive, Cathedral Canyon Drive, and Perez Road. DWA provides domestic water to areas south and west of the Whitewater River Stormwater Channel (WWRSC).

Domestic Water

The Project site is within CVWD service area. Located north Interstate-10, the site forms part of an undeveloped region where CVWD domestic water infrastructure is limited to two ground level storage reservoirs, on the south side of Varner Road and approximately 3.25 miles northwest from the Project site. CVWD currently operates a 36-inch diameter line under Rio del Sol Road and a 24-inch diameter under Varner Road. Future installation of transmission lines will be required to connect the proposed warehouse facilities with CVWD's domestic water delivery system.

Flood Control

The northern portions of the City are especially suspectable to flooding from mountain runoff to the northeast, north and northwest. Portions of the Project site and surrounding are currently designated as 100-year flood zones by FEMA. These areas have seen significant flooding in recent years.

The City's western and southern region, bound by the WWRSC 100-year storm flow, has a reduced risk given its proximity to a stormwater channel and is therefore identified as a 500-year Flood Zone. The Project site, located on the northern side of Cathedral City, is within the City's 100-year Flood Zone. FEMA has classified the Project site as a Zone AE, indicating the area is subject to a 1% or greater chance of flooding at a depth of 2 feet with no base flood elevation established. In cooperation with the Project proponent, the CVWD has prepared a FEMA application to revise the FEMA Flood Insurance Rate Map (FIRM) in the Project area based on certain upstream flood improvement. Based on these plans and analysis provided by CVWD, FEMA has issued a Conditional Letter of Map Revision (CLOMR) indicating that with the proposed flood control improvement, the flood hazard at the Project site would be reduced to that of a *Standard Project Flood* or the equivalent of a 100-year flood with a reoccurrence interval of 500 years.

Discussion of Impacts

a) **Less Than Significant Impact.** The Project will utilize on-site facilities to retain and detain and treat runoff before discharging off-site. The Project engineer will ensure that the operational BMPs for the Project satisfy local, state, and federal standards. Best management practices will assure that storm flows leaving the site during and after construction are not contaminated with hazardous or otherwise polluting materials, including silt. Implementation of these standard requirements will ensure that the Project's potential impact to water quality from runoff will be less than significant. The Project is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Nonetheless, the results of the preliminary hydrology study and Water Quality Management Plan (WQMP) will be evaluated in the forthcoming EIR to ensure water quality standards will not be violated. Stormwater Pollution Prevention Program (SWPPP) will also be required to demonstrate proper management of nuisance and stormwater runoff from the project site.

b) **Less Than Significant with Mitigation Incorporated.** Desert Water Agency (DWA) and the Coachella Valley Water District (CVWD) jointly utilize and manage a replenishment program using spreading basins in the Upper Whitewater River Subbasin near the San Gorgonio Pass and the Mission Creek Replenishment Facility in Desert Hot Springs. At buildout the Project site will consist of 7,964,750± square feet of building area on 439.5± acres, 132.6± acres of Open Space-Water and stormwater detention and 27.9± acres of undeveloped land designated for future MU-U development. The Project's operation will increase the local water demand as it will use domestic water for landscaping and a variety of other uses, both potable and non-potable. No reclaimed/recycled wastewater will be available to the Project for landscape irrigation or other non-potable uses. The Project's demand for water is currently not known. The Project's water demand, and whether CVWD capacity can adequately serve the site will be analyzed in the forthcoming EIR. A Water Supply Assessment (WSA) will be prepared and summitted to CVWD for review and approval. The Project is not expected to interfere with any groundwater recharge facility or plan, or impede sustainable groundwater management of the subbasin The WSA, which will evaluate the Project's potential to substantially decrease groundwater supplies will be summarized in the forthcoming EIR, and the Project's level of impact will be determined. If necessary, the EIR will set forth mitigation measures to reduce water demand.

c.i-iv) **Less Than Significant with Mitigation Incorporated.** The subject property is undeveloped and does not generate an apparent drainage or drainages, soils being relatively flat and highly permeable. Most off-site flows passing through the project site are essentially sheet flows originating from the northwest and, to a lesser extent, from runoff from Varner Road to the north.

Regarding the potential of the Project to create substantial erosion or siltation on- or off-site, the Project calls for a series of retention and detention basins that will maintain on-site and tributary flows on-site. The Project's potential to generate substantial erosion or siltation on- or off-site is expected to be less than significant. These same planned improvements are expected to ensure that the Project will not substantially increase the rate or amount of surface runoff, nor would it result in flooding on- or off-site. Nonetheless, these potential hazards will be further analyzed in the forthcoming EIR.

As noted, the Project will retain on-site and tributary stormwater runoff on-site. The project is not expected to create or contribute to local or area-wide runoff water and would not adversely impacts any existing or planned stormwater drainage systems. Therefore, the Project will also avoid the generation of substantial additional sources of polluted runoff. Impacts would be less than significant.

