



City Hall Council Chamber
1515 Sixth Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

July 05, 2023
6:00 PM

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

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In real time:

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In writing:

Written comments may be submitted to the commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes June 21, 2023
2. Planning Commission Study Session Minutes June 21, 2023

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

“The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

3. Citywide Wireless Telecommunication Facilities Compliance Update

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project” Establishment of General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). (Applicant: City-Initiated) Continued from June 21, 2023.

INFORMATIONAL:

5. Director Development Updates

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
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AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

5 de Julio, 2023

6:00 PM

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA

AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 21 de Junio, 2023.
2. Borrador de las Actas de la Comisión de Planificación – 21 de Junio, 2023 (Study Session).

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

3. Actualización de conformidad de las instalaciones telecomunicarias inalámbricas en la ciudad

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

4. Enmienda N° 23-03 al Plan General y Evaluación medioambiental N° 23-03

para identificar las designaciones de uso de la tierra del Plan General de la Ciudad de Coachella para tres áreas que se evaluaron como parte del Área de Planificación del Plan General de la Ciudad de Coachella en el Informe de Impacto Ambiental (EIR) del Programa 2015 certificado, pero para las cuales no se identificó ninguna designación de uso de la tierra del Plan General. Las tres áreas incluyen: (1) el área generalmente delimitada por Dillon Road al oeste, Fargo Canyon al norte, los límites de la parcela al este y East Side Dike al sureste (Área Norte del Proyecto); (2) el área generalmente delimitada por Jackson Street al oeste, aproximadamente 0.25 millas al norte de la 51ª Avenida por el norte, la calle Calhoun por el este y la 52ª Avenida por el sur (Área de Proyecto Oeste); y (3) el área generalmente limitada por la Ruta Estatal 86 (SR-86) por el oeste, la Avenida 60 por el norte, la calle Lincoln por el este y la 62ª Avenida por el sur (Área de Proyecto Sur).

INFORMATIVO:

Actualización del director

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDA



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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 21, 2023
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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CALL TO ORDER: 6:09 P.M.

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez. Alternate Commissioner Fonseca, was considered present at 6:09 P.M.

Commissioners Absent: Vice Chair Hernandez

Staff Present:

- *Gabriel Perez, Development Services Director.
- *Adrian Moreno, Associate Planner.
- *Jason Stevens, Information Technology Manager.
- *Jesus Medina, Information Technology Technician.

APPROVAL OF AGENDA:

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IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO RECOMMENDED TO TABLE ITEM FIVE (5).

APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – June 7, 2023.

IT WAS MOVED BY VICE COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. City of Coachella Objective Design Standards for Multi-family Residential and Mixed-Use development –

Zoning Ordinance Amendment No. 22-04 is a proposal to amend Coachella Municipal Code Title 17, Zoning, adopting objective design standards for multi-family residential development to apply to G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, U-E Urban Employment and Neighborhood Commercial zones. (City-Initiated)

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Don Arambula, narrated a power point presentation for Multi-family Residential and Mixed-Use development, he made himself available for questions and provided comments.

Public Hearing Opened at 7:20 pm by Chair Gonzalez.

Public Hearing Closed at 7:20 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER ARVIZU TO:

- FIND AND DETERMINE THAT THAT ZONING ORDINANCE AMENDMENT NO, 22-04 IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15060 (C) (2 AND 3) AND 16061 (B) (3).
- ADOPT RESOLUTION NO. PC2023-16 RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING ZONING ORDINANCE AMENDMENT NO. 22-04 AMENDING MUNICIPAL CODE TITLE 17 (ZONING) TO REQUIRE OBJECTIVE DESIGN STANARDS FOR MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENTS.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

3. Coachella Warehouses – CUP 276, AR No. 16-18 (Modification)

The proposed CUP 276, AR No. 16-18 (Modification) is to modify condition of approval No. 20 to clarify off-site improvements for the Coachella Warehouse project located on 14.61 acres at 84-851 Avenue 48. Applicant: Verde Real Estate Holdings, LLC.

Adrian Moreno, Associate Planner, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:43 pm by Chair Gonzalez.

Joe Quercio, Applicant, made himself available and provided comments.

Public Hearing Closed at 7:56 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE RESOLUTION PC 2023-15, CONDITIONAL USE PERMIT NO. 276 AND ARCHITECTURAL REVIEW NO. 16-18 MODIFICATION OF CONDITION OF APPROVAL NO. 20 TO CLARIFY OFF-SITE IMPROVEMENTS FOR THE COACHELLA WAREHOUSE PROJECT LOCATED ON 14.61 ACRES AT 84-851 AVENUE 48 WITH FINDINGS AND CONDITIONS LISTED ON RESOLUTION PC 2023-15 WITH THE MODIFICATION TO CONDITIONS TO REQUIRE THE INSTALLATION OF A BIKE LANE CONNECTED TO THE OFF-SITE IMPROVEMENTS AS DETERMINED FEASIBLE BY THE CITY ENGINEER AND TO START WORK ON THE OFF-SITE IMPROVEMENTS PRIOR TO THE START OF PHASE 2.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

4. General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project”

Establishment of General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). (Applicant: City-Initiated)

Gabriel Perez, Development Services Director, narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 2:24 pm by Chair Gonzalez.

Public Hearing Closed at 2:24 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE CONTINUATION OF ITEM NUMBER FOUR (4) TO THE PLANNING COMMISSION MEETING ON JULY 5, 2023.

Approved by the following roll call vote:

AYES: Commissioner Ramirez, Commissioner Arvizu, Commissioner Murillo, Alternate Commissioner Fonseca, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez.

5. Airport Business Park

Change of Zone, CZ 20-01, from MH to MS and CG; Tentative Parcel Map 37921; CUP 324 – to allow commercial cannabis uses; CUP 325 to allow drive through restaurant; CUP 326 to allow service station and mini-mart; and AR 20-04 to approve site design, architecture and signage (billboard). The project includes 629,000± square feet of industrial and commercial square footage in multiple buildings, as well as a future Imperial Irrigation District (IID) substation. The site is located at the northwest corner of Airport Boulevard and SR 86 (APN# APN 763-330-013, 763-330-018, 763-330-029). (Recommendation to Table Item)

Item Tabled

INFORMATIONAL:

6. Director's Development Update

- Planning Commission Meetings go dark in the month of August.
- Last Planning Commission Meeting will be July 19, 2023

7. Development Services Tentative Future Agenda

- Housing Element may be presented before the Planning Commission Meeting July 5, 2023 if not the last meeting in July 19, 2023.

ADJOURNMENT: 8:28 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
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MINUTES
OF A STUDY SESSION
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 21, 2023
5:00 PM

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CALL TO ORDER: 5:08 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioners Present: Commissioner Ramirez, Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

Commissioners Absent: Vice Chair Hernandez, Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.

ITEM:

State of California Housing Law Updates

Gabriel Perez, Development Services Director, gave an introduction of the State of California Housing Laws. A copy of the presentation is on file in the Planning Division.

Todd Leishman, Partner at BB&K, made himself available for any question and provided information regarding the State of California Housing Laws.

COMMISSION COMMENT

ADJOURNMENT: 5:58 PM

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
7/5/2023

TO: Planning Commission Chair and Commissioners

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Citywide Wireless Telecommunication Facilities Compliance Update

Staff Recommendation:

Staff recommends that the Planning Commission receive and file the Coachella wireless telecommunication facilities compliance update and provide staff direction.

Background:

The Planning Commission, on March 15, 2023 received a status report of the approved wireless telecommunication facilities in the City of Coachella. The report summarized and identified options to ensure each facility is compliant with its Conditional Use Permit (CUP) conditions of approval. During the March report, eight (8) wireless telecommunication facilities were out of compliance. The Planning Commission directed staff to begin communication with the wireless facility providers regarding their noncompliance to ensure compliance within 90 days.

Staff commenced work on contacting the providers, and provided a communication update to the Planning Commission on April 19, 2023. Staff contacted all wireless facility providers that were found out of compliance with their CUP conditions of approval and six (6) providers responded directly to staff. Staff met with one of the providers on their respective subject sites, and worked with others who submitted building permit applications for wireless tower modifications and/or additions. The Planning Commission received the communication update, and expressed that they would like to see the facilities in compliance by the month of June.

Discussion/Analysis:

On June 21, 2023, staff conducted a subsequent visual survey of the wireless telecommunication facilities to ensure progress towards compliance. Staff is in communication with all eight (8) of the wireless facility providers that were found out of compliance with their CUP conditions of approval. The eight (8) providers have been proactive in working towards compliance. The monoecalyptus wireless facility located at Bagdouma Park (CUP No. 301), has addressed the site's maintenance issues and is now compliant. Seven (7) wireless facilities remain noncompliant with their CUP conditions of approval.

The seven (7) wireless facilities need to address the following issues:

- General cleanup and maintenance
- Proper landscaping to mitigate the visual effects of the wireless telecommunication facilities
- Ensure construction is in conformance with approved plans

The seven (7) wireless telecommunication providers that are noncompliant with their CUP conditions of approval are still working towards compliance. Staff will continue to work with the providers to ensure compliance. If granted a few more weeks to address the issues, the wireless facilities should have the time necessary to come into full compliance. In the meantime, staff will also work on drafting standard conditions of approval for wireless towers in the City that will improve the quality of these facilities in the future. This will be brought back to the Planning Commission for review in September 2023 as well as an update on the compliance of the wireless telecommunications facilities. The Planning Commission at that time could elect to pursue its revocation procedures of existing Conditional Use Permits for wireless telecommunications facilities that remain out of compliance.

A summary of the compliance update for each wireless telecommunication facility is provided in the table below as well as a detailed table in Attachment 2.

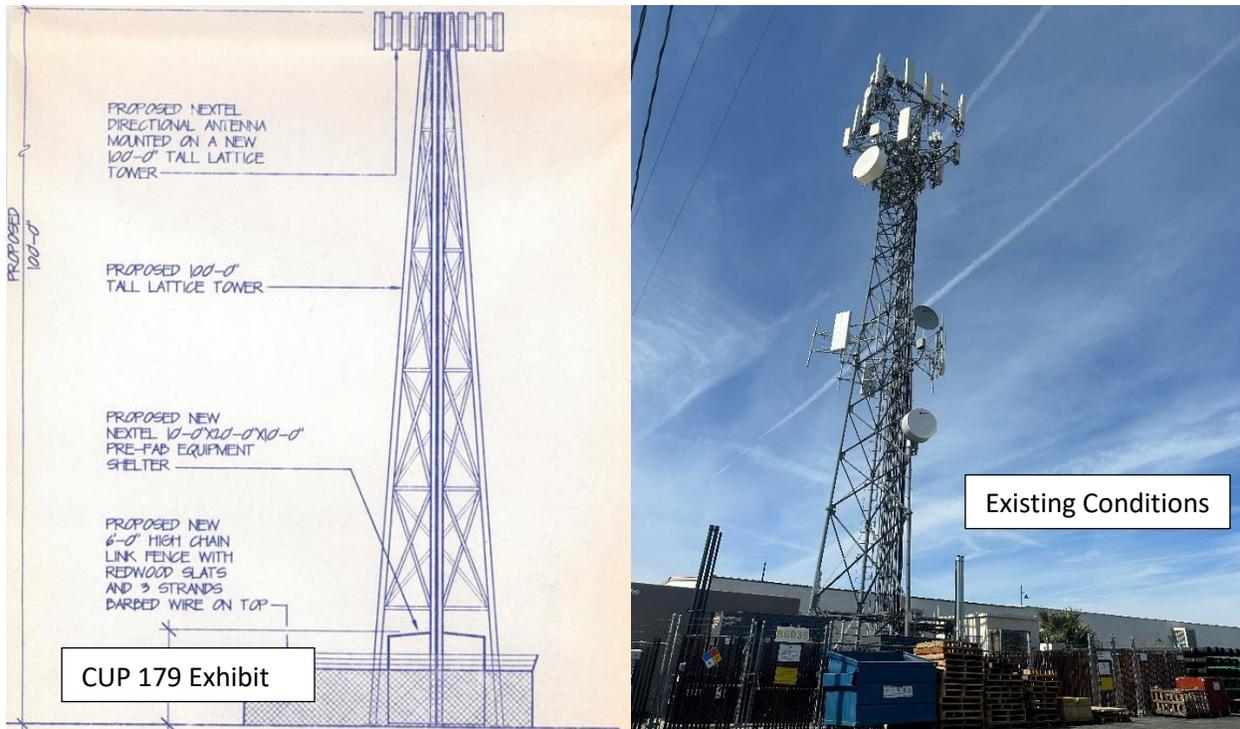
Attachments:

1. March 2023 Status of Coachella Wireless Telecommunication Facilities
2. Compliance Update of Coachella Wireless Telecommunication Facilities

Coachella Wireless Telecommunication Facilities Compliance Update			
Conditional Use Permit No.	Address	Previous Condition	Existing Condition
CUP 179	86-045 Avenue 52	In Compliance	In Compliance
CUP 182	86-275 Avenue 50	In Compliance	In Compliance
CUP 184	49-600 Oates Lane	Debris, mounds of dirt blocking the driveway, and need for general maintenance. Landscaping is required around the perimeter of the lease. Not in compliance.	The debris, mounds of dirt, and maintenance of the site has not been completed. Provider was reminded of maintenance and landscaping requirement. Provider suggested adding synthetic ivy to the front of the facility compound. Not in compliance.
CUP 192	45-800 Dillon Road	Conditioned to install a “living fence” at wireless telecommunication facility site. Landscaping and general maintenance was needed. Not in compliance.	Landscaping has been maintained at the site. Provider provided samples of synthetic ivy to complete the “living fence.” Provider is working on incorporating the faux screening to their landscape drawings and will send over for review. Not in compliance.
CUP 240	51-335 Harrison Street (Plaza Tonalá)	Synthetic palm materials and cell tower site need maintenance. Not in compliance.	Maintenance has not been conducted at the tower site. Provider stated they are obtaining bids for maintenance services at the site. Maintenance has not been completed. Not in compliance.
CUP 243	49-251 Harrison Street	Two palm trees were required to be planted adjacent to the wireless tower. No palm trees were visible. Not in compliance.	Two palm trees have been planted near the wireless tower, and irrigation system is operable. One sprinkler was not properly

			installed. Provider was notified. General maintenance to irrigation system needed. Not in compliance.
CUP 292	51-711 Douma Street	Two date palm trees were required to be planted near the wireless tower. No date palm trees were observed. Not in compliance.	Staff has clarified to provider the CUP conditions of approval that need to be met. Date palm trees have not been planted near the wireless tower. Not in compliance.
CUP 301	51-711 Douma Street	Site has an existing irrigation leak and broken synthetic tree fronds. Site needs maintenance. Not in compliance.	Irrigation leak and synthetic tree fronds have been maintained. In compliance.
CUP 302	Jackson Square	Conditioned to have two date palm trees planted adjacent to wireless facility. Construction is not in conformance with plans submitted. Not finalized with Community Development Department. Not in compliance.	Two date palm trees have been planted adjacent to the monopalm tower. Colors are in conformance with submitted plans. Still needs to be finalized with the Community Development Department. Not in compliance.
CUP 317	Jackson Square	Conditioned to have two date palm trees planted near tower. Only one palm tree was observed. Not in compliance.	The missing palm tree has not been replaced. Staff has been in communication with provider who stated they will plant missing palm tree and will conduct routine inspections of the site to ensure compliance. Not in compliance.
CUP 309	86-351 Avenue 52	In Compliance	In Compliance

Site 1



Planning Case no: CUP 179

Approval date: October 13, 1999

Location: 86-045 Avenue 52

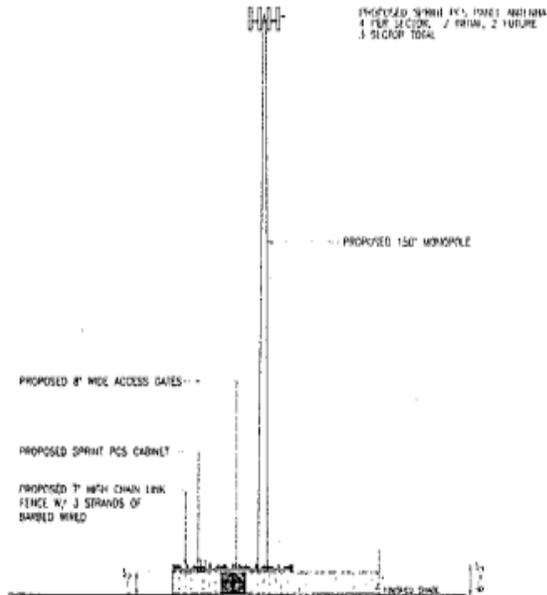
Type: Tower

Facility Height: 100'

Status: Consistent with Conditions of Approval for CUP. Building permits were approved to install new microwave dishes to existing tower. Needs general maintenance. **In Compliance**

Last Known Provider: Nextel Communications

Site 2



CUP 182 Exhibit



Existing Conditions

Planning Case no: CUP 182

Approval date: January 12, 2000

Location: 86-275 Avenue 50

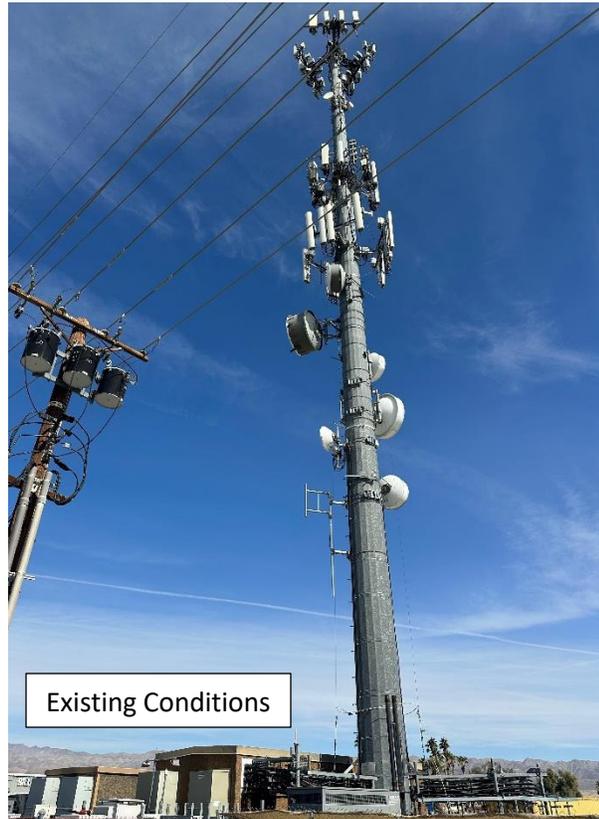
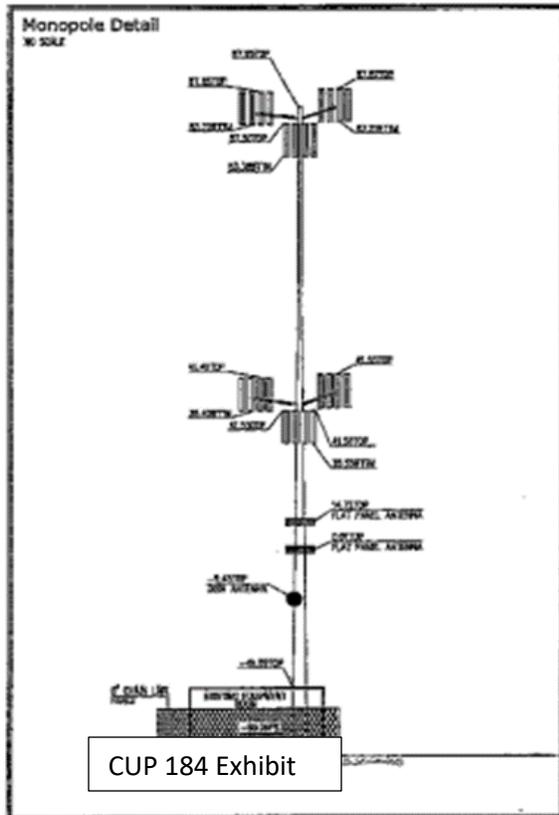
Type: Tower

Facility Height: 150'

Status: Construction is in conformance with the plans submitted and conditions imposed. The site is designed to co-locate multiple additional communication carriers on the tower in the future. **In Compliance**

Last Known Provider: Sprint

Site 3



Planning Case no: CUP 184

Approval date: September 06, 2000

Location: 49-600 Oates Lane

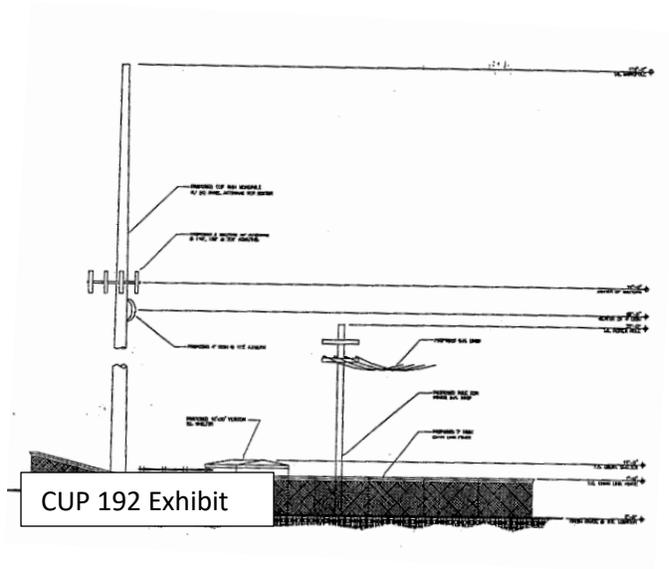
Type: Tower

Facility Height: 150'

Status: An amendment to CUP 184 was approved on November 02, 2005 to include additional equipment to the wireless telecommunication facility. Debris, mounds of dirt blocking the driveway, and need for general maintenance was observed. Condition 15 of amendment to CUP 184 requires landscaping to be planted and maintained around the perimeter of the lease. No landscaping was observed. **Not in Compliance**