The Project planning area is periodically impacted by local and area-wide stormwater runoff from drainages to the northwest and north, which have resulted in extensive FEMA mapping of a variety of flood zones on the Project site and in the vicinity. As currently proposed, the Project would dedicate large areas of the site to stormwater retention, detention and conveyance. The Project will, at least to some extent, impede and redirect flood flows but in a manner consistent with CVWD and FEMA-approved plans for this area. Therefore, the impact of these effects would be less than significant.

d) **Less Than Significant Impact.** The Project site is not located in a tsunami or seiche zone. There is no significant body of water near the Project site which could be a potential risk. However, the Project site is classified as a FEMA Zone AE. The Project preliminary plans call for on-site stormwater basins and conveyances that are expected to preclude building site inundation or the risk of substantial polluted runoff. As noted above, the Project proposed to retain all on-site and tributary flows on site. To minimize potential impact of flooding, the City and CVWD have developed regional stormwater improvement plans, which have been reviewed by FEMA and serve as the basis for the proposed Project on-site facilities. In conjunction with Project improvements, these regional flood control measures are expected to reduce the Project's risk of flooding to less than significant levels. Nonetheless, the hydrology study will examine the Project's susceptibility and the forthcoming EIR will analyze these and other hydraulic and water quality issues.

e) **Less Than Significant Impact.** The Project will be required to conform to the City's water efficient measures and standards. The proposed Project will also be required to comply with all applicable water quality standards, Best Management Practices (BMPs), including drought-tolerant landscape measures, and will implement a WQMP for both construction activities and long-term

operation of the site. In addition, the Project proponent will prepare a State Water Pollution Prevention Plan (SWPPP) and master drainage plan to ensure water quality and stormwater management complies with State and local provisions. Adherence to these management plans and implementation of industry standard BMPs will ensure the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Nonetheless, the forthcoming EIR will further analyze the Project's potential impacts to water demand and water quality as it relates to groundwater sustainability and water quality control plans, respectively.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?				X
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?				X

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan, 2013; Cathedral City Municipal Code; Coachella Valley Multiple Species Habitat Conservation Plan, 2007; Riverside County General Plan, 2015; Project materials; Google Earth Pro.

Environmental Setting

Large portions of Cathedral City are developed or are designated for future residential, commercial, industrial, open space, or institutional development. Development of the Project site is currently controlled by the NCESP, which assigns zones and established development standards for Industrial, Mixed-Used Urban, Mixed-Used Neighborhood, Open Space-Public and Open Space-Water uses. Of the NCESP planning area, only the parcel on the southeast corner of Rio del Sol/Bob Hope Drive has been developed. The rest of the NCESP planning area, which now constitutes the Project site, is undeveloped, vacant land.

The Project proposes to rescind the existing Specific Plan and replace it with a GPA and Zoning amendment to limit proposed land uses to Industrial, Mixed-Used/Urban, and Open Space-Water. The industrial designation would be assigned to Site 1 and 2 and most of Site 3. The Project area that comprises the southwest corner of Rio Del Sol/Bob Hope Drive and Varner Road would retain its current assignment of MU-U (see Exhibit 4b). Lastly, the Project proposes a zoning text amendment to increase the maximum height standard from 34 feet to 50 feet, and to codify Mix Used-Neighborhood and Mixed Use-Urban development standards in the City's Municipal Code.

Discussion of Impacts

a) **No Impact.** The subject property is vacant and has not been previously developed. The site is surrounded by vacant lands and the rights of way of US I-10 and Varner Road. There are no opportunities for the Project to physically divide an established community; therefore, no impacts are expected to occur. No further discussion of this issue will be required in the EIR.

b) **No Impact.** The Project proposes the development of nine industrial warehouse buildings and makes provision for 27.9± acres of MU-U on 600± acres of vacant land. The Project proposes to rescind the current Specific Plan and to process a GPA, Zone Change and Zoning Text Amendment consistent with the City's development code standards. Currently, a conceptual site plan has been drafted in which the Project is compliant with landscaping, parking, and setback requirements.

As noted in Section 4: Biological Resources of this Initial Study, the City participates in and is a permittee of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive regional plan encompassing a planning area of approximately 1.1 million acres and conserving approximately 240,000 acres of open space. The Plan is intended to address the conservation needs of a variety of plant and animal species and natural vegetation communities that occur in the Coachella Valley region. The CV MSHCP was finalized in October 2008 and establishes a system of preserves outside of urbanized areas in the valley to protect lands with high conservation value. It streamlines permitting processes by implementing state and federal endangered species acts while providing for land development within its planning area. The proposed Project is not located within the boundaries of any MSHCP Conservation Area. The Project is not anticipated to violate any land use plan, policy, or regulations. No impact will occur, and no further discussion will be provided in the forthcoming EIR.

Mitigation Measures
None required.

Mitigation Monitoring and Reporting Program
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?				**X**
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?				**X**

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan, 2013; North City Extended Specific Plan DEIR, 2013; Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, prepared by California Department of Conservation-Division of Mines and Geology, 1988; Soils Survey of Riverside County, California, Coachella Valley Area," U.S. Soil Conservation Survey, September 1980; Project materials; Google Earth Pro.