Last Known Provider: AT&T Wireless Services

Site 4



Existing Conditions

Planning Case no: CUP 192

Approval date: July 17, 2002

Location: 45-800 Dillon Road

Type: Tower

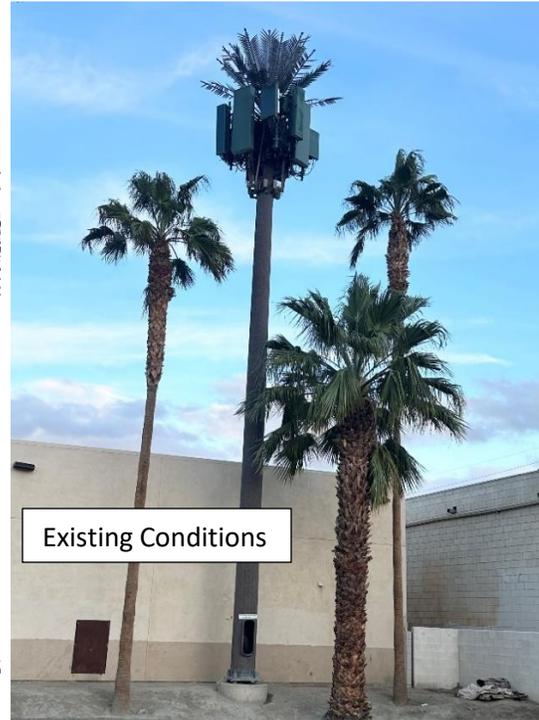
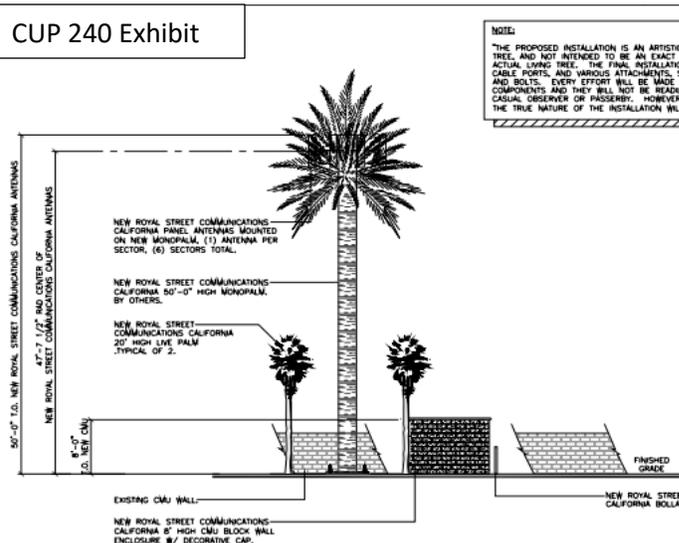
Facility Height: 110'

Status: A permit request for the replacement of 12 antennas was conditionally granted on January 20, 2016. Condition 12 requires the installment of appropriate view obscuring landscaping in conjunction with the chain link fence to establish a "living fence." No visible living fence. Landscaping and general maintenance needed. **Not in Compliance**

Last Known Provider: SpectraSite Communications

Site 5

CUP 240 Exhibit



Planning Case no: CUP 240

Approval date: February 03, 2010

Location: 51-335 Harrison Street (Plaza Tonalá)

Type: Monopalm

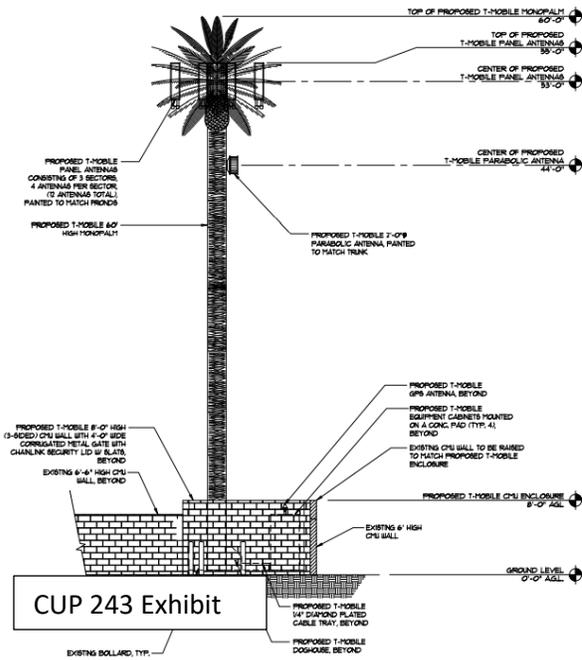
Facility Height: 50'

Status: Two Washingtonia Robusta palm trees were required to be planted adjacent to the monopole wireless tower. Live palm trees were observed. Synthetic palm materials have not been maintained. Needs general maintenance.

Not in Compliance

Last Known Provider: Royal Street Communications

Site 6



Planning Case no: CUP 243

Approval date: June 02, 2010

Location: 49-251 Harrison Street

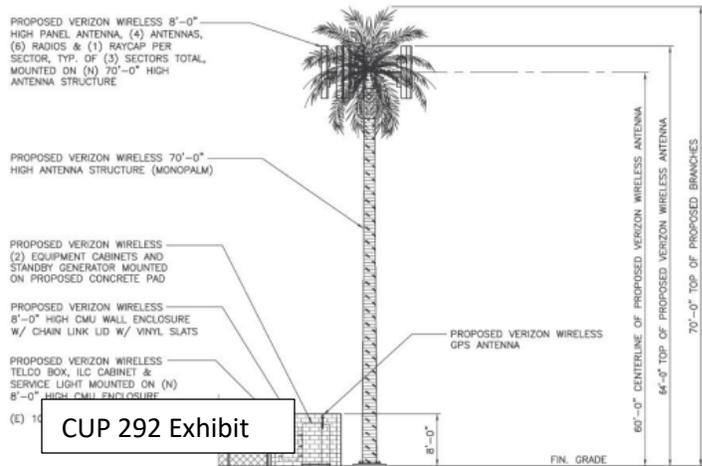
Type: Monopalm

Facility Height: 60'

Status: Two Washingtonia Robusta palm trees with minimum height of 15' were required to be planted adjacent to the monopalm wireless tower. No palm trees were observed. Live palm trees need to be replaced. **Not in Compliance**

Last Known Provider: T-Mobile

Site 7



Planning Case no: CUP 292

Approval date: January 31, 2018

Location: 51-711 Douma Street

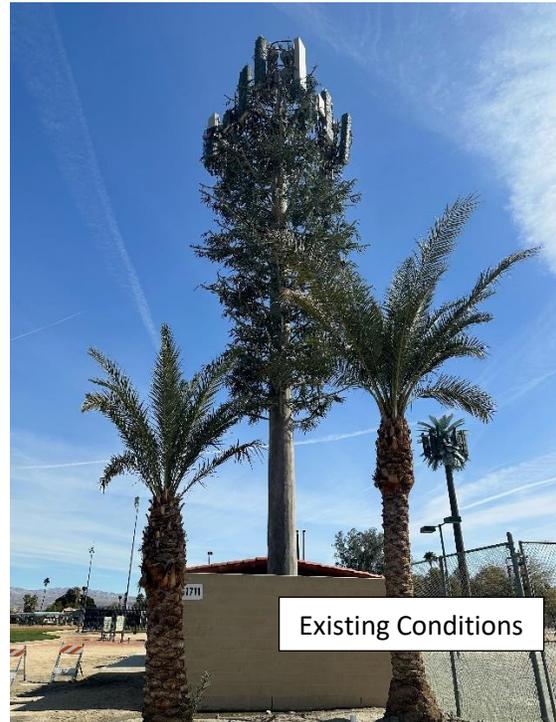
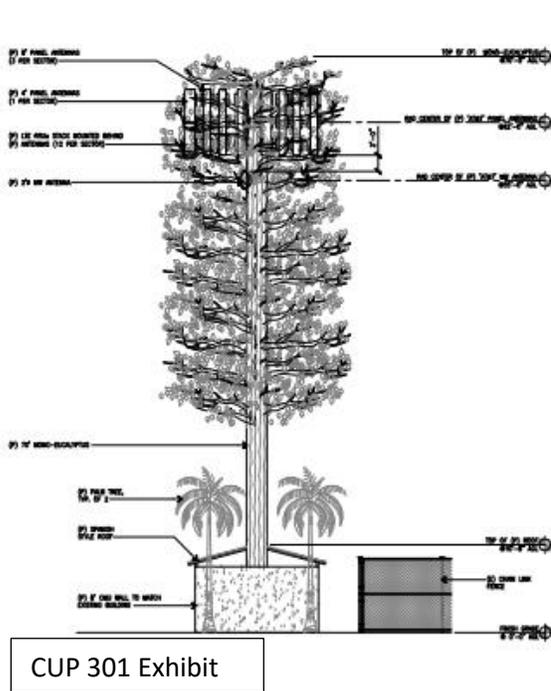
Type: Monopalm

Facility Height: 70'

Status: Two date palm trees of a minimum 20' to 30' were required to be planted near monopalm wireless tower. No date palm trees were observed. Contact information for owner is posted at site location. Site is well maintained. **Not in Compliance**

Last Known Provider: Verizon Wireless

Site 8



Planning Case no: CUP 301

Approval date: September 19, 2018

Location: 51-711 Douma Street

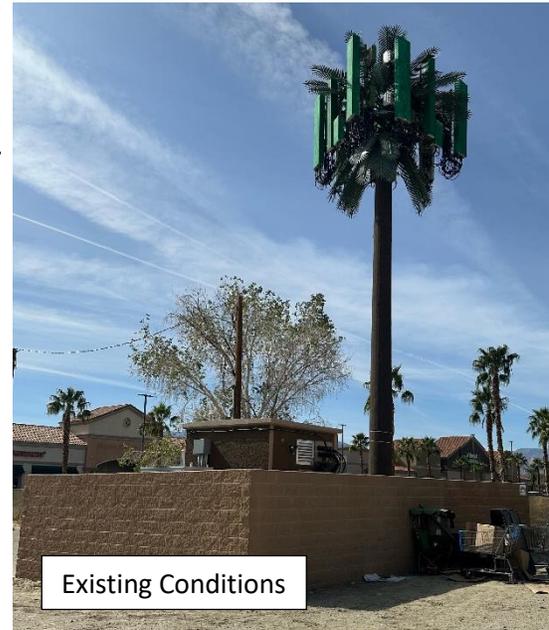
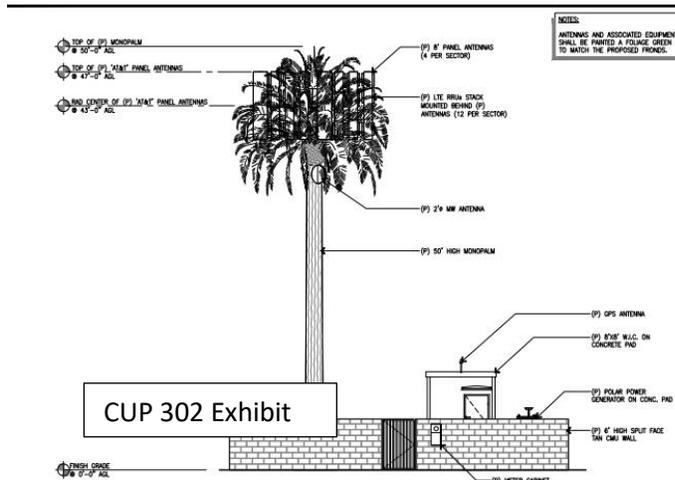
Type: Monoecalyptus

Facility Height: 70'

Status: Two date palm trees were required to be installed at a height of 20' to 30' to mitigate adverse visual effects of the mono-ecalyptus wireless tower. Two live palm trees are present at the site. Site has an existing irrigation leak and broken synthetic tree fronds. Needs maintenance. **Not in Compliance**

Last Known Provider: AT&T

Site 9



Planning Case no: CUP 302

Approval date: September 19, 2018

Location: Jackson Square (Located on the southeast corner of 48 and Jackson Street)

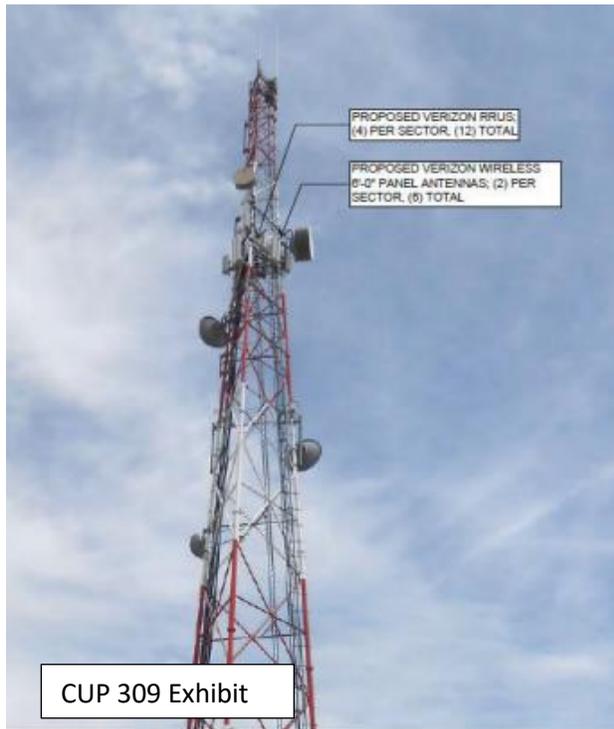
Type: Monopalm

Facility Height: 50'

Status: Condition 2 requires two date palm trees of a minimum of 20' to 30' in height to be planted adjacent to monopalm tower. No date palm trees were observed. Construction is not in conformance with the plans submitted and conditions imposed, specifically not complying with sizing of synthetic palm fronds and colors. Has not been finalized and needs general maintenance. **Not in Compliance**

Last Known Provider: AT&T

Site 11



Planning Case no: CUP 309

Approval date: January 30, 2019

Location: 86-351 Avenue 52

Type: Tower

Facility Height: 200'

Status: Property was once owned by IID, and was purchased by the City in 2009. In 2019, a Conditional Use Permit for the collocation of six antennas and other ancillary communication equipment to the existing communication lattice tower were approved. Facility is well maintained. **In Compliance**

Last Known Provider: Verizon Wireless

Site 1



Planning Case no: CUP 179

Approval date: October 13, 1999

Location: 86-045 Avenue 52

Type: Tower

Facility Height: 100'

Status: Consistent with conditions of approval for CUP. Site is well maintained. **In Compliance**

Last Known Provider: Nextel Communications

Site 2



Planning Case no: CUP 182

Approval date: January 12, 2000

Location: 86-275 Avenue 50

Type: Tower

Facility Height: 150'

Status: Consistent with conditions of approval for CUP. **In Compliance**

Last Known Provider: Sprint

Site 3



Planning Case no: CUP 184

Approval date: September 06, 2000

Location: 49-600 Oates Lane

Type: Tower

Facility Height: 150'

Status: Debris, mounds of dirt blocking the driveway, and need for general maintenance was observed. Condition 15 of amendment to CUP 184 requires landscaping to be planted and maintained around the perimeter of the lease. No landscaping was observed. Provider suggested adding synthetic ivy to the front of the facility compound. **Not in Compliance**

Last Known Provider: AT&T

Site 4



Planning Case no: CUP 192

Approval date: July 17, 2002

Location: 45-800 Dillon Road

Type: Tower

Facility Height: 110'

Status: Landscaping has been trimmed. Condition 12 requires the installment of appropriate view obscuring landscaping in conjunction with the chain link fence to establish a "living fence." Provider provided samples of synthetic ivy to complete the "living fence." Provider is working on incorporating the faux screening plan to their drawings and will send to the Community Development Department for review. Additionally, they are working on added security measures at the site. **Not in Compliance**

Last Known Provider: SpectraSite Communications

Site 5



Planning Case no: CUP 240

Approval date: February 03, 2010

Location: 51-335 Harrison Street (Plaza Tonalá)

Type: Monopalm

Facility Height: 50'

Status: Synthetic palm materials have not been maintained. Needs general maintenance. **Not in Compliance**

Last Known Provider: Crown Castle

Site 6



Planning Case no: CUP 243

Approval date: June 02, 2010

Location: 49-251 Harrison Street

Type: Monopalm

Facility Height: 60'

Status: Two Washingtonia Robusta palm trees with minimum height of 15' were required to be planted adjacent to the monopalm wireless tower. The missing palm trees were replaced. Irrigation system is operable, but needs maintenance.

Not in Compliance

Last Known Provider: T-Mobile

Site 7



Planning Case no: CUP 292

Approval date: January 31, 2018

Location: 51-711 Douma Street

Type: Monopalm

Facility Height: 70'

Status: Two date palm trees of a minimum 20' to 30' were required to be planted near monopalm wireless tower. No date palm trees were observed. **Not in Compliance**

Last Known Provider: Verizon Wireless

Site 8



Planning Case no: CUP 301

Approval date: September 19, 2018

Location: 51-711 Douma Street

Type: Monoecalyptus

Facility Height: 70'

Status: Site had an existing irrigation leak and broken synthetic tree fronds. The irrigation leak and site have been maintained. **In Compliance**

Last Known Provider: AT&T

Site 9



Planning Case no: CUP 302

Approval date: September 19, 2018

Location: Jackson Square (Located on the southeast corner of 48 and Jackson Street)

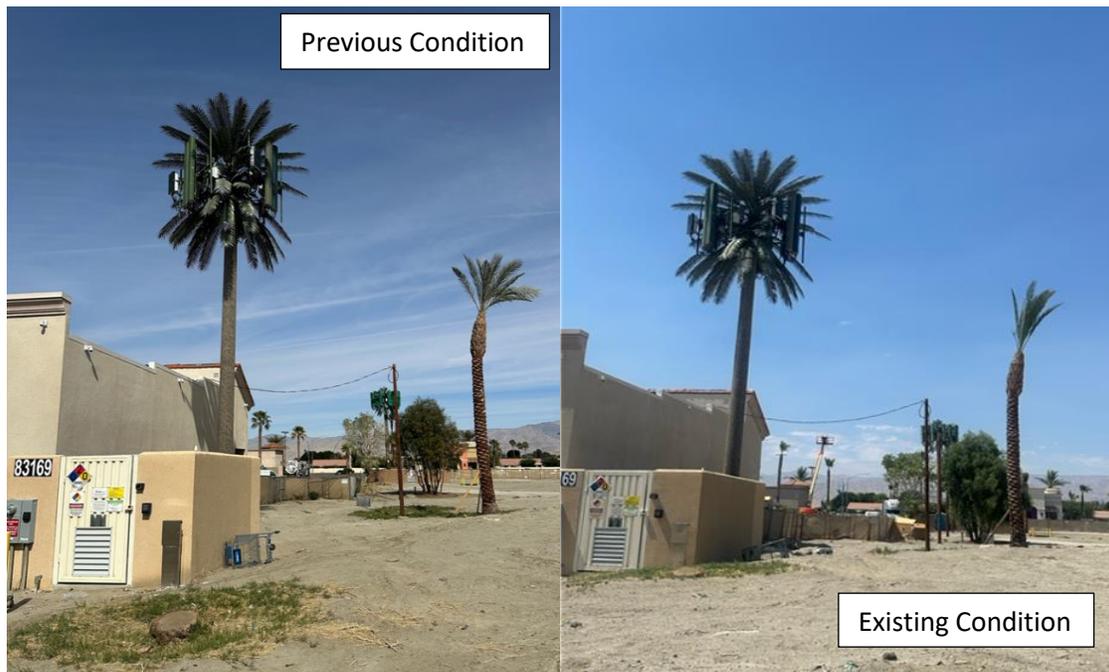
Type: Monopalm

Facility Height: 50'

Status: Condition 2 requires two date palm trees of a minimum of 20' to 30' in height to be planted adjacent to monopalm tower. Two date palm trees were observed. Construction is not in conformance with the plans submitted and conditions imposed, specifically not complying with sizing of synthetic palm fronds. Has not been finalized. **Not in Compliance**

Last Known Provider: AT&T

Site 10



Planning Case no: CUP 317

Approval date: March 18, 2020

Location: Jackson Square (located on the southeast corner of Avenue 48 and Jackson Street)

Type: Monopalm

Facility Height: 50'

Status: Two date palm trees were required to be installed at a minimum height of 20' to 30' adjacent to monopalm tower. One date palm tree was observed. Second palm tree needs to be replaced. **Not in Compliance**

Last Known Provider: Verizon Wireless

Site 11



Planning Case no: CUP 309

Approval date: January 30, 2019

Location: 86-351 Avenue 52

Type: Tower

Facility Height: 200'

Status: Facility is well maintained and in conformance with its CUP conditions of approval. **In Compliance**

Last Known Provider: Verizon Wireless



STAFF REPORT
7/5/2023

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project” Establishment of General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). (Applicant: City-Initiated)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution No. PC2023-18 adopting an addendum to the Coachella General Plan Update Environmental Impact Report (EIR), finding and determining that additional environmental review is not required pursuant to CEQA Guidelines section 15162.
2. Adopt Resolution No. PC2023-17 recommending approval of the General Plan Amendment No. 23-02 approving text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map.”

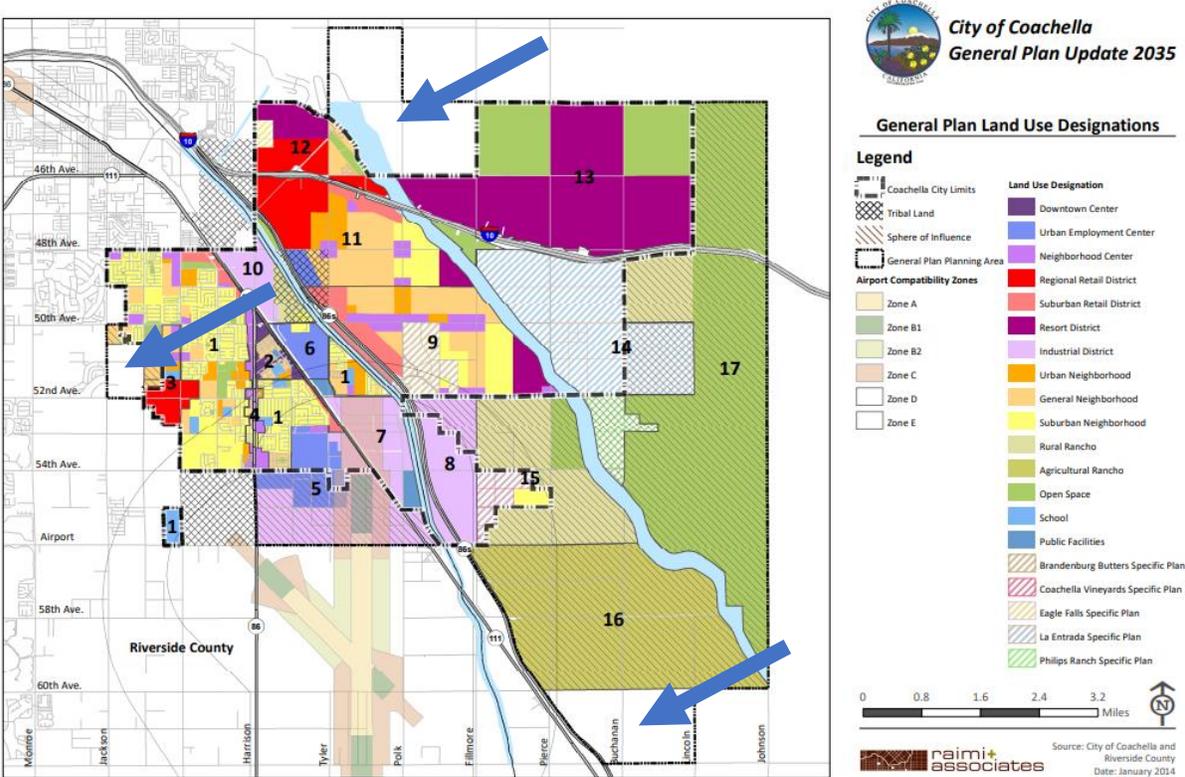
BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella along with the Program Environmental Impact Report (EIR). The General Plan 2035 also included a new adopted General Plan Land Use Map, which included the establishment of new General Plan Land Use designations for land within the City and within the Planning Area of the City of Coachella. Government Code 65300 requires that every city and county adopt “a comprehensive, long-term general plan” and the general plan must cover a city’s planning area.

The Planning Area of the General Plan is the territory within the boundaries of the City as well as any land outside its boundaries, which the City determines is related to its future planning. The State of California General Plan 2017 Guidelines state that when establishing a planning area, that each city should consider using its sphere of influence as a starting point and build off of that area. The Coachella General Plan Update established a Planning Area beyond its sphere of influence into unincorporated areas of Riverside County. General Plan land use designations were established for the existing sphere of influence areas of the City, but not for the planning areas outside the sphere of influence.

The Planning Division engaged the professional services of Raimi + Associates to assist in preparation of General Plan land use designations for the Planning Areas outside of the City of Coachella sphere of influence (see figure 1) that includes (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Establishing general plan land use designation for these areas would be consistent with the City’s past practice in previous general plan updates of establishing general plan land uses for the entirety of the City’s Planning Area. Adopting the general plan land use designations for these areas would allow the City to amend its sphere of influence with the Local Agency Formation Commission (LAFCO), the agency that regulates local public agency boundaries. LAFCO requires cities to establish general plan land use designations as a prerequisite for areas proposed for sphere of influence amendments. Currently, the P7 Western Project Area and Southern Project Area are in no other city sphere of influence.

Figure 1: General Plan Map identifying Planning Areas with no general plan land use



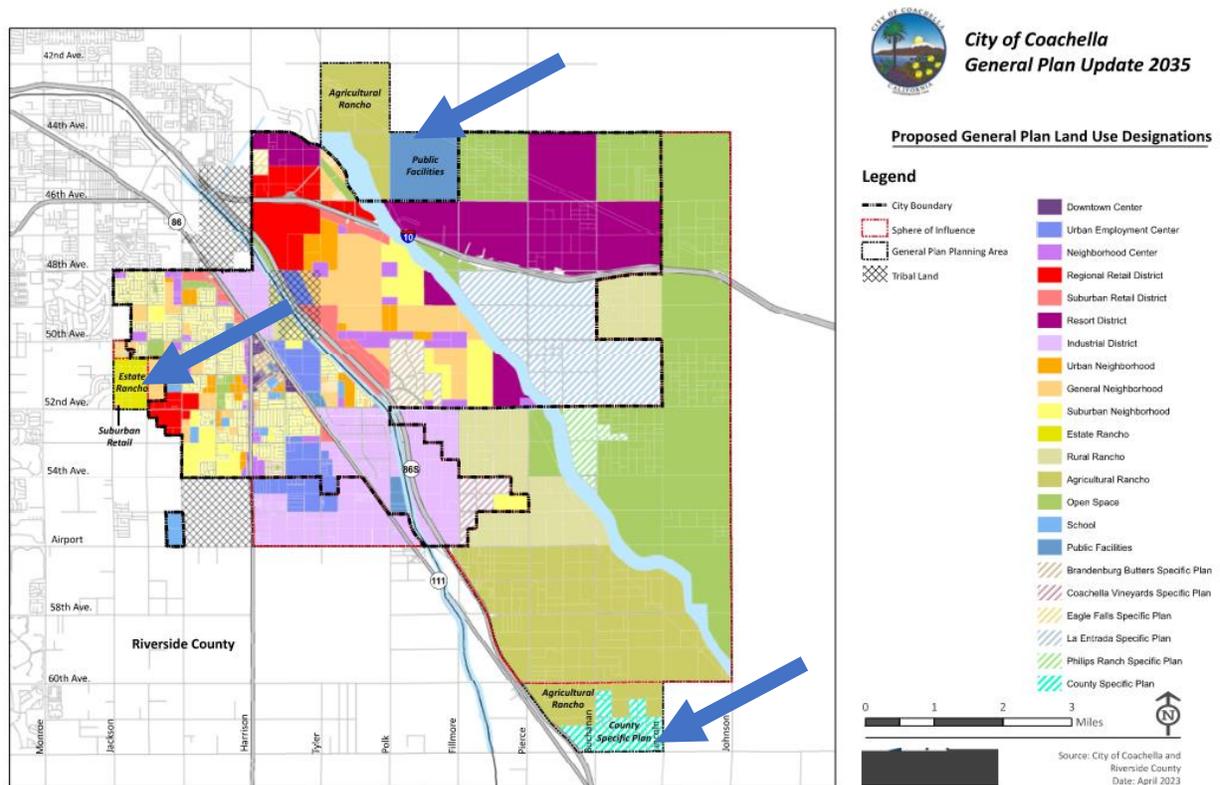
The Planning Commission at their regular meeting of June 21, 2023 considered General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 and recommended a continuance to July 5, 2023 to ensure the project approvals and the EIR addendum address removal of General Plan 2035 Land Use and Community Character Element Policy 1.2 regarding annexations. Policy 1.2 allows the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area.

DISCUSSION/ANALYSIS:

General Plan Updates

The General Plan land uses identified for the three subject planning areas are existing City of Coachella general plan land uses that are most closely align with the existing Riverside County General Plan land use designations. Figure 2 identifies the proposed general plan land use designations for the Northern, Western and Southern project areas.

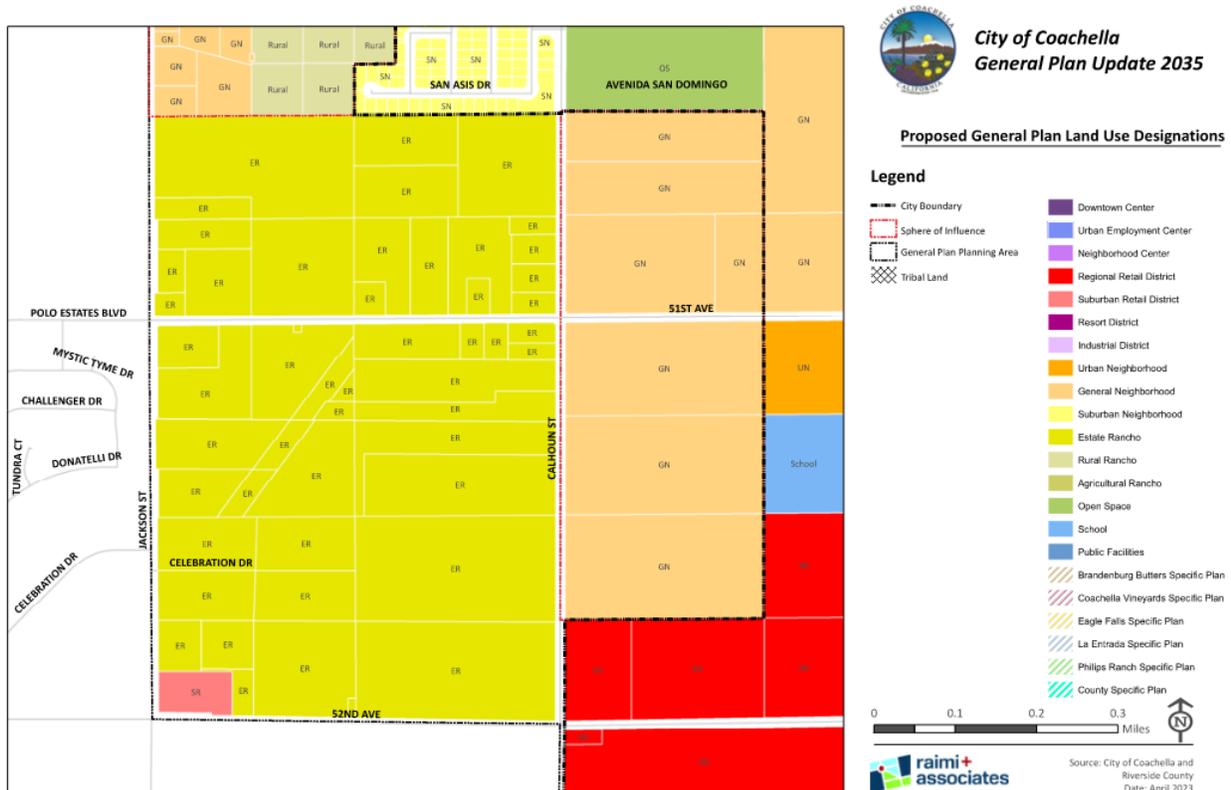
Figure 2: City of Coachella proposed amendment to General Plan Map identifying a General Plan land use for undesignated planning areas



Western Project Area

The Western project area, also known as P7 by LAFCO, is predominately Estate Density Residential (EDR) in the Riverside County General Plan Map, which allows for a residential density of 0.2-0.5 dwelling units an acre. Allowed uses for this land use designation include detached single-family homes, limited agriculture and animal keeping. The parcel at the northeast corner of Jackson Street and Avenue 52 is the location of Forest Lawn CV business and has a land use designation of Commercial Retail (CR). The Commercial Retail (CR) land use has a Floor Area Ratio requirement of 0.2-0.35 and allows local and regional serving retail uses. Planning staff recommends that a new General Plan land use designation, Estate Rancho, be established for this area for consistency with the County’s Estate Density Residential general plan designation. A Estate Rancho land use designation would allow for a residential density of 1.0-2.2 dwelling units an acre and would allow for single-family dwellings, limited agriculture, and animal keeping under the consistent (R-E) Residential Estate zoning district. Establishment of the Estate Rancho designation would involve inclusion of the new land use on the Official City of Coachella General Plan map and within the text of the General Plan Update 2035 Land Use and Community Character Element. The R-E zone allows clubs and lodges, golf courses, and schools with approval of a conditional use permit. Planning staff also recommend that the City’s Suburban Retail general plan land use designation be applied to the Forest Lawn CV parcel with a maximum Floor Area Ratio of 1.0 and allows a range of local and regional serving retail uses with the consistent General Commercial zoning district.

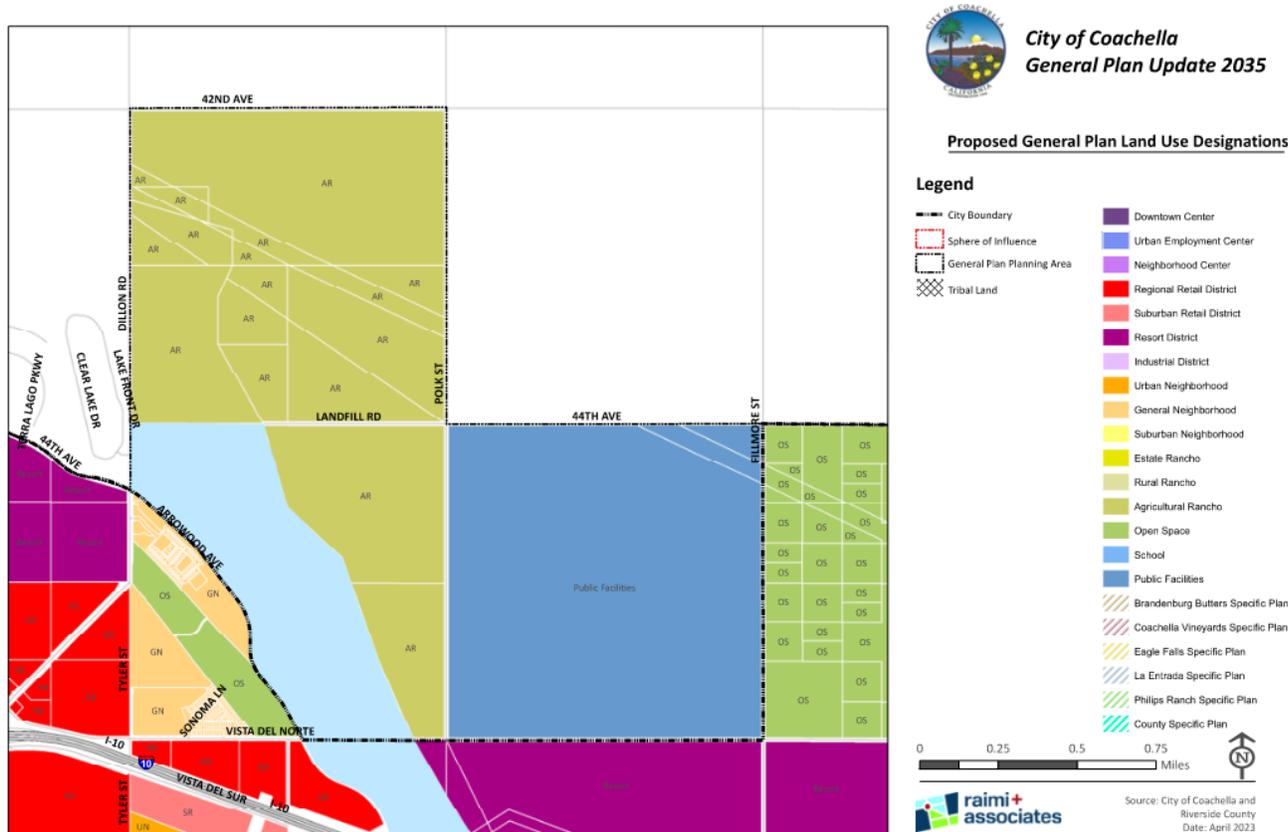
Figure 3: Proposed City of Coachella General Plan Land Use for Western Project Area (P7)



Northern Project Area

The Northern project area is predominately Open Space Rural (OS-RUR) and Public Facilities (PF) in the Riverside County General Plan Map. The Open Space Rural (OS-RUR) land use allows for a residential density of .05 dwelling units an acre and allows single family residences and limited mineral resource extraction. The Public Facilities (PF) land use allows a floor area equal of greater than .06 and allows civic uses and school. The area of the Public Facilities designation is the location of the Coachella Valley Transfer Station. Planning staff recommends that the City’s Agricultural Rancho general plan land use be applied to the areas with the Open Space Rural County general plan land use designation, as staff believes this most closely aligns with the County general plan land use designation. Agricultural Rancho allows for a residential density of .025 dwelling units an acre or 1 unit/parcel, whichever is smaller. This designation also would allow for primarily agricultural uses and parks under the corresponding (A-R) Agricultural Reserve zoning district.

Figure 4: Proposed City of Coachella General Plan Land Use for Northern Project Area



Southern Project Area

The Southern project area is predominately Agriculture (AG) in the Riverside County General Plan Map and land uses associated with the Panorama Specific Plan, which was a master planned development plan to support the future development of the College of the Desert East Valley Campus. County land uses in the Panorama Specific Plan include Open Space Recreation, Medium High Density Residential, Very High Density Residential, Commercial Retail, Commercial Office, and Public Facilities. The Agriculture land use allows for a maximum residential density of 0.1 dwelling units an acre and allows agricultural uses and single-family residences. Planning staff recommends that the City’s Agricultural Rancho general plan land use be applied to the areas with the Agriculture (AG) County land use designation, as staff believes this most closely aligns with the County designation. Agricultural Rancho allows for a residential density of 0.025 dwelling units an acre or 1 unit/parcel, whichever is smaller. Agricultural Rancho allows for a residential density of 0.025 dwelling units an acre or 1 unit/parcel, whichever is smaller. This designation also would allow for primarily agricultural uses and parks under the consistent (A-R) Agricultural Reserve zoning district. Planning staff recommends that the Coachella General Plan identify the Panorama Specific Plan area similar to other approved specific plans in the City limits where the land uses of the specific plans would be applicable.

Figure 5: Proposed City of Coachella General Plan Land Use for Southern Project Area



ENVIRONMENTAL REVIEW:

The City has determined that analyses of project environmental effects are best provided through use of an Addendum and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have been met. 1) There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR; 2) Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and 3) There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:

- The project will have one or more new significant effects not discussed in the 2015 Program EIR;
- There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City's findings, is contained in Chapter 3.0 of the Addendum (Attachment 1).

ALTERNATIVES:

- 1) Adopt Resolution No. PC2023-18 adopting an addendum to the Coachella General Plan Update Environmental Impact Report (EIR), finding and determining that additional environmental review is not required pursuant to CEQA Guidelines section 15162; Adopt Resolution No. PC2023-17 recommending approval of the General Plan Amendment No. 23-02 approving text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled "General Plan Designation Map."
- 2) Adopt Resolution No. PC2023-18 adopting and addendum to the Coachella General Plan Update Environmental Impact Report Finding and determine that additional environmental review is not required pursuant to CEQA Guidelines section 15162; Adopt Resolution No. PC2023-17 recommending approval of the General Plan Amendment No. 23-02 approving text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled "General Plan Designation Map" *with amendments*.
- 3) Recommend denial of Resolution No. PC2023-18 and Resolution No. PC2023-17.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. PC2023-18, EA No. 23-03 Addendum
Exhibit A – Addendum to the Environmental Impact Report for the General Plan (SCH No: 2009021007) for the General Plan Addendum Project
2. Resolution No. PC2023-17, General Plan Amendment No. 23-03
Exhibit A – City of Coachella General Plan 2035 GPA No. 23-03 text modifications – Chapter 4 Land Use and Community Character Element
Exhibit B – City of Coachella General Plan Map Amendments (GPA No. 23-03)
3. Existing City of Coachella General Plan Map
4. Western Project Area Proposed Land Use Map (Zoomed In)
5. Northern Project Area Proposed Land Use Map (Zoomed In)
6. Southern Project Area Proposed Land Use Map (Zoomed In)
7. City of Coachella General Plan 2035
<https://www.coachella.org/departments/general-plan-2035>

RESOLUTION NO. PC2023-18

A RESOLUTION OF THE COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT OF THE CITY OF COACHELLA GENERAL PLAN UPDATE (SCH # 2009021007) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT NO. 23-03 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE CITY OF COACHELLA GENERAL PLAN MAP GENERAL PLAN LAND USE DESIGNATION FOR THREE AREAS EVALUATED AS PART OF THE GENERAL PLAN PLANNING AREA IN THE CERTIFIED 2015 PROGRAM ENVIRONMENTAL IMPACT REPORT BUT FOR WHICH NO GENERAL PLAN LAND USE DESIGNATION WAS IDENTIFIED. APPLICANT: CITY-INITIATED

WHEREAS, the City of Coachella initiated General Plan Amendment No. 23-03 for a land use designation amendments, along with Environmental Assessment No. 23-03, (collectively the “Project Approvals”), to establish General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Land Use and Community Character Element Policy 1.2 is proposed for removal in order to allow the annexation of new land into the City before 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

WHEREAS, based on that analysis which included a comparison of anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, the Addendum, attached hereto as Exhibit “A” and incorporated herein, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s Local CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified CGPU EIR; and

WHEREAS, on June 21, 2023 and July 5, 2023, the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The Planning Commission has reviewed and considered the information contained in the Addendum to the CGPU EIR, comments received, and other documents contained in the administrative record for the Project. The addendum compares anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met. The Planning Commission recommends that the City Council find adequacy in the CEQA documents and finds that the Addendum to the CGPU EIR and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project and

reflects the independent judgment and analysis of the City Council. The Planning Commission recommends that the City Council find that the Addendum to the CGPU EIR, as shown in “Exhibit A” attached and made a part hereto, has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the Planning Commission, the Planning Commission recommends that the City Council find that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
4. The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
 - There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City’s findings, is contained in Chapter 3.0 of the Addendum, Exhibit A.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission recommends that the City Council find that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The Planning Commission recommends that the City Council find that no new or additional mitigation measures or alternatives are required. The Planning Commission recommends that the City Council find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The Planning Commission recommends that the City Council find that the Addendum contains a complete, objective, and accurate reporting of the

environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 5. Adoption of the Addendum to the CGPU Environmental Impact Report. The Planning Commission hereby approves and recommends that the City Council adopt the Addendum, Exhibit A, prepared for the Project.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. City Clerk is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 5th day of July, 2023.