Environmental Setting

Mineral sources found in Cathedral City consist of sand and gravel, collectively known as aggregate. Aggregate is extensively used in construction materials including asphalt, concrete, road base, stucco, and plaster. The State Geological Survey, last updated in 2007, classifies most of the Coachella Valley, including Cathedral City as a Mineral Resource Zone 3 (MRZ-3). MRZ-3 generally refers to areas where development has limited the presence or amount of mineral resources. Approximately 160 acres at the base of the Indio Hills 1.1± miles north of the Project site is designated MRZ-2 (Base) and is labeled as the "Allen Grading and Paving Company". A second MRZ-2 area is located 1.25± miles east of the Allen site and is comprised of a ribbon along an existing drainage.

Soils underlaying the Project site are comprised of aeolian and fluvial wash materials, but primarily are comprised of silts and sand. No mineral resources of local or regional values have been identified and these lands are further constrained from mineral resource development by surrounding existing and planned land uses.

Discussion of Impacts

a-b) No Impact. No mineral resources of local or regional importance are known to occur on Project or surrounding lands. The Project area has been designated for urban use as established by the NCESP and amended by the City's General Plan land use. The proposed GPA and zoning amendments will redesignate the site's land use to Industrial, Open Space-Water, and Mixed Use-Urban. No mining operations have or will occur in the immediate planning area. For these reasons, the Project will not adversely affect mineral resources or locally important mineral resources. Implementation of the Project will have no impact. No further discussion of this topic is required in the EIR.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting Program

None required.

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?			**X**	
b) Generation of excessive groundborne vibration or groundborne noise levels?			**X**	
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?				**X**

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Cathedral City Zoning Ordinance; Riverside County Airport Land Use Compatibility Policy Document, March 2005; Project materials; Google Earth Pro.

Environmental Setting

Cathedral City's ambient noise environment is dominated by mobile noise sources including automobiles, trucks, buses, and motorcycles, and partially of aircraft overflights associated with the Palm Springs International Airport and railroad noise associated with the Union Pacific Railroad lines located approximately 94± feet southwest of the Project site. US Interstate-10, a substantial noise generator, is located immediately south of the Project site. US I-10 and other roadways are constant, if variable, sources of community noise. According to the City 2040 General Plan EIR, I-10 traffic noise increases at night due to the increase volume of trucks. Traffic on the UPRR line is limited given its duration, yet traffic noise is caused on average by 40 trains per day, transporting 80 cars per train at a length of 5,200 feet.

Under the City's Municipal Code Section 11.96.030, industrial properties have an exterior noise limit of 85 dBA during daytime (7:00am to 10:00pm) and 55 dBA during nighttime (10:00pm to 7:00 am). Construction sites are exempt from noise standards but are confined to weekdays between the hours of 7:00 am and 5:30 pm and Saturdays between the hours of 8:00 am and 5:00 pm from October 1st through April 30th. For the months starting on May 1st through April 30th, construction activities are confined to weekdays between the hours of 6:00 am to 7:00pm and Saturdays between the hours of 8:00 am and 5:00 pm. No construction is permitted on Sundays or State holidays.

There are no sensitive noise receptors in proximity of the Project site, and surrounding land uses generally allow for non-residential or other potentially noise sensitive land uses. It should be noted that Site 4 will include 27.9± acres of MU-U designated land. At this time, there is no mixed-used residential development being proposed on the MU-U parcel in relation to the Project plan.

Discussion of Impacts

a) **Less Than Significant Impact.** With the Project's implementation, regional ambient noise levels are anticipated to increase. Sources of noise will consist of the Project's construction, operation and traffic generated on surrounding streets. The Project site is included in the NCESP and is currently zone for residential, residential mixed use, industrial, and open space. The Project propose a GPA and Zoning change and zone text amendment. The proposed redesignations will change the land use to mostly industrial allowing for the Project's proposed development of multiple industrial warehouses. The land use designation on the 28±-acre of Site 4 would remain Mixed Use-Urban (MU-U).

Warehousing and related logistics are expected for the primary uses on the proposed industrial lands. Noise associated with operations of distribution or storage facilities are expected to be largely limited to truck and other vehicle traffic, and from air handling equipment and HVAC systems and equipment. The warehousing and storage operations will occur within enclosed buildings, while HVAC equipment may be roof-mounted and thereby increasing the distance such noise can travel. A noise analysis will be prepared and the forthcoming EIR will analyze potential noise impacts related to the Project's operation which could increase noise levels within the Project area, determine if the Project is compliant with the City's noise standard for industrial lands, and if not, implement mitigation measures to ensure the Project's compliance.

b) **Less Than Significant With Mitigation.** The operation of multiple warehouses is not anticipated to generate groundborne vibration or groundborne noise levels. The Project construction is however expected to generate groundborne vibration given the use of heavy construction equipment, including motor graders, haul trucks, soil and pavement compactors and other sources. The nearest sensitive receptor area is Cathedral City's residential community, La Paloma, located 0.36± miles south of Interstate-10 and the Union Pacific Railroad corridor. No construction-induced groundborne vibration is expected to impact residential communities to the south.