Ruben Gonzalez,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 5th day of July, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

ADDENDUM

**ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN
(SCH NO: 2009021007)**

**FOR THE
GENERAL PLAN ADDENDUM PROJECT
CITY OF COACHELLA, CALIFORNIA**

LSA

June 2023

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ADDENDUM

ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN (SCH NO: 2009021007)

FOR THE GENERAL PLAN UPDATE PROJECT CITY OF COACHELLA, CALIFORNIA

Submitted to:

City of Coachella
53990 Enterprise Way
Coachella, California 92236

Prepared by:

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(760) 416-2075

LSA Project No. 20231020



June 2023

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LIST OF ACRONYMS AND ABBREVIATIONS

2015 Program EIR	Certified 2015 CGPU 2035 EIR
AG	Agriculture
Approved Project	CGPU 2035 Program Environmental Impact Report (SCH No. 2009021007)
ARB	California Air Resources Board
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGPU	City of Coachella General Plan Update 2035
City	City of Coachella
CMC	City of Coachella Municipal Code
CMP	Riverside County Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Riverside
CR	Commercial Retail
CRBRWQCB	Colorado River Basin Regional Water Quality Control Board
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
CVWMP	Coachella Valley Water Management Plan
dba	A-weighted decibel
DIF	Development Impact Fee
du/ac	dwelling units per acre
EDR	Estate Density Residential
EIC	Eastern Information Center

EIR	Environmental Impact Report
FAR	floor-area ratio
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GHG	greenhouse gas
I-10	Interstate 10
IS	Initial Study
LOS	level of service
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MT	metric tons
NAHC	Native American Heritage Commission
NO _x	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
OPR	Governor's Office of Planning and Research
OS-RUR	Open Space Rural
PCC	Portland cement concrete
PF	Public Facilities
PM ₁₀	particulate matter less than 10 microns in size
PM _{2.5}	particulate matter less than 2.5 microns in size
ppm	parts per million
RCGP	Riverside County General Plan
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
SHMA	Seismic Hazards Mapping Act

SR-86	State Route 86
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TTCP	traditional tribal cultural places
TUMF	Transportation Uniform Mitigation Fee
USGS	United States Geological Survey
VdB	vibration velocity decibels
VMT	vehicle miles traveled
WWRSC/CVSC	Whitewater River Stormwater Channel/Coachella Valley Stormwater Channel

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

In April 2015, the City Council of the City of Coachella (City) approved the General Plan Update 2035 document (CGPU) along with the Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2009021007) (approved project). The City has prepared this Addendum to the certified 2015 CGPU 2035 EIR (2015 Program EIR) to address the potential site-specific environmental impacts associated with the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified (proposed project).

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”, Public Resources Code, § 21000 et seq.) and the *State CEQA Guidelines* (California Code of Regulations, Title 14, § 15000 et seq.), the City is the Lead Agency charged with the responsibility of deciding whether to approve the proposed project, in consideration of the potential environmental effects that could result from project implementation.

The City’s review of the proposed project is limited to examining environmental effects associated with differences between the proposed project and the approved project reviewed in the certified 2015 Program EIR. Pursuant to CEQA and the *State CEQA Guidelines*, the City has prepared this Addendum to provide decision-makers with a factual basis for evaluating the specific environmental impacts associated with proposed project and to determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR.

According to Section 21166 of the Public Resources Code and Section 15162 of the *State CEQA Guidelines*, a subsequent EIR is not required for the proposed changes unless the City determines on the basis of substantial evidence that one or more of the following conditions are met:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The CGPU Program EIR remains valid and is the certified CEQA document for future planning actions. As such, the certified 2015 Program EIR along with this Addendum, will be used to determine whether the proposed project falls within the scope analyzed in the 2015 Program EIR. Mitigation measures from the certified 2015 Program EIR have been incorporated into this Addendum, and the applicability of each has been described.

This examination includes an analysis of provisions of Section 21166 of the Public Resources Code and Section 15162 of the *State CEQA Guidelines* and their applicability to the project.

Section 15164 of the *State CEQA Guidelines* states that an Addendum to an EIR shall be prepared “if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Thus, if none of the above conditions are met, the City may not require preparation of a subsequent or supplemental EIR. Rather, the City can decide that no further environmental documentation is necessary or can require that an Addendum be prepared.

Based upon review of the facts as presented in the analysis contained in this document, the City finds that an Addendum to the certified 2015 Program EIR is the appropriate documentation to comply with CEQA. The rationale and the facts for this finding are provided in the body of this Addendum.

1.2 EVALUATION OF ENVIRONMENTAL IMPACTS

1.2.1 Approved Project and Certified 2015 Program EIR

EIR Process

On March 8, 2013, the City issued a Notice of Preparation (NOP) for the approved project to identify the potential environmental impacts of the project. The NOP for the approved project was sent to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research SCH the required 30-day public review period, which ended on April 15, 2013. During the review period, public agencies and members of the public had the opportunity to respond to the NOP to identify issues of special concern to them and to suggest additional issues to be considered in the EIR.

In addition, the City held a public scoping meeting on March 14, 2013, to discuss characteristics of the approved project, its planning status, the nature of its potential environmental effects, and the scope (i.e., the specific issues) of the EIR analysis. The scoping meeting provided further opportunities for public input regarding environmental concerns and issues that should be addressed in the EIR. The Draft EIR for the approved project was distributed to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research SCH on July 1, 2014, initiating the public review period, which ended on September 15, 2014.

In accordance with Section 15088 of the *State CEQA Guidelines*, the City of Coachella, as the Lead Agency for the approved project, evaluated comments received on the Draft EIR (SCH No. 2009021007) and prepared responses to the comments received.

On April 22, 2015, the City Council of the City of Coachella approved the CGPU 2035 document along with the 2015 Program EIR and Climate Action Plan.

Type of EIR

The 2015 Certified EIR serves as a Program EIR pursuant to the *State CEQA Guidelines*, Section 15168.

The use of a Program EIR provides an occasion for a more exhaustive consideration of effects and alternatives than otherwise would be practical under a Project EIR. However, subsequent activities occurring as a result of program/project approval and certification of a Program EIR must be further evaluated in light of the Program EIR to determine whether or not an additional environmental document must be prepared. If an agency finds that no new effects could occur and that no new mitigation would be required, then the agency can determine that subsequent activities are covered under the Program EIR and no further environmental documentation would be required. Conversely, an agency may determine that future projects could require the preparation of a new Initial Study (IS), Mitigated Negative Declaration (MND), or new EIR. If new environmental documentation is required, a Program EIR can be used to focus the scope of the subsequent environmental document (*State CEQA Guidelines*, Section 15168).

1.2.2 Proposed Project and Addendum

This Addendum compares anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR are met. Potential environmental effects of the proposed project are addressed for each of the following areas, which were included in the certified 2015 Program EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Circulation
- Cultural Resources
- Geology
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Utilities

- Greenhouse Gas Emissions
- Water Supply and Wastewater

As discussed in Chapter 8.0 of the certified 2015 Program EIR, the City had determined that the approved project would result in less than significant or no impacts for some of the threshold questions under the following resource topics: Aesthetics, Agriculture Resources, Biological Resources, Cultural Resources, Geology and Seismic Hazards, Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Traffic and Circulation, Noise, Air Quality, Greenhouse Gas, Population and Housing, Utilities, Public Services, and Water Supply. The impacts are discussed briefly in Chapter 8.0, Effects Found Not to be Significant in the 2015 Program EIR. The proposed project does not necessitate a change in these determinations as the existing site conditions and nature of the project have not substantially changed from those identified for the certified 2015 Program EIR.

1.3 PREVIOUS PROJECT APPROVALS

In February 2015, the City certified the CGPU Program EIR and approved the project, including the following actions:

- Certification of the EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of Findings of Fact

1.4 FINDINGS OF THIS ADDENDUM

The City is the Lead Agency for the proposed project. The City has determined that analyses of project environmental effects are best provided through use of an Addendum and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR have been met.

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
 - The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;

- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City’s findings, is contained in Chapter 3.0 of this Addendum.

1.5 FORMAT OF ADDENDUM

This Addendum has been organized into four chapters, as described below.

Chapter 1.0: Introduction

Chapter 1.0 includes a description of the purpose and scope of the Addendum, previous environmental documentation, project approvals, findings of the Addendum, and existing documents to be incorporated by reference.

Chapter 2.0: Project Description

Chapter 2.0 describes the planning area, the necessary City discretionary actions to implement the proposed project, and an overview of the proposed project.

Chapter 3.0: Comparative Evaluation of Environmental Impacts

Chapter 3.0 contains the environmental analyses of the proposed project’s impacts compared to the impacts of the approved project analyzed in the 2015 Program EIR. This comparative analysis has been undertaken pursuant to the provisions of CEQA to provide the City of Coachella decision-makers with a factual basis for determining whether the proposed project, changes in circumstances, or new information since the 2015 Program EIR was certified, require additional environmental review or preparation of a subsequent or supplemental EIR. Chapter 3.0 also contains findings for each environmental topic to determine whether conditions set forth in Public Resources Code Section 21166 or Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR have been met.

Chapter 4.0: Applicable 2015 Program EIR Mitigation Measures

Chapter 4.0 contains the mitigation measures that were adopted upon certification of the 2015 Program EIR and that would be incorporated into the proposed project.

1.6 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

As permitted in Section 15150 of the *State CEQA Guidelines*, this Addendum references several technical studies, analyses, and reports. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate section(s) of this

Addendum. Documents incorporated by reference are available for review at the City of Coachella Development Services Department, located at 53990 Enterprise Way, Coachella, CA 92236. Contact Gabriel Perez at (760) 398-3502 for additional information.

Documents incorporated by reference include, but are not limited to, the following:

- City of Coachella; Final Environmental Impact Report, General Plan Update, February 2015;
- City of Coachella; General Plan, as amended; and
- City of Coachella Municipal Code.

1.7 CONTACT PERSONS

The Lead Agency for the Addendum for the proposed project is the City of Coachella. Questions regarding preparation of this Addendum, its assumptions, or its conclusions should be referred to the following:

Gabriel Perez, Director
City of Coachella Development Services Department
53990 Enterprise Way
Coachella, CA 92236
Phone: (760) 398-3502
Email: gperez@coachella.org

2.0 PROJECT DESCRIPTION

2.1 BACKGROUND

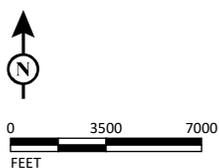
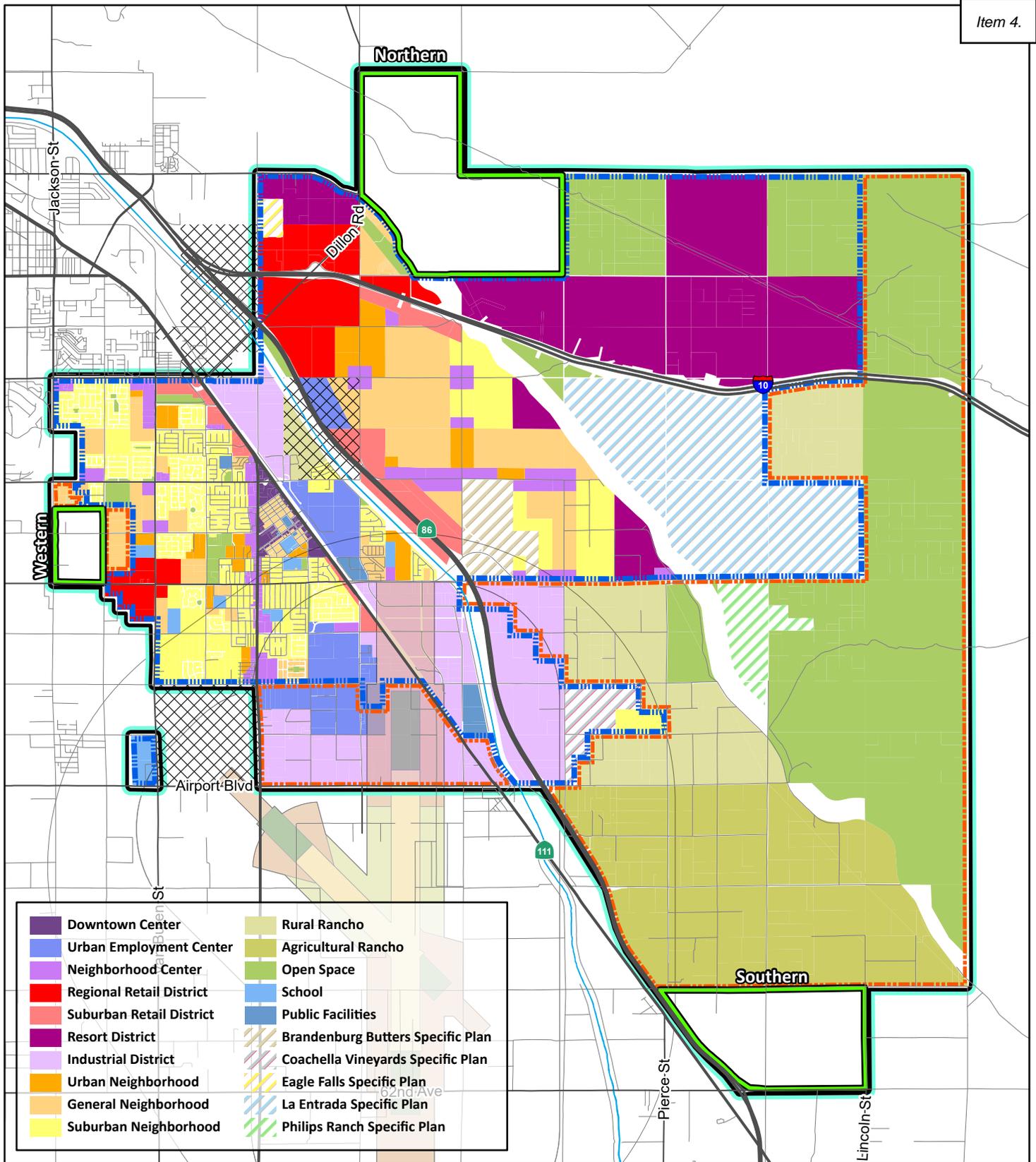
The City of Coachella is proposing to identify CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the certified 2015 Program EIR but for which no CGPU land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area) (see Figure 2-1, Existing General Plan Land Use Designations; Figure 2-2, Aerial Photograph of Northern Project Area; Figure 2-3, Aerial Photograph of Western Project Area; and Figure 2-4, Aerial Photograph of Southern Project Area).

2.2 APPROVED PROJECT

2.2.1 Planning Area and Setting

The City of Coachella is a desert community located at the eastern end of the Coachella Valley, in Riverside County, California. Settlement by non-Native Americans began in the mid-1800s, and Coachella slowly grew as it became connected with the rest of Southern California on the Southern Pacific Coachella Valley railroad. The Colorado River provided water for farming and irrigation. The Coachella Valley, including the City of Coachella, the City of Indio, and the unincorporated communities of Thermal and Mecca, is known for producing niche crops such as dates, grapes, lemons, oranges, avocados, figs, persimmons, and mangoes. Lastly, the Coachella Canal was one of the final milestones in the City of Coachella's development, as it contributed to dramatic growth, especially in the southern and eastern portions of the City. Today the City's agricultural wealth offers many jobs for people in the Coachella Valley; additional job types include manufacturing, construction, retail, and professional and management jobs.

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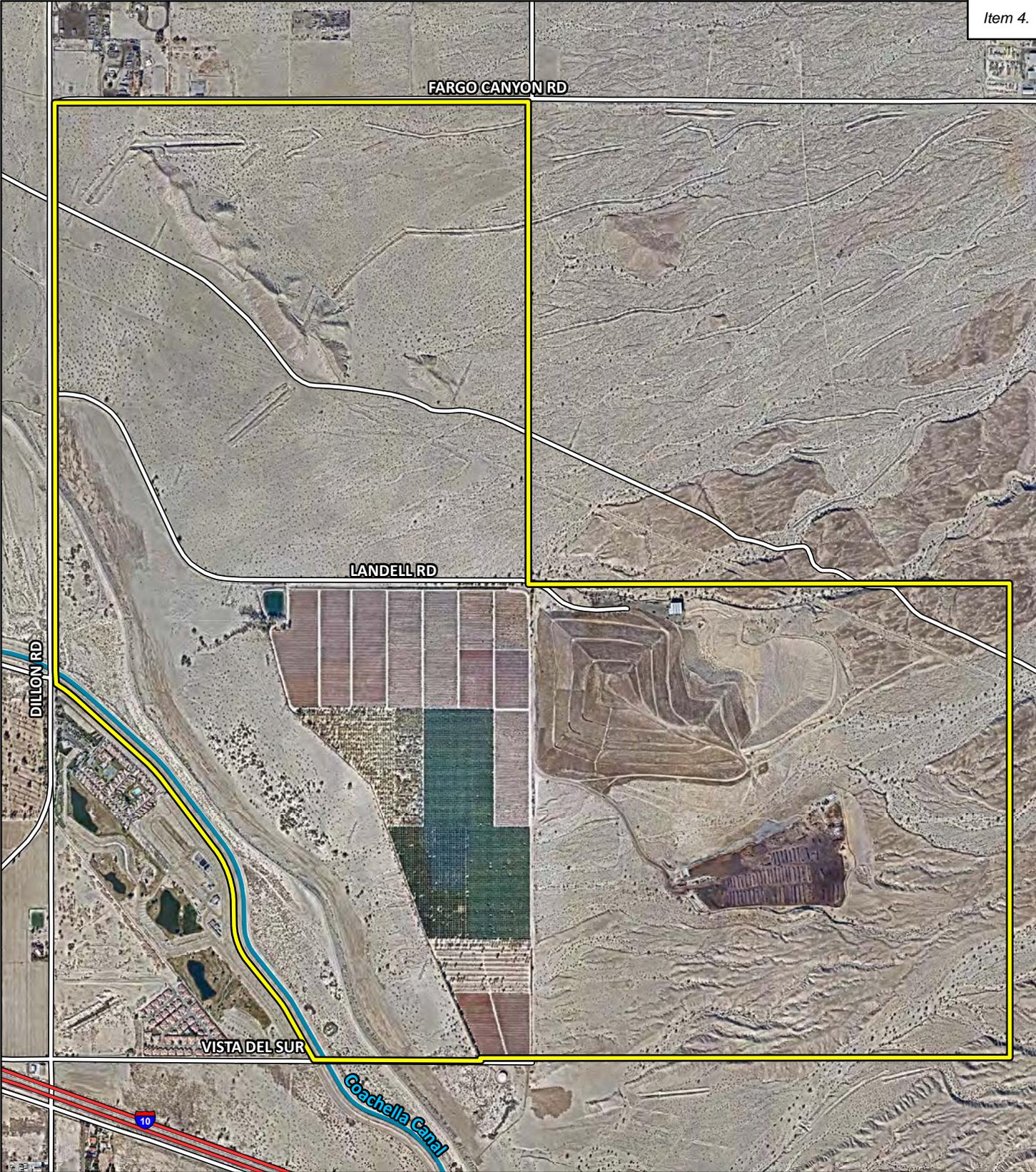


- Project Areas
- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Lands

- Airport Compatibility Zones
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E

FIGURE 2.1

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LSA

 Northern Project Area

FIGURE 2.2



0 750 1500
FEET

SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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LSA

 Western Project Area

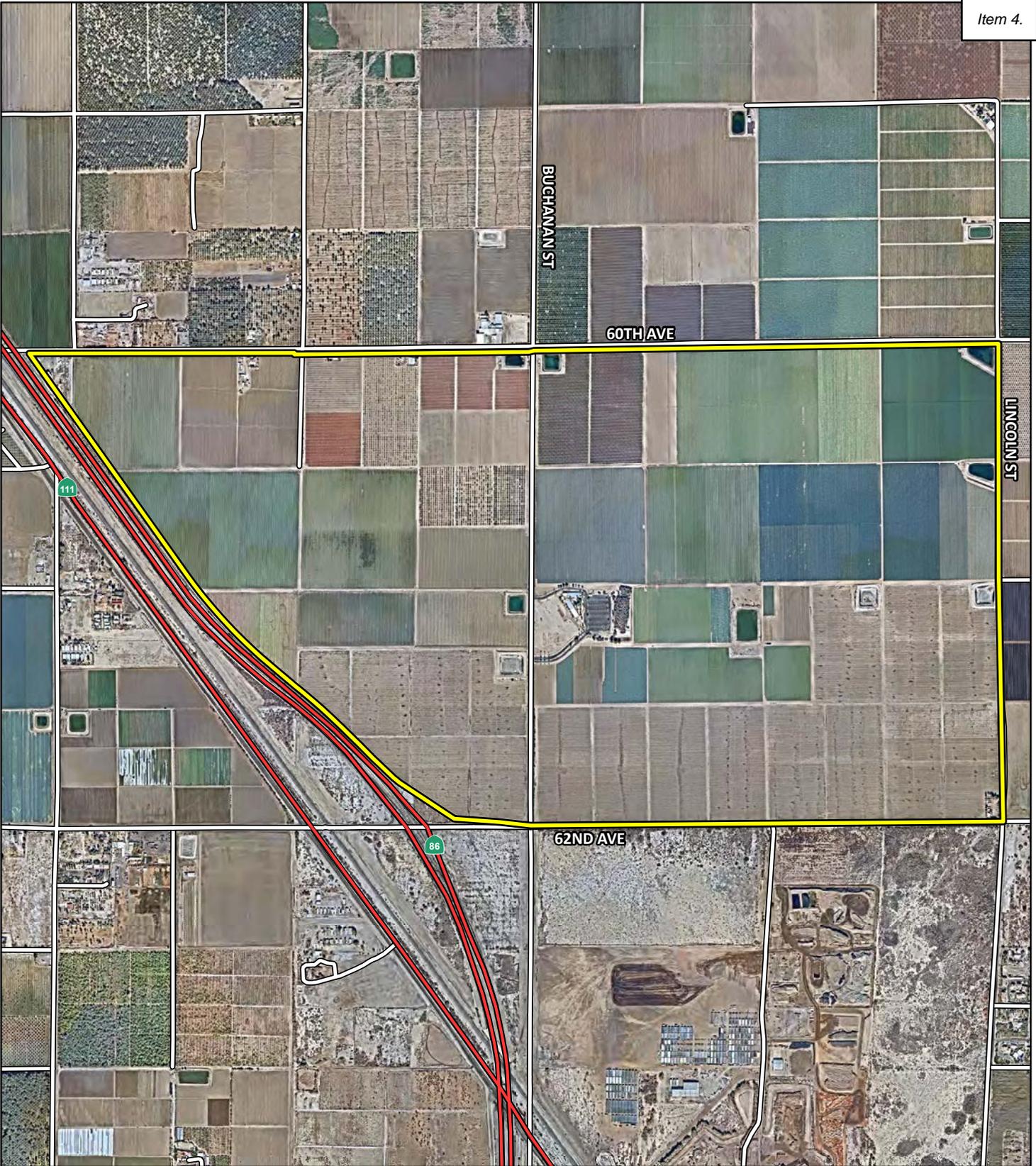
FIGURE 2.3



0 250 500
FEET

SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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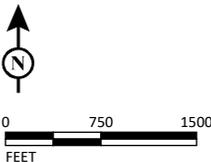
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LSA

 Southern Project Area

FIGURE 2.4



SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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Existing County General Plan Land Use Designations

The Northern, Western, and Southern Project Areas are currently under the jurisdiction of the County of Riverside (County) (see Figure 2-1, Existing General Plan Land Use Designations). The Riverside County General Plan (RCGP) land use designations are discussed below.

Existing and historic land uses within the Northern Project Area consist of agricultural uses, open space, and the Coachella Valley Transfer Station (see Figure 2-2, Aerial Photograph of Northern Project Area). The Northern Project Area is currently designated by the RCGP Land Use Plan as Open Space Rural (OS-RUR) and Public Facilities (PF). The OS-RUR designation is intended for remote, privately owned open space areas with limited access and a lack of public services. The OS-RUR designation allows single-family residential uses at a density of 0.05 dwelling units per acre (du/ac). The PF land use is intended for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Due to the varied nature of the PF category, building intensity and design criteria for uses in this designation vary and the appropriate floor area ratio (FAR) is determined in the zoning ordinance. The maximum intensity allowed for civic uses within the PF designation is 0.6 FAR.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary (see Figure 2-3, Aerial Photograph of Western Project Area). The Western Project Area is currently designated by the RCGP Land Use Plan as Estate Density Residential (EDR) and Commercial Retail (CR). The EDR designation is intended for the development of detached single-family residential dwelling units and ancillary structures on large parcels. Limited agriculture is also permitted in the EDR designation. The allowable density for the EDR designation is 0.2 to 0.5 du/ac. The CR designation is intended for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses and allows a density of 0.2 to 0.35 FAR.

Existing and historic land uses within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus (see Figure 2-4, Aerial Photograph of Southern Project Area). The Southern Project Area is currently designated by the RCGP Land Use Plan as Agriculture (AG) and Panorama Specific Plan. The AG designation is intended to help conserve productive agricultural lands within the County including row crops, nurseries, citrus groves, vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The AG designation also allows residential uses at a maximum density of 0.1 du/ac. The Panorama Specific Plan is envisioned as a mixed-use master planned community being called Panorama: A College Town, and includes a mix of residential, retail, and office land use designations. The Panorama Specific Plan designation allows density ranging from 5-20 du/ac and 0.2 to 1 FAR.

2.2.2 Approved Project Characteristics

The approved project, as analyzed in the 2015 Program EIR, provided for an update to the City's existing General Plan and is intended to guide growth and future development through the horizon year 2035.

Certified 2015 Program EIR

Chapter 4.0, Environmental Analysis, of the 2015 Program EIR found that implementation of the approved project would result in significant and unavoidable adverse impacts related to aesthetics, agricultural resources, and transportation. With the exception of these topics, all other potentially significant impacts were determined to be less than significant or effectively mitigated to a less than significant level. The City adopted a Statement of Overriding Considerations, pursuant to Section 15093 of the *State CEQA Guidelines*, in order to consider the benefits of the approved project against the unavoidable adverse environmental effects.

The 2015 Program EIR remains the valid CEQA documentation for future planning actions in the planning area, and is used to determine whether future development falls within the size and type of uses analyzed in the 2015 Program EIR.

2.3 PROPOSED PROJECT

The proposed project involves the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. The three areas include the Northern Project Area, Western Project Area, and Southern Project Area, the boundaries of which are defined above in Section 2.1 (see Figure 2-5, Proposed General Plan Land Use Designations). The General Plan identifies Land Use Policy 1.2 - Annexation. This policy allows the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area.

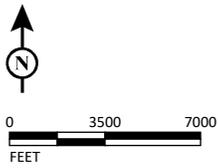
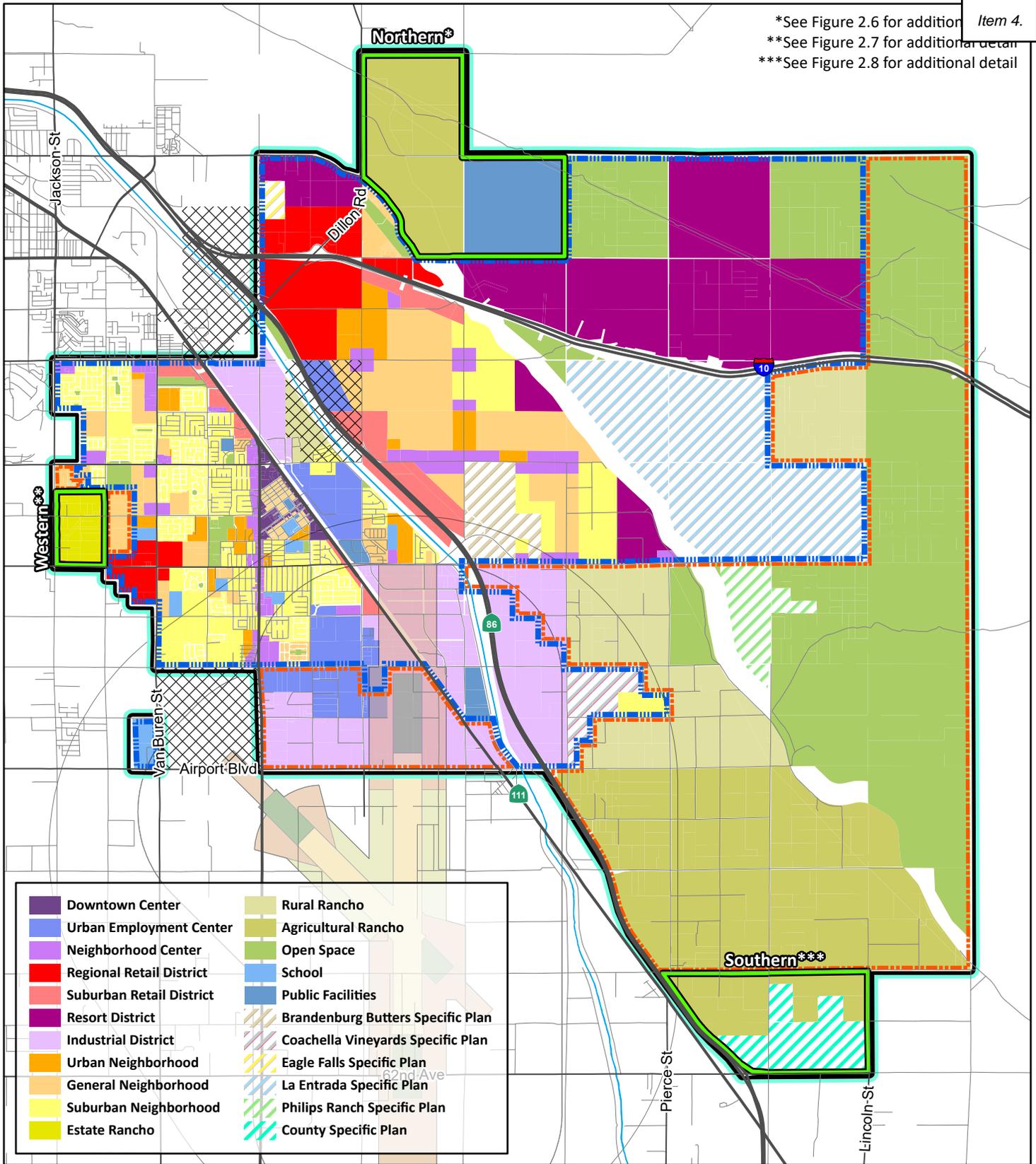
2.3.1 Proposed Coachella General Plan Land Use

The proposed CGPU land use designations for the Northern Project Area include Agricultural Rancho and Public Facilities and Buildings (see Figure 2-6, Proposed General Plan Land Use Designations for Northern Project Area). The Agricultural Rancho designation provides areas for productive agriculture uses in the City and allows agricultural uses with small amounts of accessory uses that support the agricultural use. The maximum allowable density for the Agricultural Rancho designation is 0.025 du/ac or one unit/parcel, whichever is smaller, and 0.01 FAR for commercial uses. The Public Facilities and Buildings designation provides for governmental buildings and facilities and allows a wide range of public uses including city halls, libraries, community centers, senior centers, fire stations, police stations, corporate yards, and similar uses.

The proposed CGPU land use designations for the Western Project Area include Estate Rancho and Suburban Retail (see Figure 2-7, Proposed General Plan Land Use Designations for Western Project Area). The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the City. The Estate Rancho land use designation is a new land use designation that would be created to match the existing County zoning because there is not a

direct match for this density. Recent State legislation mandates that if there is a conflict in residential density between the General Plan and zoning, the higher density shall prevail (not necessarily the General Plan). The existing County zoning for the proposed Estate Rancho designation allows up to 2.2 du/ac (1 unit per 20,000 square feet), while the existing County General

*See Figure 2.6 for additional detail
**See Figure 2.7 for additional detail
***See Figure 2.8 for additional detail

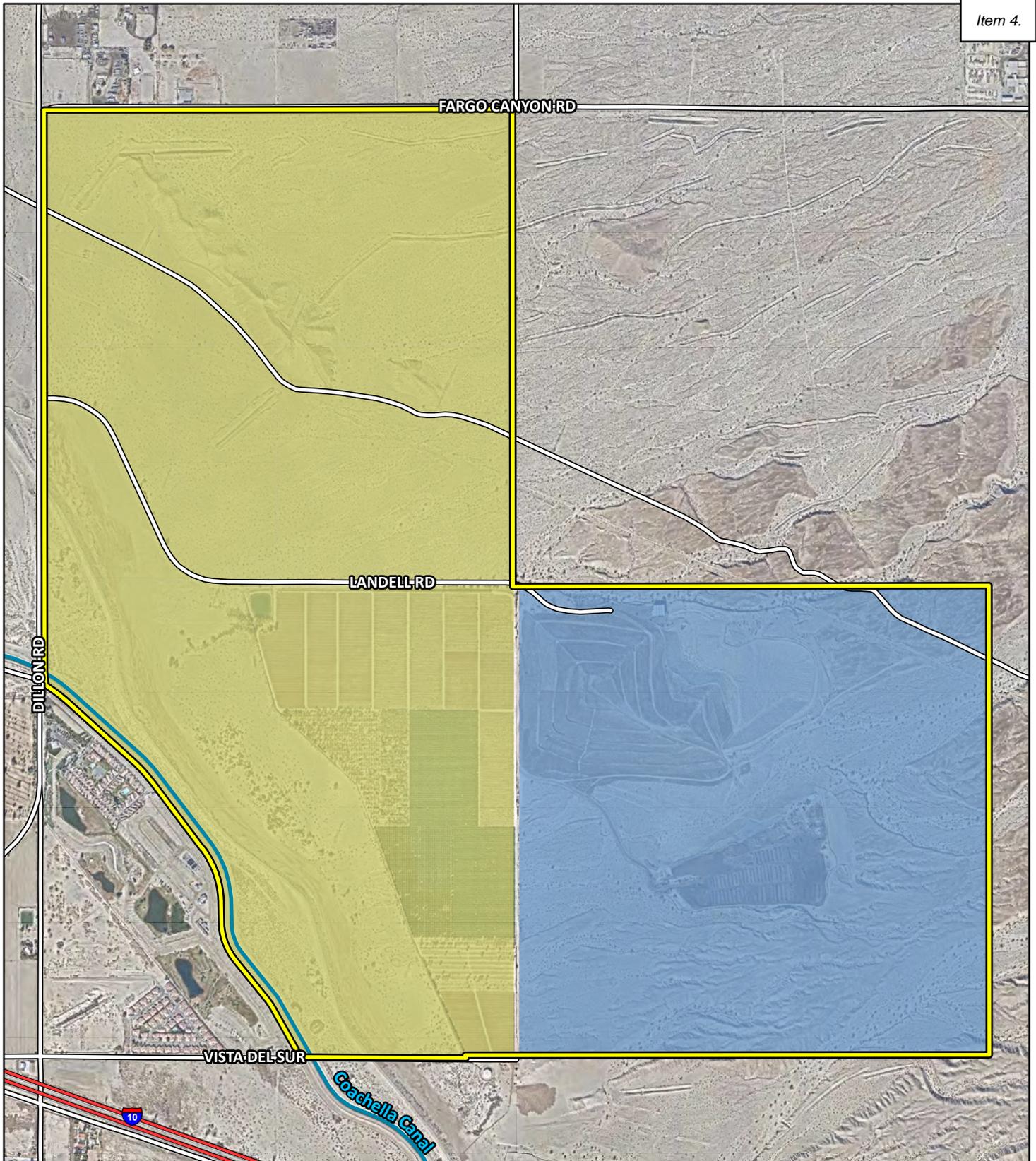


- Project Areas
- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Lands

- Airport Compatibility Zones
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E

FIGURE 2.5

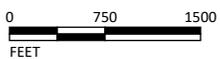
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LSA

- Northern Project Area
- Land Use Designation
- Agricultural Rancho
- Public Facilities

FIGURE 2.6



SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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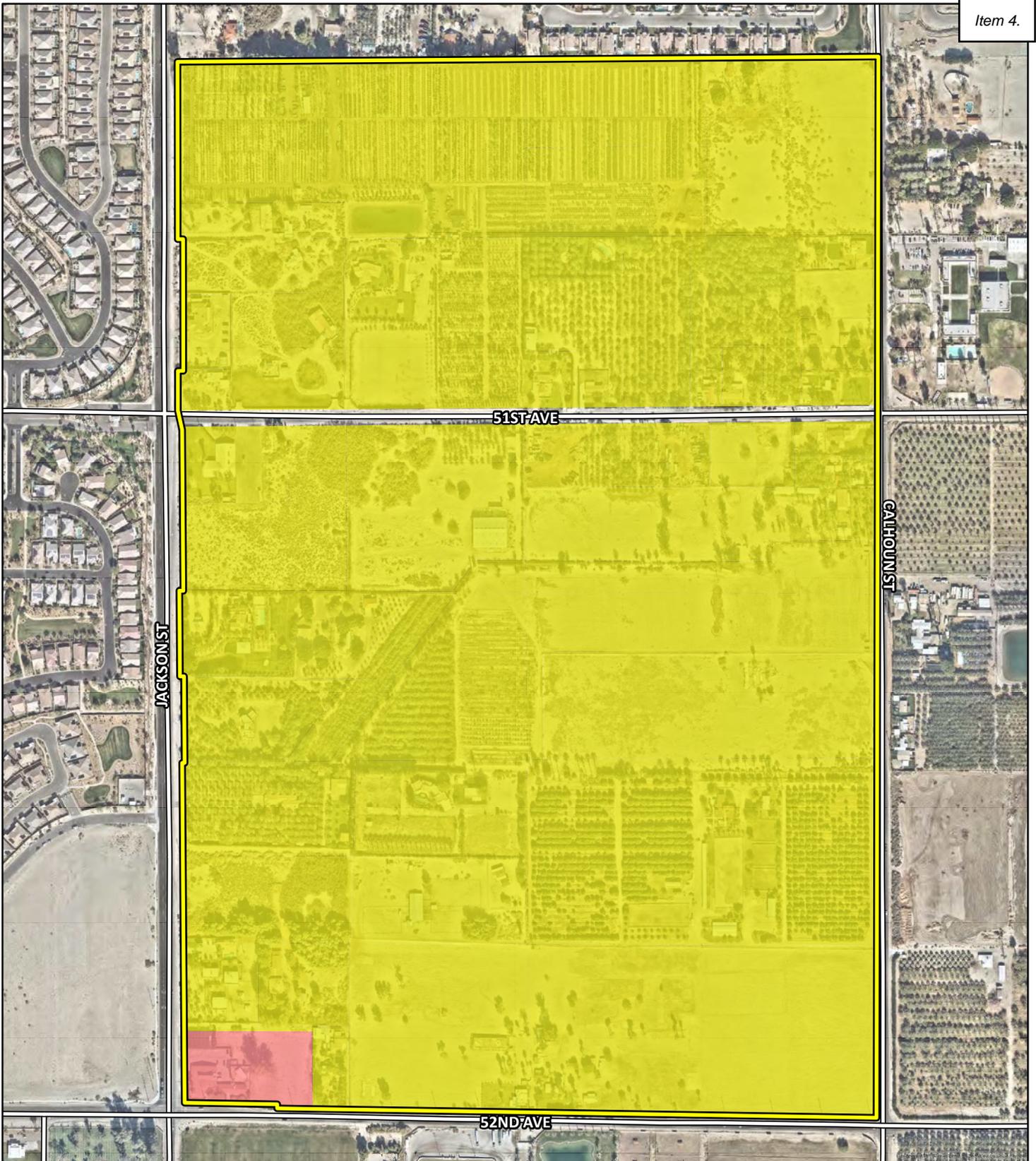


FIGURE 2.7

LSA

-  Western Project Area
- Land Use Designation
-  Suburban Retail District
-  Estate Rancho



SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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Coachella EIR Addendum
 Proposed General Plan Land Use
 Designations for Western Project Area

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Plan designation allows 0.5 du/ac. The Estate Rancho designation would allow a density of 1.2 to 2 du/ac. The Suburban Retail designation is intended to provide a concentration of retail business “large format” retailers in a setting that accommodates the parking requirements of such businesses. Allowed land uses for the Suburban Retail designation primarily include retail and services, sometimes with commercial uses on upper floors with a density of 0.35 to 1.0 FAR.

The proposed CGPU land use designations for the Southern Project Area include Agricultural Rancho and to designate land within the Panorama Specific Plan as a County Specific Plan (see Figure 2-8, Proposed General Plan Land Use Designations for Southern Project Area).

Table 2.A provides a comparison of the existing RCGP land use designations and the proposed project land use designations as well as a comparison of development densities.

Table 2.A: Existing and Proposed Land Use Designations

Existing RCGP Land Use	Existing RCGP Development Density	Proposed CGPU Land Use	Proposed CGPU Development Density
Open Space Rural (OS-RUR)	0.05 du/ac maximum	Agricultural Rancho	0.025 du/ac or 1 unit/parcel, whichever is smaller
Public Facilities (PF)	<=0.6 FAR	Public Facilities	The Public Facilities designation does not include an allowable development density.
Estate Density Residential (EDR)	0.2–0.5 du/ac	Estate Rancho	1-2.2 du/ac
Commercial Retail (CR)	0.2–0.35 FAR	Suburban Retail	0.35-1.0 FAR
Agriculture (AG)	0.1 du/ac	Agricultural Rancho	0.025 du/ac or 1 unit/parcel, whichever is smaller
Panorama College Town Specific Plan (mix of residential, retail, and office land use designations)	Range from 5–20 du/ac and 0.2–1 FAR	County Specific Plan	Varies (consistent with the Panorama College Town Specific Plan)

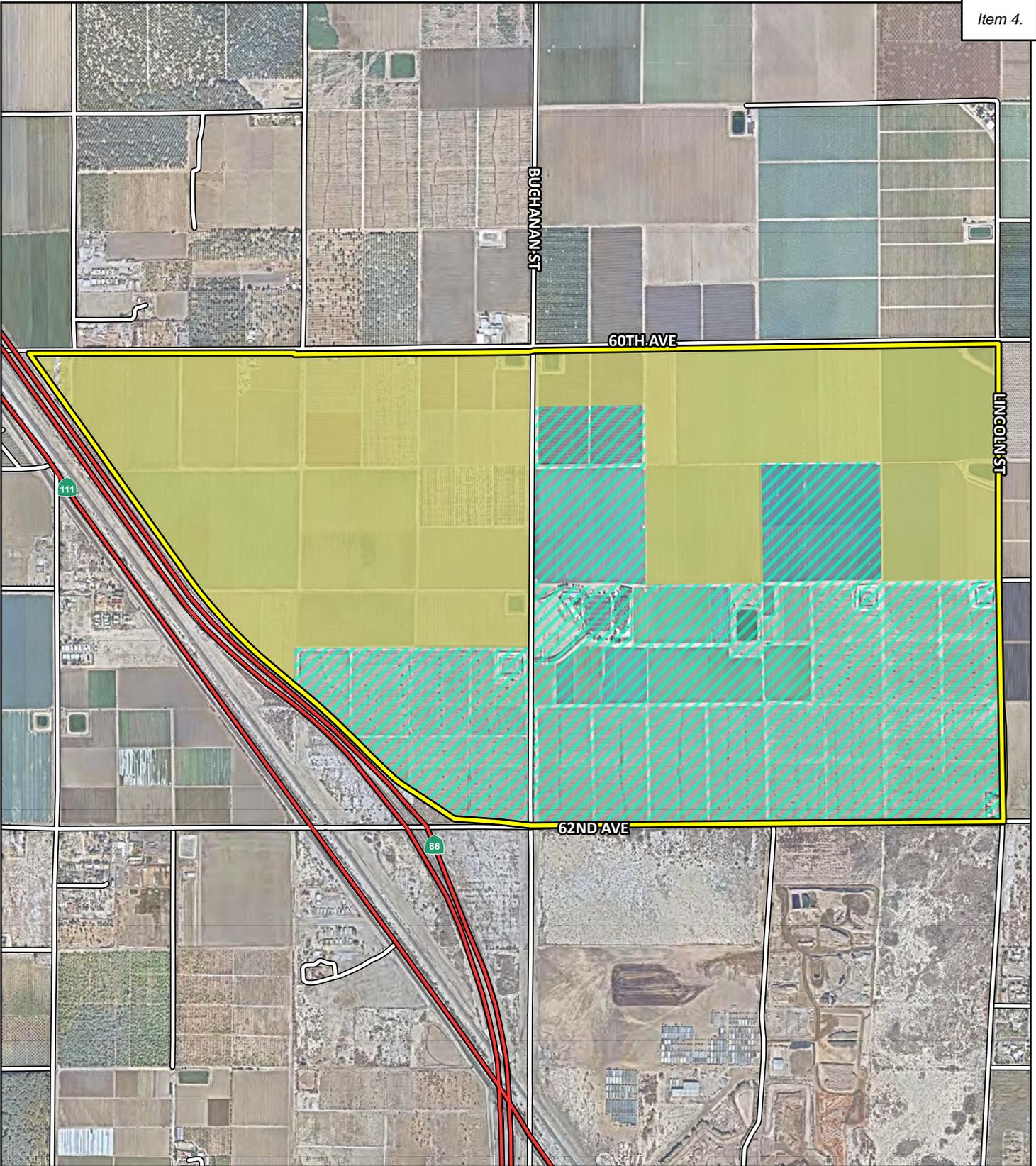
Source: Raimi + Associates (2023a).
CGPU = City of Coachella General Plan Update 2035
du/ac = dwelling units per acre
FAR = floor area ratio
RCGP = Riverside County General Plan

2.4 PROJECT OBJECTIVES

The proposed project would result in the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. Under the approved project, the City established the following project objectives:

1. Adapt to changing demographics to connect and create a vision for the growing population of the City;
2. Create a healthy and economically viable City with a diversity of activities and economic opportunities;

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LSA

-  Southern Project Area
- Land Use Designation
-  Agricultural Rancho
-  County Specific Plan

FIGURE 2.8



SOURCE: Nearmap (2023) City of Coachella (2023), County of Riverside (2023)
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3. Implement new technology and innovations to increase the quality of infrastructure, social services, and environmental sustainability;
4. Update older development plans that no longer align with the community's new vision;
5. Chart the way to a low-carbon future;
6. Redirect development patterns for City growth, economic characteristics, and land-use to create a well-connected City;
7. Assess needs for projected growth within the City, and the Sphere of Influence;
8. Create a City with a range of housing for multiple generations, cultures, and incomes;
9. Ensure the City grows with improved living conditions; and
10. Foster the community's desire for safe, active transportation.