As noted above, the Project includes maintaining the current MU-U designation on the easterly 29± acre (Site 2) portion of the site. The Project includes development plans for the industrial lands but not for the MU-U Project area. Therefore, the forthcoming EIR will evaluate potential operational noise levels along the eastern boundary shared with the MU-U site. If warranted, mitigation will be developed to address any identified impacts.

c) **No Impact.** There are no commercial or private airports in Cathedral City or in the Project vicinity. The nearest is the Palm Springs International Airport, located approximately 3.88 miles southwest from the Project site. The subject property is not located within the boundaries of an airport land use plan. Therefore, no impacts will occur, and no further discussion of this issue will be provided in the EIR.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; City of Cathedral City, Southern California Association of Governments; US Census American Community Survey, 2022 to 2026 5-year Estimate Projections; Project materials.

Environmental Setting

Cathedral City is estimated to have a population size of 52,536 in 2023. Of which the majority identified as white, male, and between the ages of 25 and 34. The median household size is 2.73 and the median household income is $63,209. The City's housing market consists of 23,620 dwelling units, of which single-family detached homes constitute the majority of household types. Nearly 80% (or 18,816 units) in Cathedral City are occupied by homeowners and renter, the remaining 20% (or 4,806 units) of all housing units are vacant. The Southern California Association of Governments (SCAG) forecasts a population growth to 68,100 for Cathedral City by 2040.

The subject property is vacant and has never been developed. The current Specific Plan calls for a mix of uses, including high-density housing. The Project proponent feels these lands are best suited for other, mostly non-residential uses. As such, the Project proposes the development of nine industrial warehouses on 439.5± acres. To the east of the Project site, adjacent to the Central Project area, the 27.9± acre sized parcel will remain a MU-U designation for future development. There are no development plans proposed on the MU-U parcel by the Project at this time. The MU-U parcel will remain vacant and undeveloped.

In a non-fulfillment operations warehouse, the typical number is one worker per 1,500 to 3,000 feet, whereas e-commerce fulfillment operations require one worker per 700 to 1,000 square feet (Wonolo, Inc, 2022) depending on operational specifics. E-Commerce fulfillment centers could also be a part of this Project.

Discussion of Impacts

a) **Less Than Significant Impact.** The Project proposes the development of warehouse logistics facilities to service e-commerce fulfillment and distribution warehouses, cold storage warehousing, freeway serving commercial, and other potential uses. The Project's implementation is expected to provide local jobs to Cathedral City and regional cities including

Desert Hot Springs, Palm Springs, Rancho Mirage, and Palm Desert. Although a 29±-acre portion of the Project's planning area is designated for Mixed Used-Urban, no residential development has been proposed as part of the Project's development at this time.

The EIR will calculate the number of potential employees and compare this job creation to projected growth, based on SCAG and other predictors for future population and housing in Cathedral City and the region.

The Project is located immediately north of Interstate-10 and is also bound by Varner Road and Rio del Sol/Bob Hope Drive. The Project will result in internal and area circulation, as well as improvements to Varner Road. The planned future extension of DaVall Drive across the railroad and I-10 corridor may serve the project in future years. Off-site roadway improvements related to the Project's implementation are expected to manage the traffic of service vehicles entering and existing the site. These off-site improvements are not expected to facilitate the development of other sites, as such the development would have no effect in the area's urban growth. The forthcoming EIR will analyze potential impacts and determine if less than significant impact is indeed the case.

b) **No Impact.** The Project site is vacant. No residential structures currently exist within the Project boundaries. The Project will not cause the displacement of existing people or housing. For this reason, no impact will occur, and no further discussion of this topic will be required in the EIR.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other public facilities?			**X**	

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Project materials; Google Earth Pro.

Environmental Setting

Fire Protection

The Cathedral City Fire Department provides emergency response and fire control services to all of Cathedral City. There are three fire stations within the City including 1) Station No. 411 at 68950 Buddy Rogers Avenue, 2) Station 412 at 3100 Desert Vista Road, and 3) Station No. 413 at 27610 Landau Boulevard. The station closest to the Project site is Station No. 413 which has an expected response time of 6 to 7 minutes. The Fire Department is staffed with 43 sworn fire personnel (42 firefighters, and 1 Fire Chief), 14 on-duty 24 hours-7 days a week, 2 administrative personnel and 1 full-time fire inspector. Since 2000, the Cathedral City Fire Department has received a "Class 3" rate by the Insurance Service Organization (ISO) Public Protection.

Police Protection

Cathedral City Police Department is a full-service agency providing protection to the City of Cathedral City. The police station is located in the Civic Center at 68700 Avenida Lalo Guerrero. The Department is staffed by 52 sworn officers, 35 non-sworn support and administrative personnel, and 6 reserve officers. The Police Department has a Priority 1 emergency call response time of 7 minutes or less. Response time depends on where the police patrol is stationed at the time of the call. However, considering that the Project's development is being proposed north of I-10 where there is currently no development, the actual response time to an emergency call from the Project site may be greater than 7 minutes.

Schools

The Project site is located within the boundaries of the Palm Springs Unified School District (PSUSD), which provides kindergarten through 12th grade public educational services and facilities to Cathedral City. Within the City, PSUSD operates nine schools including five elementary, two middle, one high, and one continuation high school. Regional colleges include College of the Desert, the Coachella Valley Campus of California State University-San Bernardino, and the University of California-Riverside Palm Desert Graduate Center.