2.5 DISCRETIONARY ACTIONS

Discretionary approvals required for the proposed project include the following:

1. Approval of this Addendum to the certified 2015 General Plan Program EIR to address potential environmental effects as a result of implementation of the proposed project since the original City Council approval and EIR certification in February 2015;
2. Revisions to the City's Land Use Map
3. Deletion of General Plan Land Use Policy 1.2 - Annexation. Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

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3.0 COMPARATIVE EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion contains an analysis of the potential impacts of the changes to the approved project in relation to the proposed project. The potential impacts of the proposed project are compared to impacts identified for the approved project analyzed in the certified 2015 Program EIR, which the City approved in February 2015. As detailed in Chapter 1.0 of this Addendum, this comparative analysis has been undertaken pursuant to CEQA and to provide City decision-makers with a factual basis for determining whether the proposed changes to the approved project, changes in circumstances, or new information since the certification of the 2015 Program EIR require additional environmental review. Potential impacts associated with the proposed project are evaluated using the same thresholds applied in the 2015 Program EIR. The basis for each finding is explained in the analysis that follows.

3.1 IMPACTS IDENTIFIED IN THE 2015 PROGRAM EIR

As discussed previously in Chapter 2.0, Project Description, the proposed project involves the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. Since the scope of the proposed project involves designating land uses already analyzed under the approved project, any impacts are anticipated to be similar to or less than those impacts previously covered by the 2015 Program EIR. Although impacts would be similar to or less than those previously covered by the 2015 Program EIR, a new analysis for impacts is provided in this Addendum as required by CEQA. The environmental analysis provided in the 2015 Certified EIR remains relevant and applicable to the proposed project in areas unaffected by changes in existing conditions and changes in the proposed project for the environmental topics as listed below.

As required by *State CEQA Guidelines* Section 15128, an EIR must identify the effects of the proposed project determined not to be significant. Per *State CEQA Guidelines* Section 15063, the City prepared an Initial Study (IS) to determine whether the approved project could have a significant effect on the environment. While the IS determined that all resource topics had the potential to result in significant impacts, all resource topics were evaluated as part of the 2015 Program EIR.

The resource evaluations are discussed in Sections 3.2 through 3.17 of this Addendum to the 2015 Program EIR.

3.2 AESTHETIC RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.2.1 Impact Analysis

a. *Would the project have a substantial effect on a scenic vista? (Impact 4.1-1)*

2015 Program EIR

Within the Planning Area, scenic vistas provide valuable aesthetic resources, including expansive landscape views of the Coachella Valley, to the residents and patrons of the City and its Sphere of Influence. Scenic vistas within the Planning Area include the sweeping views of the Mecca Hills in the eastern portion of the Planning Area. Additional scenic vistas that are not within the Planning Area, but can be seen from within the Planning Area, include the Santa Rosa and San Jacinto Mountains, which can be viewed to the west and southwest of the Planning Area, and the Little San Bernardino Mountains, which can be viewed to the north and northwest of the Planning Area. Previous analysis from the 2015 Program EIR concluded that impacts to scenic vistas from future development associated with the CGPU would be less than significant due to the land use program and allowable intensities of land proposed by the CGPU and the implementation of CGPU Policies 6.1, 6.2, 10.8, and 10.9 of the Sustainability and Natural Environment Element.

Proposed Project

Existing and historic land uses within the Northern Project Area consist of agricultural uses, undeveloped open space, and the Coachella Valley Transfer Station. The project proposes to designate the Northern Project Area as Agricultural Rancho and Public Facilities and Buildings, which would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary. The project proposes to designate the Western Project Area as Estate Rancho for the agricultural and single-family residential uses and Suburban Retail for the parcel that is currently developed with the Forest Lawn Mortuary. As discussed previously in Section 2.2.1, the Western Project Area is currently designated by the RCGP

Land Use Plan as Estate Density Residential (EDR) and Commercial Retail (CR). The proposed project would result in a land use designation change from EDR to Estate Rancho, which allows for agricultural and single-family residential uses, and CR to Suburban Retail. Currently, the only parcel in the Western Project Area that is designated CR by the RCGP Land Use Plan is the Forest Lawn Mortuary. As shown in Table 2.A, in Chapter 2.0, Project Description, the proposed land use designations would allow for development density and uses consistent with existing land uses. As such, the proposed land use designations would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land use within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus. The project proposes to designate the Southern Project Area as Agricultural Rancho and County Specific Plan, which would be consistent with the existing land uses and existing RCGP land use designations. Therefore, the proposed project would result in the continuation of these existing and historic uses.

Furthermore, the proposed land use designations primarily only allow lower density development, which would result in a less intense land use, which would only cause a minimal change to the views of the existing open space. Further, CGPU Policies 6.1, 6.2, 10.8, and 10.9 of the Sustainability and Natural Environment Element would be incorporated into the proposed project for any future development, which would reduce impacts on scenic vistas through preserving view corridors, restricting new billboards, and preserving natural features and agricultural lands. As such, development of the proposed project would not have a substantial adverse effect on a scenic vista. The impact would be less than significant, consistent with the analysis in the 2015 Program EIR. Therefore, no new or substantially more severe impacts would occur that have not already been addressed by the 2015 Program EIR, and no mitigation would be required.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Impact 4.1-2)

2015 Program EIR

There are no designated, or eligible, State scenic highways within the Planning Area. Major historic highways within the Planning Area include old State Highway 99 (now Dillon Road between Grapefruit Boulevard and Interstate 10), old State Highway 86 (Harrison Street south of Grapefruit Boulevard), and old State Highway 111 (Grapefruit Boulevard), and State Highway 86 south of Interstate 10. Previous analysis from the 2015 Program EIR concluded that there would be no impacts to State scenic highways and view sheds from the City's highways due to the implementation of CGPU Policies 6.2, 10.9, and 13.16 from the Sustainability and Natural Environment Element of the CGPU.

Proposed Project

No portions of the project site are adjacent to or within view of a State scenic highway and therefore, implementation of the proposed project would not result in any impacts to scenic resources within a State scenic highway. As a result, no impact to scenic resources within a State scenic highway would occur, consistent with the analysis in the 2015 Program EIR. Therefore, no new or substantially more severe impacts would occur that have not already been addressed by the 2015 Program EIR, and no mitigation would be required.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Impact 4.1-3)

2015 Program EIR

The Planning Area has a unique visual characteristic in its scenic geographical location, agricultural and rancho history, and quality architecture of historic buildings. The expected growth under the CGPU will turn Coachella into a medium-sized city with many more amenities and services to offer visitors and residents. The majority of development and density increases will occur in the western portion of the Planning Area where there is existing development. Previous analysis from the 2015 Program EIR concluded that policies within the CGPU (Policies 2.2 through 2.5 of the Land Use and Community Character Element) would help preserve the existing visual character of the City where it is deemed valuable, or direct future development to either enhance the existing visual character of the City or create a new, complementary visual character; however, based on the overall scale of growth under the CGPU, there is potential for significant impacts to the visual character of the City, and impacts would be significant and unavoidable.

Proposed Project

Existing and historic land uses within the Northern Project Area consist of agricultural uses, undeveloped open space, and the Coachella Valley Transfer Station. The project proposes to designate the Northern Project Area as Agricultural Rancho and Public Facilities and Buildings, which would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary. The project proposes to designate the Western Project Area as Estate Rancho for the agricultural and single-family residential uses and Suburban Retail for the parcel that is currently developed with the Forest Lawn Mortuary. As shown in Table 2.A, in Chapter 2.0, Project Description, the proposed land use designations would allow for development density and uses consistent with existing land uses. As such, the proposed land use designations would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land use within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus. The project proposes to designate the Southern Project Area as Agricultural Rancho and County Specific Plan, which would be consistent with the existing land uses and existing RCGP land use designations. Therefore, the proposed project would result in the continuation of these existing and historic uses. Any new development would be designed consistent with the extensive policies, design guidelines, and development strategies of the CGPU aimed at reducing impacts to aesthetic resources and preserving the existing visual character of the City. New development under the proposed CGPU land use designations would not result in any greater impacts on visual character or quality than previously analyzed in the 2015 Program EIR.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Impact 4.1-4)

2015 Program EIR

The 2015 Program EIR concluded that as development occurs under the CGPU, additional sources of light would be created in the central and eastern portions of the Planning Area as agricultural lands are converted to urban uses to accommodate the growing population. New development would introduce new light sources that are typical of urban development projects. While the new development under the CGPU would add new lighting sources to the Planning Area, the number and types of lighting sources are not anticipated to substantially differ from those commonly used at existing developments within the City. However, because much of the Planning Area is relatively undeveloped with little to no existing light sources, the CGPU is anticipated to introduce a substantial amount of light and glare sources, where none previously existed. However, all new development in the City is required to adhere to lighting requirements contained in the City's Zoning Code Chapter 16.28.150(L) (Improvements and Grading); Chapter 17.56.010(J)(2)(e); (Signs); and 17.54.010 (K) (Off-Street Parking and Loading). These measures are uniformly applied to all development in the City with the purpose of limiting light and glare impacts. Adherence to the City's Zoning Code and subdivision ordinances that strictly limit light-related impacts of potential light spillover through shielding and screening would ensure that any new development lighting would not significantly impact adjacent uses through light spill. Furthermore, Policy 2.7 of the Land Use and Community Character Element and Policy 6.5 of the Sustainability and Natural Environment Element of the CGPU would further reduce potential light and glare-related impacts of new projects by requiring new light sources to be limited so as to prevent light-related impacts and requiring climate appropriate materials that do not reflect substantive amounts of light.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses. All new development projects would be subject to lighting requirements in the City's Zoning Code and policies within the CGPU which would limit light and glare impacts. Therefore, implementation of the proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views. The impact would be consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Aesthetic Impacts

2015 Program EIR. The 2015 Program EIR determined that the increase in population growth and increase in developed area necessary to accommodate growth associated with the CGPU would result in a substantial change in the visual character of the Coachella Valley as large swaths of undeveloped desert and agricultural land are converted to urban uses and substantial numbers of new sources of light and glare are introduced. The 2015 Program EIR concluded that this substantial change in the visual characteristics of the Coachella Valley would likely result in significant, cumulative impacts to all aesthetics resources across the valley including views, visual character, and light and glare. Because the impacts are directly related to the changes in land uses from non-urban uses to urban uses, the

only realistic mitigation beyond the policies presented in the CGPU and the regulations of the City’s Municipal Code would be to restrict or prevent new growth in the City of Coachella. However, such an approach is not legally feasible because it would severely impact property rights and increase the cost of housing. As such, the 2015 Program EIR concluded that no further mitigation is possible, and the CGPU would result in significant and unavoidable cumulative impacts to aesthetic resources.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses. All new development projects would be subject to existing requirements in the City’s Zoning Code and policies within the CGPU related to aesthetics as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.3 AGRICULTURAL 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or conflict with a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.3.1 Impact Analysis

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Impact 4.2-1)

2015 Program EIR

Previous analysis under the 2015 Program EIR determined that implementation of the CGPU would result in the conversion of 9,862 acres of farmland to urbanized uses. Of this acreage, 5,662 acres of Prime Farmland, 3,613 acres of Farmland of Local Importance, and 587 acres of Unique Farmland

would be converted to urbanized uses. To address the extensive conversion of agricultural resources under the CGPU, a comprehensive policy program has been developed and the CGPU addresses agricultural resources in numerous policies in the Land Use and Community Character Element (Policies 2.12 through 2.14, 2.18, 4.1 through 4.7, and 12.3) and the Sustainability and Natural Resources Element (Policies 10.1 through 10.13). Additionally, the City's approach to development as proposed by the CGPU would help reduce the impact to agricultural resources by focusing new development in High Priority Development Areas and Growth Expansion Areas. Nevertheless, the conversion of farmland to urban uses would be a significant and unavoidable impact, and the 2015 Program EIR determined that there are no feasible mitigation measures.

Proposed Project

The project site includes land designated as Farmland of Statewide Importance, Prime Farmland, Farmland of Local Importance, and Unique Farmland, as shown in Figure 4.2-1: Important Farmland in Coachella, of the 2015 Program EIR.¹ A portion of the Northern Project Area is composed of Unique Farmland; approximately 50 percent of the Western Project Area is composed of Farmland of Local Importance and Prime Farmland; and the Southern Project Area is composed entirely of a combination of Farmland of Statewide Importance, Farmland of Local Importance, Prime Farmland, and Unique Farmland. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Local Importance to non-agricultural uses. Furthermore, the acreage impacts identified above in the 2015 Program EIR discussion included the three Project Areas. Therefore, impacts to Prime Farmland, Unique Farmland, and Farmland of Local Importance would be consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with existing zoning for agricultural use, or conflict with a Williamson Act contract? (Impact 4.2-2)

2015 Program EIR

The 2015 Program EIR determined that there are approximately 11,139 acres of agricultural land within the Planning Area, 994 acres of which are under a Williamson Act contract. Additionally, approximately 1,480 additional acres of land are under Williamson Act contracts that have not been renewed and are set to expire. The CGPU included the redesignation of land zoned as Agricultural, Agricultural Reserve, or Agricultural Transition to urban uses and rezoning of some agricultural land to urban uses with the update of the City's Zoning Code. The City's approach to development as proposed by the CGPU would help reduce the impacts to agricultural resources by focusing new development in High Priority Development Areas and Growth Expansion Areas. Nevertheless, the 2015 Program EIR determined that implementation of the CGPU would conflict with Williamson Act contracts and would result in conflicting zoning for agricultural use, and a significant and unavoidable

¹ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.2-1: Important Farmland in Coachella. October.

impact would occur. The 2015 Program EIR determined that there are no feasible mitigation measures.

Proposed Project

The Southern and Western Project Areas include land zoned for agricultural uses and land that is under a Williamson Act contract. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in conflict with existing zoning for agricultural uses or conflict with a Williamson Act contract. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. Therefore, impacts related to conflicts with zoning or a Williamson Act contract would be consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses? (Impact 4.2-3)

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would result in the development of urban uses adjacent to farmland throughout the central portion of the City that could result in negative impacts to farm operations. However, the CGPU includes goals and policies that would help minimize direct and indirect impacts to agricultural resources such as implementing buffers and right-to-farm policies (Policies 10.8 and 10.9 of the Sustainability and Natural Resources Element). Therefore, the 2015 Program EIR determined that indirect impacts to farmland would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of any farmland to non-agricultural uses. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. Therefore, impacts related to the conversion of farmland to non-agricultural uses would be consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Agricultural Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that implementation of the CGPU would contribute to cumulative impacts to agriculture within Riverside County. Future growth within the City of Coachella and Riverside County would result in the loss of agricultural resources. Although the CGPU includes extensive policy direction that minimizes the impacts to agricultural resources, the scope of cumulative impacts would extend beyond the jurisdiction of the City which is beyond the scope of control of the City of Coachella. Therefore, additional mitigation for cumulative impacts

would not be feasible and the conversion of Coachella’s agricultural resources would be cumulatively considerable. The 2015 Program EIR determined that the cumulative impacts to agricultural resources would be significant and unavoidable.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of any farmland to non-agricultural uses. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. All new development projects would be subject to existing requirements in the City’s Zoning Code and policies within the CGPU related to agricultural resources as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.4 BIOLOGICAL RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.4.1 Impact Analysis

a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Impact 4.3-1)*

2015 Program EIR

The 2015 Program EIR determined that the City has habitat that supports sensitive species including sandy dunes, areas where vegetation is sparse and ground is sandy, grasslands, and agriculture lands. Because the City is not fully developed, the biodiversity surrounding the existing developed areas could experience negative effects due to growth under the CGPU. Ecological buffers, agriculture buffers, and preservation land are all incorporated in the Sustainability and Natural Environment

Element to protect potential impacts on sensitive wildlife and plant species. The CGPU also encourages efficient development by using less land per capita compared to sprawl development types and discourages development in a large portion of the Planning Area. Additionally, policies in the Sustainability and Natural Environment Element of the CGPU address the protection and preservation of sensitive species within the Planning Area (Policies 5.6, 9.1, 9.2, 9.4, and 10.7). However, the 2015 Program EIR determined that there is still potential for impacts to sensitive species to occur with implementation of the CGPU, and the following Mitigation Measure is required to reduce impacts to less than significant levels:

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU Chapter 7 with new policy. Policy will state: Require projects proposing to develop in subareas 5, 6, and 7 to conduct survey to determine if there is occurrence of sensitive species within the project area. If sensitive species are present, projects must implement mitigation measures necessary as prescribed by a qualified biologist and approved by any applicable resource agency in order to receive necessary City permits.

Proposed Project

The three Project Areas (proposed project) were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of wildlife habitat. Any future development would be subject to CGPU policies aimed at protecting and preserving sensitive species. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Impact 4.3-2)

2015 Program EIR

Within the Planning Area, riparian habitat occurs in very limited amounts north of the City along the Whitewater River and there are no other sensitive habitats within the Planning Area. Based on environmental analysis under the 2015 Program EIR, the riparian habitat in the Planning Area is very limited and is too dispersed to support any species. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially affect any riparian habitat or other sensitive natural communities, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. No portion of the proposed project area is located within the riparian habitat of the Whitewater River. Therefore, the proposed project would not have a

substantial adverse effect on any riparian habitat or other sensitive natural community. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project 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?*

2015 Program EIR

The Whitewater River, its tributary washes, and channels located east of the Coachella Canal make up the existing waterways and wetlands in the Planning Area. Throughout the lifespan of the CGPU, the area around the Whitewater River will experience increased residential density, downtown expansion, development of an employment center and an industrial district. However, policies under the Sustainability and Natural Environment Element of the CGPU call for a number of strategies to regulate water quality in the Planning Area (Policies 7.1, 7.2, 7.6, 10.2, and 10.8). These policies include conservation performance targets, low impact development, and stormwater management. Furthermore, the CGPU Land Use Plan has been designed to allocate development away from sensitive habitats including wetlands and riparian habitats. The Clean Water Act Sections 404 and 401 serve as other regulatory systems to ensure low impacts to waterways and wetlands of the United States. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially affect any State or federally protected wetlands, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. Any future development would be subject to the CGPU policies related to water quality and wetlands in addition to Clean Water Act Sections 404 and 401. Therefore, the proposed project would not have a substantial adverse effect on wetlands. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Impact 4.3-3)*

2015 Program EIR

The 2015 Program EIR determined that the Planning Area contains undeveloped agricultural and open space land that is available for use by migratory species including 11,174 acres of agriculture land, 18,224 acres of vacant land, and 109 acres of parks and open space. Under the CGPU, some agriculture and undeveloped land is planned to be transformed into various land uses in response to the projected population growth over the coming decades, which would result in a loss of forage area for migratory species. However, these impacts are expected to be less than significant due to the significant tracts of land that would be set-aside as open space as proposed by the CGPU Land Use

Plan. Additionally, the CGPU encourages more efficient use of land with higher density, increased walkability, better street connectivity, and preservation of natural open space areas and sensitive species. Furthermore, the Sustainability and Natural Environment Element of the CGPU includes policies aimed at preserving sensitive wildlife corridors, agriculture, and open space to ensure minimal impact on sensitive species, including the habitat of migratory species (Policies 5.6, 9.2, 9.6, and 9.7). Consistency with the CGPU policies would reduce impacts to migratory species. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially interfere with the movement of any native resident or migratory fish or wildlife species, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of forage area or wildlife corridors. Any future development would be subject to CGPU policies aimed at preserving sensitive wildlife corridors, agriculture, and open space to ensure minimal impact on sensitive species, including the habitat of migratory species. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? (Impact 4.3-4)*

2015 Program EIR

The City of Coachella and its Sphere of Influence are located within the area for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP identifies sensitive and endangered species and habitats in the Coachella Valley and works to preserve and protect natural habitats. The CVMSHCP identifies land that contains sensitive habitats in specific planning areas and sets to allocate these lands as undevelopable to prevent harm to sensitive or endangered species. Additionally, the CVMSHCP's overall goal is to conserve land and safeguard the habitats for sensitive and endangered species. Based on the CVMSHCP list of sensitive species, there are few sensitive or threatened species expected to occur within the City of Coachella and its Sphere of Influence. As shown in Figure 4.3-3: Active and Proposed MSHCP Conservation Areas near the General Plan Planning Area, of the 2015 Program EIR², there is very little CVMSHCP Conservation Land within the Planning Area, occurring in subarea 17 only. Under the CGPU, these areas are proposed for preservation as open space. This was done specifically to comply with the endangered species of the CVMSHCP. Additionally, the Sustainability and Natural Environment Element of the CGPU identifies

² City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.3-3: Active and Proposed MSHCP Conservation Areas near the General Plan Planning Area. October.

and provides policies for the City to support and adhere to the CVMSHCP (Policies 9.4, 9.5, 10.2, and 10.7).

Proposed Project

No portion of the proposed project site is located within CVMSHCP Conservation Land, as shown by Figure 4.3-3 of the 2015 Program EIR. The City General Plan contains policies (Policies 9.4, 9.5, 10.2, and 10.7) that aim to establish easements to conserve and preserve habitat corridors, whitewater river corridors, wildlife corridors, and sensitive biological resources. The proposed project would not affect biological resources protected by the General Plan policies. Additionally, the City Municipal Code does not include ordinances requiring tree preservation and/or protection. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Biological Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that although implementation of the CGPU would result in population growth within the City, the CGPU is adequately equipped with land use plans and policies that protect biological resources. Additionally, sensitive habitat areas have been preserved through regional protection plans and agencies including the CVMSHCP and the CGPU are directly compatible with the preservation area of the CVMSHCP. Therefore, the 2015 Program EIR determined that cumulative biological resources impacts associated with the CGPU would be less than significant due to existing policies, land use designations, and requirements of regional plans.

Proposed Project. As previously discussed, the three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. The proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of wildlife habitat. Furthermore, no portion of the proposed project site is located within CVMSHCP Conservation Land and new development would be subject to existing policies and requirements of the CGPU related to biological resources as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.5 CULTURAL RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.5.1 Impact Analysis

a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Impact 4.4-1)*

2015 Program EIR

The 2015 Program EIR determined that archaeological resources are located throughout the entire Planning Area and development under the CGPU would have the potential to occur around historically significant resources within the Planning Area. Based on the Eastern Information Center (EIC) record search, there are 176 historical resources in the Planning Area and over 159 archaeological resources spread throughout the Planning Area. Many of the 300 plus cultural resources consist of prehistoric habitation sites, trails, historic residential sites, mining sites, and architecturally significant structures. Due to the abundance of cultural resources, the City of Coachella has an existing ordinance (Section 15.48.190) to prevent destruction of or impact to historical resources. Historic resources within the City are protected through federal and State codes that prevent the removal or destruction of any historic resources covering the Planning Area. These existing regulations provide a framework for preventing impacts to historic resources by preventing the removal or destruction of resources without first assessing the value of the resource and documenting its attributes for the historical record. In addition to the existing regulations, the Sustainability and Natural Environment Element of the CGPU includes policies that address preservation of historical resources (Policies 12.1, 12.3, and 12.4). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to cultural resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of historic resources including the City of Coachella’s Municipal Code, federal and State codes, and policies included in the CGPU. Compliance with these existing regulations

would ensure that future development would not cause a substantial adverse change in the significance of a cultural resource. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (Impact 4.4-2)

2015 Program EIR

The 2015 Program EIR determined that archaeological resources are plentiful due to Planning Area’s rich history and historic settlements. The Mecca Hills, Thermal Canyon, and washes north of Thermal Canyon have sites of archaeologically significant trails, mining sites, and other artifacts from previous settlements. Possible sites are also located along land west of the Whitewater River, and within the Downtown core of the City. Development under the CGPU would be subject to existing State regulations that serve to protect and preserve archaeological resources that might be found in the Planning Area. Existing State regulations prevent removal or destruction of paleontological resources without documentation or preservation of such findings, or without determination of a resource being worthy of preservation. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that address protection and preservation of archaeological resources (Policies 10.3, 10.4, and 10.5). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to archaeological resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of archaeological resources including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not cause a substantial adverse change in the significance of a unique archaeological resource.

Per Senate Bill (SB) 18, the City is required to consult with the California Native American Heritage Commission (NAHC) and any appropriate Native American tribe for the purpose of preserving relevant traditional tribal cultural places (TTCP) prior to the adoption, revision, amendment, or update of a city’s general plan. The Final Tribal Guidelines³ recommend that the NAHC provide written information as soon as possible but no later than 30 days after receiving notice of the project to inform the lead agency if the proposed project is determined to be in proximity to a TTCP, and the Final Tribal Guidelines allocate another 90 days for tribes to respond to a local government if they want to consult with the local government to determine whether the project would have an adverse impact on the TTCP. Forty-five days before the action is publicly considered by the local government council, the local government refers action to agencies, following the CEQA public review time frame.

³ Governor’s Office of Planning and Research. 2005. State of California Tribal Consultation Guidelines, Supplement to General Plan Guidelines. November 14.

The City sent letters describing the project and maps depicting the project site on January 17, 2023, to Native American contacts that had previously requested to be contacted by the City for potential consultation and received three responses. Agua Caliente Band of Cahuilla requested consultation and the City met with the tribe on Monday, February 13, 2023, to discuss the project. After this meeting, they requested no further consultation. Both the Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians submitted a letter requesting no consultation. Therefore, the SB 18 consultation process has concluded and is considered completed as of April 27, 2023.

As part of the SB 18 consultation, no TTCs were identified. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (Impact 4.4-3)

2015 Program EIR

The 2015 Program EIR determined that the western and southern portions of the Planning Area have a low sensitivity, or probability, for having paleontological resources and the eastern portion of the Planning Area has high sensitivity for occurrence of paleontological resources. Much of the eastern portion of the Planning Area where there is high sensitivity of paleontological resources is proposed for open space and preservation under the CGPU. Additionally, existing State and federal regulations, including the Antiquities Act of 1906, Section 5097.5 of the Public Resources Code, and Penal Code Section 622.5, prevent the removal or destruction of any resource without presenting the findings and restricting and preserving the resources, or determining if resources are not worthy of reporting. Furthermore, the Sustainability and Natural Environment Element of the CGPU includes policies to better ensure the proper treatment and protection of paleontological resources (Policies 10.3, 10.4, 10.5, and 12.5). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to paleontological resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of paleontological resources including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not directly or indirectly destroy a unique paleontological resource or site. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? (Impact 4.4-4)

2015 Program EIR

Human remains are determined to be non-renewable remains or resources of past land activity and are categorized based on their sensitivity from human impacts, into high and low sensitivity. Prior analysis under the 2015 Program EIR determined that areas of low paleontological sensitivity within the Planning Area are the Ocotillo Conglomerate located north of the Mecca Hills, and the Recent (Holocene) Alluvium located in the east side of the Planning Area at the hill base. The location of these formations is located in an area that is not planned for development under the CGPU. The Mecca Hills, and hill bases, are to have little to no development along the timeline of the CGPU, and are to be preserved while development will increase in the western portion of the City. There is potential for human remains to occur on Tribal Lands. The exact location of human remains on Tribal Lands would require a Sacred Lands Search through the Native American Heritage Commission. Considering the history of the Coachella Valley, there is potential for discovery of human remains under the implementation of the CGPU. However, existing regulations including the Native American Graves Protection and Repatriation Act and California Public Resources Code Sections 5097.9-5097.998 protect human remains and prevent the removal or destruction of any resource without presenting the findings, or determining if resources are not worthy of reporting. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that are intended to protect paleontological resources (Policies 10.3, 10.4, 10.5, 12.5, and 12.6). The 2015 Program EIR also identified a mitigation measure to reduce impacts from implementation of the CGPU to less than significant levels:

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU add policy the following policy to Chapter 7: In areas where there is a high chance that human remains may be present, require proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or disturbance of human remains including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not directly or indirectly destroy a unique paleontological resource or site. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Cultural Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that although implementation of the CGPU would result in population growth and additional development within the City, which could impact cultural resources, existing regulatory requirements would adequately reduce potential impacts to

cultural resources. Through a combination of the development review process, regulations and policies of the CGPU, land development strategies within the CGPU, and existing federal and State regulations, the 2015 Program EIR determined that implementation of the CGPU would result in less than significant cumulative impacts to the CGPU.

Proposed Project. As previously discussed, new development under the proposed project would be subject to existing regulations, including the City of Coachella Municipal Code, federal and State codes, and policies included in the CGPU, that prevent the removal or destruction of cultural resources. Compliance with these existing regulations would ensure that future development would not result in significant impacts to cultural resources. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.6 GEOLOGY AND SOILS

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving strong Seismic Ground Shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
h. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Result in loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Result in loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan, or any other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.6.1 Impact Analysis

a. *Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving 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? (Impact 4.5-1)*

2015 Program EIR

The 2015 Program EIR determined that portions of the Planning Area are within the Alquist-Priolo Earthquake Fault Zone. However, proper enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which requires regulation of development projections that occur within the zones, would significantly reduce potential impacts from fault rupture. Additionally, before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. A site-specific evaluation and written report must be prepared by a licensed geologist for individual projects. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). The CGPU also proposes a comprehensive policy program to provide mechanisms for identifying and avoiding threats from fault rupture. The CGPU governs how development is designed and constructed to proactively address the potential fault rupture hazard and prevent the creation of significant fault rupture related hazards. The Safety Element of the CGPU includes policies to help prevent fault related hazards (Policies 1.1, 1.2, 1.4, 8.1, 8.2, 8.6, and 8.10). Therefore, the 2015 Program EIR determined that existing regulatory requirements would ensure that future development that might be at threat of fault rupture would be constructed with the appropriate seismic upgrades, and impacts would be less than significant.

Proposed Project

A portion of the Northern Project Area is located within an Alquist-Priolo Earthquake Fault Zone, as shown in Figure 4.5-3: Faults and Fault Zones, of the 2015 Program EIR⁴. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations and the proposed project would result in the continuation of existing and historic land uses. Furthermore, any future development within the Alquist-Priolo Fault Zone would be subject to existing State regulations and existing policies within the CGPU. Therefore, existing regulatory requirements would ensure that future development that might be at threat of fault rupture would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving strong Seismic Ground Shaking? (Impact 4.5-2)

2015 Program EIR

The 2015 Program EIR determined that the entire Planning Area has an above-average likelihood of ground shaking risk, with the greatest risks found along the fault zones and in the potential fault areas. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code, which would ensure that structures are built with proper reinforcement to prevent structure failure. Additionally, the Safety Element of the CGPU includes policies to address safety concerns pertaining to seismic ground shaking (Policies 1.3, 1.5, and 2.7). Therefore, the 2015 Program EIR determined that existing regulatory requirements would ensure that future development would be built to withstand ground shaking, and impacts would be less than significant.

Proposed Project

The proposed project is located within an area that is at high risk for ground shaking during a seismic event. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code, and policies within the CGPU that would address safety concerns pertaining to seismic ground shaking. Therefore, existing regulatory requirements would ensure that future development that might be at risk for seismic ground shaking would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

⁴ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-3: Faults and Fault Zones. October.

- c. *Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction? (Impact 4.5-3)*

2015 Program EIR

The 2015 Program EIR determined that there is a high potential for liquefaction from seismic events throughout the Planning Area. The western portion of the Planning Area has the highest potential for liquefaction and the eastern portion has a moderate potential for liquefaction. The City of Coachella, along with State and federal agencies, has restrictions and requirements for development design and location that lead to reduced impacts from seismic-related ground failure. In accordance with the State-mandated Seismic Hazards Mapping Act (SHMA), all projects within a State-delineated Seismic Hazard Zone for liquefaction must be evaluated by a Certified Engineering Geologist and/or Registered Civil Engineer. Further, the SHMA specifies that the lead agency may withhold development permits until site-specific geologic or soils investigations are conducted and mitigation measures are incorporated into project plans to reduce hazards associated with seismicity and unstable soils. These regulations restrict development from occurring in areas subject to liquefaction, or require site-specific designs that eliminate risks associated with liquefaction, and reduce risks to structures from failures caused by liquefaction. Through the development review process of proposed structures in the Planning Area, a site-by-site analysis is required to determine if structures are allowable, or to assess building design and check that proposed structures meet existing regulations or applicable codes. Furthermore, the Safety Element of the CGPU includes policies to reduce the risk of liquefaction by requiring liquefaction assessment studies, liquefaction mitigation, and critical facility siting (Policies 1.6, 1.7, and 2.8). Therefore, the 2015 Program EIR determined that existing regulatory requirements would reduce impacts from liquefaction to less than significant levels.

Proposed Project

The Western Project Area and portions of the Southern Project Area are located within a high liquefaction susceptibility zone as shown in Figure 4.5-5: Liquefaction Risk, of the 2015 Program EIR⁵. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code and Seismic Hazards Mapping Act, and policies within the CGPU that would address safety concerns pertaining to liquefaction, including preparation of site-specific geologic or soils investigations and implementation of project-specific measures, as necessary. Therefore, existing regulatory requirements would ensure that future development that might be at risk for liquefaction would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

⁵ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-5: Liquefaction Risk. October.

d. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides? (Impact 4.5-4)

2015 Program EIR

The 2015 Program EIR determined that slope instability would be a potential hazard as development encroaches into the hills in the northeastern part of the Planning Area. The geologic unit forming most of the hills is generally resistant to large-scale land sliding, so future slope failures are more likely to consist of surficial failures and erosion of sandy geologic materials. Such failures typically occur during exceptional and/or prolonged rainfall and may manifest as mud or debris flows. Larger slope failures could occur in the hills underlain by the Palm Spring Formation due to the presence of clay beds and deformation by the San Andreas Fault. Cut slopes in this area will most likely need remedial grading to meet minimum engineering requirements. Portions of the Mecca Hills in the southeasternmost section of the General Plan area are underlain by bedrock assigned to the Palm Spring Formation. Faults, joints, and fractures have formed several wedges of rock that are precariously attached to the slope faces; strong shaking during an earthquake is likely to topple these rocks posing a rockfall hazard to areas adjacent to and below these slopes. The U.S. Geological Survey's *Landslide Overview Map of the Conterminous United States and Landslide Incidence and Susceptibility Map* (USGS 1982) indicates the Planning Area has a low (less than 1.5 percent of area involved) landslide incidence. Additionally, the Land Use and Community Character and Safety Elements of the CGPU include policies to address the potential hazard associated with landslides (Policy 2.15 of the Land Use and Community Character Element and Policies 2.3, 2.4, and 2.5 of the Safety Element). Therefore, because existing development restrictions and CGPU policies would limit the siting of buildings in hazardous areas and enact additional safety requirements relative to construction and design activities, the 2015 Program EIR determined that impacts from landslides would be less than significant.

Proposed Project

Portions of the Northern Project Area are located within a low-to-moderate landslide potential area, as shown in Figure 4.5-6: Landslide Risk, of the 2015 Program EIR⁶. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code and Seismic Hazards Mapping Act, and policies within the CGPU that would address safety concerns pertaining to landslides. Therefore, existing regulatory requirements would ensure that future development that might be at risk of landslides would be constructed appropriately with suitable mitigation implemented if necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project result in substantial soil erosion or the loss of topsoil? (Impact 4.5-7)

2015 Program EIR

The 2015 Program EIR determined that the potential for soil erosion within the Planning Area ranges from slight to moderate. In the Coachella General Plan area, the unconsolidated sediments in the canyon bottoms and valley floor, as well as the granular semi-consolidated sediments forming the

⁶ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-6: Landslide Risk. October.

hills, are generally the most susceptible to erosion. In particular, the hills north and northwest of the Mecca Hills are underlain by softer sediments assigned to the Ocotillo Formation. Because much of the runoff travels through the area in natural washes and gullies, and by sheet flow, sedimentation is locally a hazard. Natural erosion processes are often accelerated by man's activities, including the removal of protective vegetation, modification of natural drainage patterns and construction of slopes that may be more susceptible to erosion than the natural slope conditions. Development also reduces the surface area available for infiltration, leading to increased flooding, erosion, and downstream sedimentation. The City of Coachella requires that project plans include both temporary and permanent erosion control features. Construction must comply with the project-specific Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs), which specify erosion control measures and are approved as part of the project site's grading plans. In addition, the Land Use and Community Character, Safety, and Sustainability and Natural Environment Elements of the CGPU propose several policies that would address potential erosion impacts (Policies 2.1, 2.2, and 2.6 of the Safety Element, Policy 2.15 of the Land Use and Community Character Element, and Policies 7.1, 7.3, and 7.4 of the Sustainability and Natural Environment Element). Existing regulatory requirements would ensure that future development would be managed and developed appropriately to prevent substantial erosion or the loss of topsoil. Therefore, because existing development restrictions and CGPU policies would limit the erosion potential associated with future development, the 2015 Program EIR determined that impacts from erosion would be less than significant.

Proposed Project

Portions of the Western Project Area and Southern Project Area are located within a high-to-very-high erosion potential area, as shown in Figure 4.5-8: Erosion Potential, of the 2015 Program EIR⁷. However, new development would be subject to existing regulatory requirements for both temporary and permanent erosion control including the preparation, approval, and implementation of a SWPPP, BMPs, and CGPU policies that would address potential erosion impacts. Therefore, existing regulatory requirements would ensure that future development that might be at risk of erosion would be managed and developed appropriately to prevent substantial erosion or the loss of topsoil. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

f. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Impact 4.5-5)

2015 Program EIR

Land subsidence is the gradual, local settling or shrinking of the earth's surface with little or no horizontal motion. Subsidence may also be caused by liquefaction, groundwater withdrawal, oil or gas withdrawal, and hydroconsolidation. During very large earthquakes, it is possible for subsidence or seismically induced settlement to occur in loose granular soils in flat or gently sloped portions of areas as the result of intense ground shaking. Differential settlement, a form of seismic-induced

⁷ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-8: Erosion Potential. October.

settlement, can occur along areas where the depth to bedrock varies abruptly, such as along the edges of alluvial basins. Prior analysis under the 2015 Program EIR determined that the entire Planning Area is considered to have active subsidence, and this can be a long-term hazard to existing and future development. Additionally, significant subsidence has been documented in other parts of the valley (Palm Desert, Indian Wells, and La Quinta), where the subsidence and associated ground fissuring have been attributed to groundwater withdrawal. However, the CGPU includes policies aimed at limiting development in high-risk areas and requiring site-specific studies to determine individual risk and develop appropriate design strategies (Policies 2.1, 2.9, and 2.15). Therefore, because existing development restrictions and CGPU policies would limit the siting of buildings in hazardous areas and require implementation of additional safety measures during construction and design activities, the 2015 Program EIR determined that impacts from unstable soils or geologic units would be less than significant.

Proposed Project

New development within the proposed project area would be required to undergo geotechnical and engineering geological investigations that address site-specific geologic hazards at the project site as stipulated by the CGPU. Therefore, existing regulatory requirements, including CGPU policies would ensure that future development located on unstable soil or an unstable geologic unit would be designed and constructed with suitable mitigation implemented, as necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property? (Impact 4.5-6)

2015 Program EIR

Expansive soils generally result from having high percentages of expansive clay minerals. These fine-grained soils can undergo substantial increases and decreases in volume, with an increase and decrease in water content. If not adequately addressed, expansive soils can cause extensive damage to structures and paving. The 2015 Program EIR determined that the Planning Area is subject to potential expansive soil hazards in the vicinity of the Thermal Airport and along the Southern Pacific Railroad tracks near the Planning Area's southern border. Soils that generally occur in the southern portion of the Planning Area (Imperial and Salton soil series) are considered to have a low-to-high expansion potential. Soils derived from weathering of consolidated sedimentary rocks in the Mecca Hills in and around the San Andreas Fault Zone are also considered to have a moderate expansion potential. However, due to the sporadic nature of clay sedimentary bedrock and fault gouge, the Mecca Hills area could not be assigned an expansive soil classification. The California Building Standards Code contains minimum requirements for construction on expansive soils. Development in the Planning Area would comply with the California Building Standard Codes to ensure structures are sound and engineered to reduce impacts from expansive soils. These codes outline minimum criteria for the structure and maintenance of buildings to provide stable buildings that can handle, or reduce impacts from, geological hazards. In addition, the Safety Element of the CGPU includes policies that require a site-specific geotechnical investigation be conducted for future development projects (Policy 2.1). Therefore, due to existing regulatory requirements within the California Building

Standards Code and CGPU, the 2015 Program EIR determined that impacts from expansive soils would be less than significant.

Proposed Project

Portions of the proposed project may be located in areas that are subject to potential expansive soil hazards. However, new development within the proposed Project Area would be required to prepare a site-specific geotechnical investigation and implement site-specific recommendations and would be subject to the California Building Standards Code, which contains minimum requirements for construction on expansive soil. Existing regulatory requirements, including CGPU policies, would ensure that future development located on expansive soil would be designed and constructed with suitable mitigation implemented, as necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

h. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Impact 4.5-8)

2015 Program EIR

Some soils that are particularly shallow or rocky may be inadequate for on-site treatment of wastewater via a septic system. Soils must be sufficiently deep and absorbent to allow the percolation of sewage into the soil without daylighting to the surface, where people could come into contact with pathogens. Additionally, in some cases, septic systems could result in localized impacts such as liquefaction or slope instability. The 2015 Program EIR determined that most soil types within the gently sloped or flatter portions of the Planning Area are of sufficient thickness to preclude effluent from being introduced directly into fractured rock or to daylight to the ground surface. The soils of the Mecca Hills are considered to have a moderate-to-high susceptibility to slope instability and groundwater quality impacts from effluent disposal. However, the City currently requires proposed septic systems to follow the standards of the Riverside County Environmental Health Department for on-site wastewater disposal systems. When applications are submitted to the City, the Engineering Department reviews and approves proposals that satisfy regulatory requirements. Additionally, the Safety Element and Sustainability and Natural Environment Element of the CGPU include policies that require on-site testing for project-specific improvements, including septic systems and policies to protect water quality (Policy 2.1 of the Safety Element and Policies 7.1 and 7.4 of the Sustainability and Natural Environment Element). With the City’s review and approval of septic system design and implementation of CGPU policies, the 2015 Program EIR determined that impacts from installation of septic tanks would be less than significant.

Proposed Project

No portion of the Project Area is within an existing sewer service area. Therefore, any new development within the Project Area would require the use of septic tanks or alternative wastewater disposal systems. As previously discussed, new septic systems would be required to follow the standards of the Riverside County Environmental Health Department and the Engineering Department would review and approve proposals for consistency with regulatory requirements.

Additionally, the Safety Element and the Sustainability and Natural Environment Element of the CGPU include policies that require on-site testing for project-specific improvements, including septic systems and policies to protect water quality. Therefore, due to existing regulatory requirements, septic systems or alternative wastewater disposal systems would not be developed in areas with soils incapable of adequately supporting the use of these systems. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

i. Would the project result in loss of availability of a known mineral resource that would be a value to the region and the residents of the state? (Impact 4.5-9)

2015 Program EIR

The 2015 Program EIR determined that existing and potential mineral resources in the Planning Area include sand and gravel, clay, oil and gas, and geothermal. Land within the City boundaries is classified as Mineral Resources Zone (MRZ)- 1, which is defined as an area where available geological information indicates that little likelihood exists for the presence of significant mineral resources. Portions of Subarea 17 of the Planning Area are classified as MRZ-2a Portland cement concrete (PCC), which is defined as areas where geologic data indicates that significant measured or indicated mineral resources are present. There are two existing permitted mining operations within the MRZ-2a (PCC) area including the Coronet Concrete – Palm Desert Rock Sand Mine, and Coachella Valley Aggregates – Fargo Canyon Mine. The CGPU Land Use Designation of Subarea 17 is Open Space, and mining activity is a permitted use. The Land Use Plan of the CGPU was designed to reflect the potential mineral resources and largely designates land as Open Space to protect these resources. Furthermore, current State regulation protects sensitive mineral resources and prohibits the removal of mineral resources in California as an environmental impact reduction and resource preservation strategy. The mining of mineral resources in the Planning Area is prohibited or limited under existing regulations. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that provide additional measures to protect mineral resources (Policies 8.1, 8.2, 8.3, 8.4, and 8.5). Therefore, the 2015 Program EIR determined that implementation of the CGPU would not result in any loss of mineral availability and there would be no potential impact to mineral resources that would be of value to the region and the residents of the State.