Parks

Cathedral City currently has nine improved parks, including four neighborhood parks, two mini parks, one community park, one dog park, and a performance and event venue. In total, the City manages and operates 49.2± acres of developed public park and open space. The City has acquired an additional 128.3± acres of undeveloped land for future park expansion and recreational service development.

Other Public Facilities

Other public facilities in Cathedral City including the Civic Center at 68700 Avenida Lalo Guerrero, Senior Center at 37171 West Buddy Rogers Avenue, and the Public Library at 33520 Date Palm Drive.

Discussion of Impacts

a) Less Than Significant Impact

Fire Protection: The Cathedral City Fire Department will provide fire protection services to the Project site. The nearest fire station to the property is Station No. 413, located at 27610 Landau Boulevard, geographically 1.62± miles west of the Project and 3.6± travel-miles. The Fire Department is likely to experience some increase in demand for its service as a result of the Project. The forthcoming EIR will analyze the Project's possible level of demand for service and determine whether mitigations are necessary to ensure sufficient personnel and facilities service the Project. Less than significant impacts are anticipated and the EIR will further analyze this issue.

Police Protection: The Cathedral City Police Department will provide first response to emergency calls from the Project site. The police station located at 68700 Avenida Lalo Guerrero is approximately 4.19 miles south of the Project; however, the City maintains ongoing police patrols across the City. Therefore, the response time may vary on the location of police patrols. The Project will increase the demand for police protection but to what extent is not yet clear. For this reason, the forthcoming EIR will analyze the level of increase and determine whether existing personnel and existing facilities can provide adequate protection services to the Project. Although less than significant impacts are anticipated, the forthcoming EIR will further discuss the Project's potential impacts on police protection services.

Schools: A school district developer fee (currently $0.84 per square foot for industrial properties) will be imposed on the Project to offset its increased demand for school facilities. The forthcoming EIR will calculate the potential number of new enrolled students the Project could induce and determine if the increase exceed would PSUSD's capacity.

Parks: The Project is not expected to induce significant population growth since Project jobs would be primarily fulfilled by existing residents from regional cities including Desert Hot Springs, Palm Springs, Rancho Mirage and Palm Desert. However, new employees that move to reside within the city limits could increase park demand. The forthcoming EIR will quantify the potential increase in demand for park facilities, determine the level of impact, and if necessary, set forth mitigations to reduce impacts to less than significance.

Other public facilities: The Project will not directly impact such public facilities as City Hall and its administrative functions, Cathedral City Public Library or Cathedral City Senior Center. However, any increase in the resident population induced by the project could increase demand for these public facilities. The demand and potential level of impacts will be analyzed in the forthcoming EIR.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?			**X**	
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?			**X**	

Sources: City of Cathedral City 2040 General Plan.

Environmental Setting

Cathedral City currently consist of nine public parks with 73.23± acres of developed parkland. The City has acquired an additional 146.41± acres of undeveloped park land. Golf course facilities are associated with resort residential development, yet they are frequented by residents and visitors. City parks in proximity of the Project site include the following:

- *Century Park* provides a ballfield, tennis court, and tot lot, as well as restrooms and wi-fi. Picnic amenities are provided in the form of shade structures with tables and BBQ facilities. It is along the eastern edge of Cathedral City at the intersection of Century Park Drive and DaVall Drive, approximately one mile north of Ramon Road.
- *Dennis Keat Soccer Park* is located at 69400 30th Avenue and includes a large ball field for field sports. Other park amenities include restrooms, wi-fi, shade structures, public art, and walking paths.
- *Panorama Park* is located at 28905 Avenida Maravilla and is one of the city's oldest parks. It was set aside as a public park in 1960 and dedicated June 4, 1989, after undergoing a dramatic transformation adding numerous activities and sporting areas.

Miles of bicycle lane and hiking trails are available throughout Cathedral City and contribute significantly to the City's recreational opportunities.

Discussion of Impacts

a, b) Less Than Significant Impact. The Project is not expected to directly impact existing or future parks or other recreational facilities. However, if the Project attracts employees to settle in the City, these new residents and their families could increase use of regional parks or other recreational facility. The forthcoming EIR will analyze the potential increase in visitation of the City's outdoor and indoor recreational facilities, and determine the appropriate mitigation measures, if considered necessary.

Mitigation Measures

See forthcoming EIR

Mitigation Monitoring and Reporting Program

See forthcoming EIR

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?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Cathedral City Active Transportation Plan, 2021; Project materials; Google Earth Pro.

Environmental Setting

Two regional routes provide primary access to Cathedral City including East Palm Canyon Drive (State Highway-111) and US Interstate-10. I-10 is accessible from highway interchanges at Bob Hope Drive, Date Palm Drive, and Palm Drive. A future I-10 interchange at Landau Boulevard and DaVall Drive are planned. Respectively, Highway-111 runs along the foothill of the Santa Rosa Mountains and the Whitewater River, and functions as an intra-regional connector serving regional cities. Other major roadways include General Ford Drive, Ramon Road, Vista Chino, Date Palm Drive, Cathedral Canyon Drive, Landau Boulevard, and DaVall Drive. These roadways must operate at an acceptable Level of Service (LOS) of Level D or better as mandated by the City's 2040 General Plan policy.

Roadways in proximity to the Project site include Varner Road, bounding Site 1, 2 and Site 4 on the north side and Site 3 on the south side, Rio del Sol, bounding Site 3 on the east side and Bob Hope Drive/I-10 interchange bounding the east side of the MU-U parcel. According to the City's 2040 General Plan, Varner Road segment located east of Date Palm Drive is a LOS Class A and Bob Hope Drive/I-10 interchange a LOS Class B.

Discussion of Impacts

a) **Potentially Significant Impact.** Given the nature of the proposed Project, is anticipated that it will generate substantial traffic and it is currently uncertain whether and to what extent the Project could conflict with the City's Circulation and Mobility Element and related policies and implementing ordinances. A Project-specific traffic impact report will be prepared in which the vehicle trip generation will be quantified, and LOS will be determined for each Project-related interchange. The EIR will summarize the report, determine whether the Project exceeds the City's LOS D standard, and if so, set forth feasible mitigation measures to reduce potential impacts to less than significant levels.

b) **Potentially Significant Impact.** It is currently uncertain whether and to what extent the Project could be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) considering the Project is expected to increase local and regional traffic. The extent to which the Project conflicts with CEQA Guideline section 15064.3, subdivision (b) with regard to vehicle miles of traveled (VMT) it could generate is currently unknown. A traffic impact report will be prepared that will quantify the Project's VMT generation and its impact on the City's VMT policy. The EIR will further discuss this issue.

c) **Less Than Significant Impact.** Preliminary Project development plans show numerous access drives along Varner Road, including one off-set pair of intersections and other that are close to one another. At least one location will require additional right of way from a third party property owner, which may affect circulation and safety. Neither is it currently known whether or where traffic signals may be required. Roadway improvements proposed by the Project are not expected to cause substantial hazards due to geometric design features or incompatible uses but will be further analyzed in the forthcoming EIR.

d) **No Impact.** The Project proposes improvements to Varner Road and Rio del Sol/Bob Hope Drive which have the potential to improve emergency access to the area. The forthcoming EIR will analyze the Project's impact to emergency access and determine whether mitigation measures would effectively reduce impacts to less than significance.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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		**X**		
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.		**X**		

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; Project materials; Google Earth Pro.

Environmental Setting

The Cahuilla were the first settlers in the Coachella Valley, encompassing approximately 4 million acres of desert land including the local mountains, deep valleys, rocky canyons, passes, and arid desert environment. Anthropologists generally divide the Cahuilla based on their respective geographic location including the Pass Cahuilla of the San Gorgonio Pass/Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains, and the Desert Cahuilla of the eastern Coachella Valley. All three groups spoke different dialects of the Cahuilla language and hold similar lifestyles and traditional practices.

The Agua Caliente Band of Cahuilla Indians (ACBCI) is the nearest Native American tribe with Reservation lands encompassing approximately 31,500 acres across the western valley's in a checkerboard ownership pattern. The ACBCI reservation overlaps regional cities including Palm Springs, Cathedral City, Rancho Mirage, and unincorporated areas in Riverside County. ACBCI lands lie contiguous in some places to the proposed Project site. As noted, Edom Hill (*Pa hal ke on a)* is considered an important place for the Cahuilla. Important Cahuilla camps and use areas have been identified in the Willow Hole and Seven Palms Ranch area northeast of the Project site. The Project site and vicinity are located on the valley floor and the slopes of Edom Hill in the northern portions of the Indio Hills. The site does not appear to harbor a water source, ethnobotanically important resources or lithic materials for tools and weapons. Previous surveys did not identify any resources that would qualify for listing.

Discussion of Impacts

a. i), ii) Less Than Significant Impact with Mitigation. As discussed in Section 5 (Cultural Resources), areas within Cathedral City have been identified as having high sensitivity for prehistorical resources, focused primarily by the San Jacinto and Santa Rosa Mountains.

According to the City's General Plan EIR Exhibit 2.6-1 ("Culturally Sensitive Areas"), neither the Project site nor its surrounding area are located within a prehistorical or cultural resources sensitive zone. No prehistorical or tribal cultural resources have been encountered in previous resource surveys and Project construction is not expected to uncover sensitive resources. The City will conduct SB 18 and AB 52 Tribal Consultations to involve local Tribes in the Project and include their concerns in the EIR. The forthcoming EIR will summarize the report and, in consultation with local tribes, will determine the potential for impacts, and if necessary, will set forth effective mitigation measures.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

XIX. UTILITIES AND SERVICE SYSTEMS Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?		X		
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?			X	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Sources: City of Cathedral City 2040 General Plan and Final EIR, 2021; North City Extended Specific Plan, 2013; Project materials; Google Earth Pro.

Environmental Setting

Domestic Waste

The source of most domestic water provided in Cathedral City is groundwater extracted from wells within the Whitewater River Subbasin, which underlies the City and Project area. The Coachella Valley Water District (CVWD) and the Desert Water Agency (DWA) are the two regional domestic water providers serving Cathedral City. Development east and north of the Whitewater River is within the service boundaries of CVWD, and development west and south of the river is within the service boundaries of DWA. The Project's domestic water demands will be services by CVWD.

Whitewater River subbasin has a total capacity of nearly 30 million acres foot (af), of which 128,900 af were distributed to Cathedral City in 2020 and the City projects double the water demand (230,600 af) will be required to service the City's population growth and buildout. To prevent overdraft, CVWD and DWA oversee the region's replenishment program which imports water from the Colorado River to ponds near Whitewater, where it percolates to replenish groundwater supplies.

CVWD's domestic water system consist of 64 pressure zones and consist of 97 groundwater production wells, 2,000± miles of pipeline, and 133 million± gallons of storage in 65 enclosed reservoirs. CVWD system covers 64,000 acres and provides 100,00 domestic water connections to varies land uses including residential, commercial, and industrial. In the Project vicinity, CVWD has several reservoirs, including the Sky Mountain reservoir located 1.3± miles north of the Project site and three reservoirs located 2.3± miles to the west and northwest.

In proximity to the Project site, CVWD operates a 36-inch diameter water line in Rio del Sol, north of Varner Road, and a 24-inch diameter water line in Varner Road, east of Rio del Sol. According to the Specific Plan, CVWD has acquired easement throughout the property site for future installation of water lines to be connected to future reservoirs that are to be located in the Mission Hills Pressure Zones (MHPZ) and the Sky Mountain Pressure Zone (SMPZ).

Wastewater

CVWD and DWA provides wastewater collection and treatment services to Cathedral City. CVWD operates six Water Reclamation Plants (WRP) in its service area. The nearest to Cathedral City is WRP-10 located in Palm Desert. WRP-10 has the capacity to treat approximately 15 million gallons per day (mgd) of which the treated water is serviced to irrigate golf course, municipal greenbelts, and other landscape areas located within the Mid-Valley Pipeline Area. As such, CVWD and DWA limit the use of domestic water and provide an alternative to domestic water for irrigation needs. At this time, no recycled water is provided to any home or business. WRP-10 will not provide recycled water to the Project site. CVWD will provide wastewater collection and treatment services to the Project site.

Solid Waste

Burrtec Waste Industry (Burrtec Inc.) provides solid waste disposal services to Cathedral City, including the Project site. Burrtec Inc. collects waste from households and commercial facilities and transports it to Edom Hill landfill located at 70100 Edom Hill Road, approximately 2.70 miles northwest of the Project site. Edom Hill is a transfer station with a throughput capacity of 3,500 tons of waste per day and total capacity of nearly 18,000 cubic yards. Waste generated at the Project site will be collected by Burrtec Inc., conveyed to the Edom Hill landfill and sent on to active landfills in the region.

Electricity

Southern California Edison (SCE) is one the largest energy utility providers, servicing nearly 15 million people within a 50,000 square mile area of costal, central, and southern California. The majority of the Coachella Valley, including Cathedral City and the Project site, fall within SCE service area. SCE generates its power from a variety of sources including cogeneration, geothermal, hydroelectric, solar and wind sources. A combination of in-state and out-of-state generated power is distributed throughout SCE service area. In Cathedral City, SCE operates SCE operates four substations, high voltage transmission lines including those on Date Palm Drive, Landau Boulevard, and Dinah Shore Drive, and lower voltage distribution lines that carry electricity to residential, commercial, office, and industrial facilities. In the Project vicinity, SCE has both high voltage transmission lines and lower voltage distribution lines that should be able to serve the project.

Natural Gas

Southern California Gas (SCG) provides natural gas to approximately 21.1 million people within a 24,000 square mile area of central and southern California. SCG operates transmission lines running along the north side of Interstate-10 of which high pressure distribution lines branch off to their service area. Within Cathedral City, high pressure distribution lines are located within the rights of way of Date Palm Drive, Vista Chino, Varner Road, and Mountain View Road. Medium pressure gas lines are located throughout to connect most residential neighborhoods with the City's natural gas distribution system. SCG will service the Project site.

Telecommunication

Cathedral City receives telecommunication services from Frontier and Spectrum in the City. The type and location of telecom facilities in the project vicinity is not yet known. However, development to the immediate west has telephone, cable and other telecommunications services that can be extended to the Project site to provide telephone, cable television, internet and other telecommunication services.

Discussion of Impacts

a) **Less Than Significant with Mitigation Incorporated.** Although the Project site is at the edge of urban development, it is already well served by utility providers, including CVWD, SCG, Verizon, Spectrum, etc. In some cases, utilities are located adjacent to the site and can easily extended to serve the Project. Other extensions are expected to occur along existing utility corridors. Currently, there do not appear to be any potential utility extensions or facilities expansions required by the Project that would require the construction or relocation of facilities that could cause significant environmental effects. The forthcoming EIR will quantify the demand and determine whether service extensions that could cause significant environmental impacts will be required.

b) **Less Than Significant with Mitigation Incorporated.** The Project water demand is unknown. A Water Supply Assessment (WSA) will be prepared to identify Project water demand on a daily and yearly basis. The findings of the WSA will be summarized in the EIR and if required, mitigation measures will be set forth in the EIR.

d) **Less Than Significant Impact.** CVWD will provide wastewater collection and treatment services to the Project. The demand for wastewater treatment is unknown. However, considering the Project's potential operation and open space/landscaping land use, is not expected for the Project's integration into CVWD wastewater collection system to exceed its capacity. Less than significant impact is expected to the CVWD collection and treatment system. However, the forthcoming EIR will quantify the Project's wastewater generation and determine whether the demand of the Project, in addition to existing demand, can be accommodated. Further discussion of this issue will be included in the forthcoming EIR.

d-e) **Less Than Significant Impact.** Cathedral City contracts with Burrtec Inc. for solid waste collection for all parts of the City, including the Project site. Burrtec Inc. is responsible for operating within federal, state, and local standards and regulations regarding the management of solid waste. The

Project is expected to generate solid waste during construction and operation. The forthcoming EIR will quantify Project solid waste generation, evaluate available landfill capacity, and determine if impacts would be less than significant.

Mitigation Measures
See forthcoming EIR

Mitigation Monitoring and Reporting Program
See forthcoming EIR

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?				X
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?				X
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?				X
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?				X

Sources: City of Cathedral City 2040 General Plan and Final EIR,2021; CalFire's Fire and Resource Assessment Program (FRAP) Maps, accessed June 2024; Project materials; Google Earth Pro.

Environmental Setting

The northern portions of Cathedral City are not located on or near a Very High Fire Hazard Severity Zone (VHFHSZ) as shown in the Fire Hazard Severity Zone in State Responsibility Area Map by California Department of Fire and Forestry (CalFire). In the City's Local Hazard Mitigation Plan, natural hazards are ranked at a level of 1 being very severe to a level 3 being less severe. Wildfire receives a level 3 for severe and a probability of 1.

Discussion of Impacts

a-d) No Impact. The Project would be located in an undeveloped, thinly vegetated area of the City. No State responsibility area of VHFHSZ designation is located in proximity to the Project site. No infrastructure on or adjacent to the Project will be required to combat or avoid impacts related to wildfire. The Project's development has no potential to increase the risk of wildfire in the area. Nor does it have the potential for downstream flooding or landslides to occur onsite or its surrounding area that are caused by post-fire slope instability. No impacts will occur, and further discussion will be required in the forthcoming EIR.

Mitigation Measures

None required.

Mitigation Monitoring and Reporting Program

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

Discussion of Impacts

a) **Potentially Significant Impact With Mitigation.** As discussed in Section 4 (Biological Resources), the development of an industrial park on existing undeveloped, desert terrain has the potential to impact the natural environment including federal, state, and locally protected species. The Project is within the boundaries of the Coachella Valley MSHCP, which provides "take" coverage for a variety of plants and wildlife. The Project will be required to pay development impact fees to off-set impacts to area-wide habitat and species. Nonetheless, a Biological Assessment study will be conducted to determine the Project's impacts on biological resources. The forthcoming EIR will analyze potential impacts to biological resources in greater detail and set forth mitigation measures to ensure that impacts are less than significant.

As per the discussion in Section 5 (Cultural Resources) and Section 18 (Tribal Cultural Resources), the Project is not located on or in immediate proximity to a cultural or historical sensitive area. However, Edom Hill, located north of the site, has been identified as an area of potential cultural significance by ACBCI. Additionally, Willow Hole and the land to the northwest have been identified as an archeological sensitive area and are in proximity to the Project site. Although less than significant is generally expected regarding impacts to cultural and tribal resources, a cultural

study will be conducted to determine whether archeological and/or cultural resources occur within the Project boundaries. The forthcoming EIR will report on the study and determine if mitigation measures are required.

b) **Potentially Significant Impact.** Based on the discussion in Section 3 (Air Quality) and Section 8 (Greenhouse Gas Emissions), it is likely that the Project's buildout will exceed SCAQMD significance thresholds for criteria air pollutant and GHGs. An air quality and greenhouse gas emission report will be prepared to quantity the Project's emissions. The forthcoming EIR will summarize the report and determine if the environment issues will constitute a significant Project impact or a substantial cumulative impact.

Exceedance of thresholds may also occur in transportation and noise, as discussed in Section 17 and Section 13, respectively. Given the nature of the development, the Project is capable of generating a high volume of vehicle trips. Vehicle trip generation is currently unknown. A Project-specific traffic report will be prepared in which the vehicle trip generation is quantified, and level of service is determined for each interchange in proximity to the site. These traffic measures will inform the EIR and allow for the thorough evaluation of potential transportation impacts.

Additionally, noise level generated by the Project are not expected to exceed exterior noise level for industrial land use. However, Site 4 is zoned for MU-U and is located east, adjacent to Site 2. The Project noise level have the potential to exceed exterior noise level for industrial facilities in proximity to a residential zone. To address these issues, the forthcoming EIR will analyze potential conditions and determine whether mitigation measures are necessary and feasible to reduce impacts to less than significant.

c) **Potentially Significant Impact.** The Project will generate air pollutants, greenhouse gas emissions, and traffic. It is unknown whether or to what extent these factors will significantly impact residents or employees. The forthcoming EIR will analyze these issues and determining whether impacts to humans will be substantially significant. Further discussion will be provided.