Proposed Project

No portion of the proposed project area is used for mining operations or is located within an area classified as MRZ-2, as shown in Figure 4.5-9: Mineral Resources, of the 2015 Program EIR⁸ and Figure 4.12.1: Mineral Resource Areas, of the County of Riverside General Plan EIR⁹. Additionally, existing State regulations and policies within the CGPU protect mineral resources and serve to prevent the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. With State regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or

⁸ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-9: Mineral Resources. October.

⁹ County of Riverside. 2003. *Riverside County General Plan Final Program EIR*, Figure 4.12.1: Mineral Resource Areas.

substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- j. Would the project result in loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan, or any other land use plan? (Impact 4.5-10)*

2015 Program EIR

Please refer to the analysis above in Section 3.6.i. The 2015 Program EIR determined that the current regulatory framework protecting mineral resources prevents negative environmental impacts from the loss of mineral resources, and impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.6.i. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Geology and Soils Impacts

2015 Program EIR. The 2015 Program EIR determined that although the CGPU would result in new development and an increase in population that could be exposed to geologic hazards, each project would be evaluated on a project-by-project basis in accordance with CEQA, the California Building Standards Code, the Coachella Municipal Code, the National Pollutant Discharge Elimination System (NPDES) requirements, and the requirements of the policies of the proposed CGPU. Therefore, if a specific site were determined to create a significant impact that could not be feasibly mitigated, the site would not be approved for development. The 2015 Program EIR concluded that existing regulations and policies within the CGPU would ensure that new development would be minimally impacted from geological hazards and would not have a cumulative impact on the region. Therefore, implementation of the CGPU would not result in cumulatively considerable impacts related to seismic and geologic hazards.

Proposed Project. As discussed above, any new development proposed within the Project Area would be subject to site-specific review for geologic hazards. Existing regulations and policies within the CGPU would ensure that new development would be minimally impacted from geological hazards and would not have a cumulative impact on the region. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.7 HAZARDOUS MATERIALS

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.7.1 Impact Analysis

a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Impact 4.6-1)*

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU includes industrial and commercial land uses that could indirectly contribute to the temporary or continuous transportation

of hazardous materials. Events that could expose the existing environment and population to hazardous materials include operating emissions, spills, accidents, explosions, and leaks that would cause temporary or permanent damage to the environment and population in the Planning Area. There is potential for hazardous materials to be transported along regional highways (State Routes 86 and 111, and Interstate 10) that run through the Planning Area. Due to the recognized risks of transporting hazardous materials, existing regulations manage the transportation of hazardous materials, including requirements and certification of drivers, and signage specific to vehicles transporting hazardous materials. Additionally, the Safety Element of the CGPU includes policies that address the transportation of hazardous materials (Policies 5.1, 5.2, 5.3, and 5.5). The 2015 Program EIR determined that compliance with existing regulations and implementation of CGPU policies would reduce potential future risk and environmental impacts to less than significant levels by requiring safe transport, ongoing vehicle inspections, State licensing of transporters, and effective response to spills.

Proposed Project

The proposed project does not include any land designations for industrial or commercial uses, but the transportation of hazardous materials may be required for future construction and agricultural operations within the planning area. However, transportation of hazardous materials would be subject to existing regulations and CGPU policies requiring safe transport, ongoing vehicle inspections, State licensing of transporters, and effective response to spills. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Impact 4.6-2)

2015 Program EIR

The 2015 Program EIR determined that the most likely occurrence of an impact occurring through the release of hazardous materials would occur on industrial land in the City, where hazardous materials are most likely to be used or stored. However, there is an extensive framework of State and federal laws regulating the safe use, storage, disposal, and cleanup of hazardous waste. Given the framework of standards and regulations governing the safe use, storage, and clean-up of hazardous materials, the 2015 Program EIR determined that impacts resulting from the accidental release of hazardous materials into the environment would be less than significant.

Proposed Project

The land uses associated with the proposed project (agricultural, residential, commercial, and public facilities) would not require the use of extensive hazardous materials. As discussed in the 2015 Program EIR, the most likely occurrence of an impact occurring through the release of hazardous materials would occur on industrial land in the City, where hazardous materials are most likely to be used or stored. The extensive framework of existing State and federal regulations governing the safe use, storage, disposal, and cleanup of hazardous waste would ensure that future development in the proposed Project Area would not 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. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Impact 4.6-3)*

2015 Program EIR

The 2015 Program EIR discussed that hazardous emissions released in an environment can lead to negative impacts, especially when emissions are exposed to sensitive receptors including elderly care facilities, hospitals, and schools. Hazardous emissions in high concentrations close to locations where school age children convene daily expose a high percentage of youth to harmful materials that could lead to negative health impacts. The Safety Element of the CGPU includes policies and outlines development constraints for land uses that could release emissions near schools (Policies 5.3, 6.6, 6.14, and 6.15). The 2015 Program EIR determined that compliance with existing regulations and CGPU policies would ensure that environmental impacts to schools from hazardous emissions would be less than significant.

Proposed Project

The College of the Desert, East Valley Campus, is located within the Southern Project Area. No other schools are located within 0.25 mile of the three Project Areas. The land uses associated with the proposed project (agricultural, residential, commercial, and public facilities) would not require the use of extensive hazardous materials. Additionally, future development would be subject to existing CGPU policies that include development constraints for land uses that could release emissions near schools. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Impact 4.6-4)*

2015 Program EIR

At the time of the 2015 Program EIR, the Planning Area had one registered site containing hazardous materials pursuant to Government Code Section 65962.5. The Foster-Gardner Inc. pesticide and fertilizer parcel is located in CGPU Subarea 4 at 1577 First Street, and stores herbicides, insecticides, nematocides, fungicides and other hazardous materials. Because of the existing and historical uses associated with the Foster-Gardner Inc. property, future development of any hospital, school, day-care centers, agriculture, and groundwater uses is prohibited on the site via a deed restriction file with Riverside County. The Safety Element of the CGGP includes policies that address strategies to prevent negative environmental impacts of hazardous material sites (Policies 5.1, 5.2, 5.3, 5.4, 5.6, 5.7, 5.8, 5.9, 5.10, and 5.11). The 2015 Program EIR determined that impacts are considered less than significant because compliance with existing regulations and implementation of policies from the

CGPU would reduce environmental impacts on future hazardous waste sites and because there is only one listed hazardous waste site that is in remediation and restricted for certain uses.

Proposed Project

There are no registered sites containing hazardous materials pursuant to Government Code Section 65962.5 within the project area.¹⁰ Additionally, the Safety Element of the CGPU includes policies that address strategies to prevent negative environmental impacts of hazardous material sites. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Impact 4.6-5)

2015 Program EIR

The 2015 Program EIR determined that the Planning Area is within proximity of the Jacqueline Cochran Regional Airport (Thermal Airport) in the southern portion of the Planning Area. Development in this area is guided to comply with the Riverside County Airport Land Use Compatibility Plan (Riverside County 2005) airport. Additionally, the Land Use and Community Character element of the CGPU includes policies that would apply to any area in the City within the Airport Land Use Compatibility Plan (Policies 10.4, 10.5, 10.6, and 10.7). Therefore, the 2015 Program EIR determined that compliance with existing regulations and implementation of policies in the CGPU would ensure that impacts on populations residing or working within 2 miles of a public airport would be less than significant.

Proposed Project

As shown in Figure 4.6-1: General Plan Land Use Map with Airport Compatibility Zone, of the 2015 Program EIR¹¹, no portion of the proposed project is located within the Airport Compatibility Zones of the Thermal Airport. Therefore, there would be no impact and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

¹⁰ California Department of Toxic Substances Control (DTSC). 2023. *Hazardous Waste and Substances Site List*. Website: https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST (accessed April 10, 2023).

¹¹ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.6-1: General Plan Land Use Map with Airport Compatibility Zone. October.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Impact 4.6-6)*

2015 Program EIR

The 2015 Program EIR determined that there are no private airstrips within the vicinity of the Planning Area. Therefore, there would be no impacts.

Proposed Project

As discussed in the 2015 Program EIR, there are no private airstrips within the vicinity of the project area. Therefore, there would be no impacts, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Impact 4.6-7)*

2015 Program EIR

The 2015 Program EIR determined that the Planning Area requires evacuation and emergency planning given the natural and manmade environmental hazards associated with the Planning Area. The CGPU includes an extensive policy framework that provides for the preparation and implementation of plans and procedures that would establish and/or maintain response plans and evacuation procedures to address emergency response needs and prevent any conflicts with existing plans. The Safety Element of the CGPU includes various policies that address hazards, plan compliance, and new plans that aim to protect populations and the environment in emergencies (Policies 3.7, 4.4, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, and 8.17). Therefore, with implementation of the CGPU policies, the CGPU concluded that interference with existing emergency or evacuation plans would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be required to comply with existing emergency response plans and would be subject to policies in the CGPU aimed at preventing the interference with any plans and addressing hazards. Therefore, due to existing regulatory requirements and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Impact 4.6-8)*

2015 Program EIR

The 2015 Program EIR determined that the natural landscapes and agriculture lands adjacent to urban development in the Planning Area present urban-wildland interface areas at risk of wildfires.

Additionally, as development grows under the CGPU, urban and residential development could grow closer to natural landscapes. However, the Sustainability and Natural Environment Element and the Safety Element of the CGPU include policies that aim to protect structures and population from wildland fires (Policy 5.8 of the Sustainability and Natural Environment Element and Policies 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, and 7.6 of the Safety Element). Therefore, with implementation of CGPU policies and compliance with federal, State, and local agency regulations, the 2015 Program EIR concluded that impacts related to wildland fires would be less than significant.

Proposed Project

The project site is not located within a State Responsibility Area and has not been designated as a high or very high fire hazard severity zone.¹² The proposed project includes agricultural areas that present an urban-wildland interface and could be at risk of wildfires. However, as previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Additionally, new development would be subject to existing CGPU policies that aim to protect structures, open space, and population from wildland fires. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Hazardous Materials Impacts

2015 Program EIR. The 2015 Program EIR determined that potential exposure or leaks of hazardous materials, natural disasters, or accidents causing environmental damage to existing conditions in the Planning Area could cause cumulative impacts to the region. Additionally, the Planning Area is located in close proximity to many natural resources including Whitewater River, Coachella Canal, Joshua Tree National Forest, and the Salton Sea. These resources make up a broader ecosystem that supports countless wildlife and natural communities, including sensitive habitats. Impacts on these systems from use, disposal, processing, or creation of hazardous materials, and impacts from natural disasters, could create irreversible negative impacts on the overall ecosystem within the Planning Area. However, the 2015 Program EIR concluded that the CGPU has recognized the environmental sensitivity within the Planning Area, and the potential harmful impacts that both human activity and natural environments can expose each other to from natural, manmade, and hazardous events, and has created a range of policies to address these risks. Therefore, because of the extensive existing State and federal regulations and policies included in the CGPU that regulate development and reduce impacts of hazardous materials, cumulative impacts would be less than significant.

Proposed Project. As discussed above, the extensive framework of existing State and federal regulations and policies within the CGPU governing the safe use, storage, disposal, and cleanup of hazardous waste would ensure that future development in the proposed project area would not contribute to cumulative impacts associated with hazardous materials. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

¹² California Department of Forestry and Fire Protection (CAL FIRE). 2022. *Riverside County State Responsibility Area Fire Hazard Severity Zones*. November 21. Website: https://osfm.fire.ca.gov/media/uk1pvwva/fhsz_county_sra_11x17_2022_riverside_ada.pdf (accessed June 8, 2023).

3.8 WATER QUALITY AND HYDROLOGY

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sedimentation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.8.1 Impact Analysis

- a. Would the project violate any water quality standards or waste discharge requirements? (Impact 4.7-1)*

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU would result in the growth of the Planning Area from a small town to a mid-sized city, increasing both development and supporting infrastructure that could cause existing waterways to be negatively affected by direct or indirect impacts related to additional development and activity within the Planning Area. However, future development would be subject to existing federal, State, and local water quality regulations that serve to monitor water quality and prevent degradation of water quality, including the Clean Water Act, the Porter-Cologne Water Quality Control Act, Regional Water Quality Control Plans, the Safe Drinking Water Act, and recycled water regulations. Additionally, the Sustainability and Natural Environment Element of the CGPU requires development to comply with existing regulations and prevent negative impacts on water quality (Policies 7.1 and 7.4). The 2015 Program EIR determined impacts related to violating State or federal regulations or standards from development under the CGPU would be less than significant with existing regulatory requirement compliance and implementation of CGPU policies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be subject to the same existing federal, State, and local water quality regulations and policies within the CGPU discussed above that are structured to preserve and protect water quality within the Planning Area. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Impact 4.7-2)*

2015 Program EIR

The 2015 Program EIR determined that the groundwater supply for the Planning Area comes from the Whitewater River Basin, which currently holds 9,116 acre-feet. The Lower Whitewater River Basin water is pulled by the Coachella Valley Water District and allocated to various jurisdictions including the City of Coachella. The Lower Whitewater River Basin currently meets demands of the Planning Area, and expected water demands associated with the CGPU represent a small proportion of the overall groundwater capacity. Additionally, the CGPU Water Supply Assessment¹³ concludes the development of the CGPU would have enough water supply to achieve the projected build-out of

¹³ City of Coachella. 2013. *Coachella General Plan Update Water Supply Assessment*.

135,000 residents. However, the potential for water overdraft and significant groundwater depletion is possible. Water overdraft, without equivalent recharge, could create long-term impacts on regional water supply. In recent years, groundwater overdraft has caused a consistent decrease in ground water supply level. As the Planning Area population grows, additional water supply will be necessary to maintain adequate level of activity and development. The Coachella Valley Urban Water Management Plan (CVUWMP) has outlined several strategies to increase and diversify water supply to meet future demands. In addition, the Land Use and Community Character Element, the Sustainability and Natural Environment Element, the Safety Element, and the Infrastructure and Public Services Element of the CGPU include policies addressing water supply and conservation (Policies 2.6, 5.15, 14.1, and 14.4 of the Land Use and Community Character Element; Policies 1.17, 1.19, 3.1 through 3.8, and 5.4 of the Sustainability and Natural Environment Element; Policy 2.9 of the Safety Element; and Policies 2.1, 2.5 through 2.8, 2.10, and 2.12 through 2.20 of the Infrastructure and Public Services Element). The 2015 Program EIR determined that environmental impacts from the increased demand and water extraction are adequately reduced through policy and water management plans and because of all efforts to conserve water use and recharge groundwater basins, impacts on groundwater supplies would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Implementation of the proposed project would not result in significant changes to existing population or water supply projections. Additionally, future development would be subject to water supply and conservation policies included in the CGPU and CVUWMP and would be required to demonstrate that sufficient water supply would be available to serve future projects in the proposed project area. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sedimentation on- or off-site? (Impact 4.7-3)*

2015 Program EIR

The 2015 Program EIR determined that the main waterways within the Planning Area include the Whitewater River and the Coachella Canal. The Whitewater River is partially channelized and could be subject to impacts from water runoff or erosions from adjacent land use development under the CGPU. Additional erosion could be realized from local changes in runoff or from construction activities that disturb the soil. Potential erosion effects could negatively impact the natural environment for fish and wildlife resources and expose structures or populations to unexpected erosion. However, the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Program, and Streambed Alteration Agreements prohibit development that would alter waterways from erosion or runoff. Additionally, the Sustainability and Natural Environment Element of the CGPU includes additional supporting policies to address potential erosion impacts (Policies 7.3 and 10.6). Due to the existing regulatory framework and implementation of the CGPU policies, the 2015 Program EIR determined that erosion or sedimentation impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be subject to existing federal, State, and local regulatory requirements including the Clean Water Act, the NPDES Program, Streambed Alteration Agreements, and policies that address erosion impacts within the CGPU. Therefore, with existing regulatory requirement compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Impact 4.7-4)*

2015 Program EIR

The 2015 Program EIR determined that changes made in existing drainage patterns, streams, or rivers could create new waterways that may or may not be able to properly drain water flow patterns that occur within the Planning Area. Flooding occurrence within the Planning Area from the alteration of any stream or river could create permanent impacts on waterway patterns and habitat, and result in flooding. Flooding exposes structures, habitat, or wildlife to negative impacts of unexpected or reoccurring floods that would cause temporary or permanent damage to property, natural environments, or drainage patterns. The CGPU does not specifically plan for any changes in drainage patterns that would alter runoff and cause negative impacts from flooding. Development within the CGPU Planning Area would be required to recognize and assess site drainage patterns prior to construction as to not disrupt existing drainage patterns and to prevent flood risk. Additionally, the Sustainability and Natural Environment and the Infrastructure and Public Services Elements of the CGPU include policies that address potential impacts from drainage changes (Policies 4.5, 7.6, 10.9, and 13.12). Therefore, the 2015 Program EIR determined that potential impacts of flooding would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project does not specifically plan for any changes in drainage patterns that would alter runoff and cause negative impacts from flooding. Future development would be required to assess site drainage patterns prior to construction as to not disrupt existing drainage patterns and would be subject to existing policies within the CGPU that address potential impacts from drainage changes. Therefore, with implementation of the CGPU policies and compliance with existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Impact 4.7-5)*

2015 Program EIR

The 2015 Program EIR determined that additional development could cause additional potential harm from runoff and pollution of waterways because the amount of litter, acid rain, oil, fertilizers, and other sediments being swept away by a moving water source through rain, flooding, or stormwater drainage systems would increase as human activity increases. However, existing regulations including the National Pollutant Discharge Elimination System (NPDES) Program regulate point source and nonpoint source pollution. For point source discharges, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. For nonpoint source discharges, NPDES permits require implementation of best management practices (BMPs) to reduce pollutants in urban stormwater discharge to the maximum extent practicable. Current and future projects within the Planning Area are required to comply with regulations from NPDES Permits and regulate any site runoff so that it would not be a pollutant source into the waterways of the Planning Area, or the region. Additionally, the Land Use Element, the Infrastructure and Public Facilities Element, and the Sustainability and Natural Environment Element of the CGPU include policies that address potential impacts of polluted runoff and stress on the existing drainage system (Policies 2.4 and 10.2 of the Land Use and Community Character Element; Policies 1.1, 1.6, 4.1 through 4.9 of the Infrastructure and Public Facilities Element; and Policy 7.2 of the Sustainability and Natural Environment Element). Therefore, the 2015 Program EIR determined that although there is potential for runoff to exceed existing drainage system capacity, the existing regulatory framework, including the CGPU policies, would ensure that development and activities follow criteria to reduce runoff impacts by limiting volumes of stormwater discharge and treating stormwater runoff prior to discharge, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address impacts of polluted runoff and stress on the existing drainage system including the Clean Water Act, the Porter-Cologne Water Quality Control Act, Regional Water Quality Control Board Plans, the NPDES Program, and policies within the CGPU. Therefore, with existing regulatory requirement compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- f. Would the project substantially degrade water quality? (Impact 4.7-6)*

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU may increase the potential for water quality degradation. Impacts on water quality could cause irreversible effects on potable water or degradation of waterways within the Planning Area. From runoff pollution, lack of replenishment,

or contamination, water quality could be compromised without conscious planning to reduce potential impacts. Water quality within the Planning Area is controlled by the Coachella Valley Water District in conjunction with State Water Resources Control Board (SWRCB) and the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). Also, the Clean Water Act, including Section 401, regulates any activity which may result in a discharge to waters of the United States. Projects must obtain State Water Quality Certification that the proposed activity will comply with State water quality standards. Enforced by the U.S. Army Corps of Engineers, developments that would negatively impact water quality standards would not receive certification and would not be allowed to build or operate within the Planning Area. Additionally, the Sustainable and Natural Environment Element and the Safety Element of the CGPU include policies that address maintaining water quality (Policies 3.4, 3.5, 7.1, 7.4, and 7.5 of the Sustainability and Natural Environment Element and Policy 6.15 of the Safety Element). Therefore, the 2015 Program EIR determined that impacts to water quality would be less than significant with existing regulation compliance and implementation of CGPU policies to monitor and preserve safe water quality and limit the type of pollutants that can be discharged to water bodies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address water quality including the Clean Water Act Section 401, the Porter-Cologne Water Quality Control Act, the NPDES Program, and policies within the CGPU. Therefore, due to existing regulatory requirements and CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Impact 4.7-7)*

2015 Program EIR

The 2015 Program EIR determined that potential flood sources within the Planning Area come from the Whitewater River and its upstream tributaries, the streams entering the Coachella Valley from the mountains northeast and southwest of the valley sides, and summer monsoons. Areas designated as 100-year flood hazard areas within the Planning Area occur along the banks of the Whitewater River. The CGPU does not plan for housing to be developed along the river banks, though there is residential land use west of the river. In addition to this zone, there is a large portion of the Planning Area west of the Coachella Canal that is designated as a 500-year flood zone or 100-year flood zone with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas that are protected by levees from a 100-year flood. This flood zone area largely covers existing urban and agriculture development and proposed new development areas under the CGPU. In response to land located within flood zones, the Federal Emergency Management Agency (FEMA) requires that local governments covered by federal flood insurance pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. The development criteria for structures located within 100-year flood zones are in place to engineer and prevent buildings from being negatively impacted in the event of a 100-year flood. The Floodplain

Management Section of the Coachella Valley Water District has implemented Riverside Country Ordinance 458 for projects located within floodplains. Projects proposing development in a floodplain will be subject to a plan check in order to receive a Floodplain Permit from the office of Building and Safety. This permitting process will help in preventing harm or damage to structures or people from flooding. Additionally, the Safety Element of the CGPU includes policies that address monitoring, construction, and emergency planning for development within flood zones (Policies 3.2, 3.3, 3.6, 3.11, and 3.12). Therefore, with existing regulation compliance and implementation of CGPU policies and ordinances regarding development in a 100-year floodplain, the 2015 Program EIR determined that impacts from flooding would be less than significant.

Proposed Project

As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR¹⁴, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project area is located within an area outside of the 500-year flood zone. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Safety Element of the CGPU includes policies that address monitoring, construction, and emergency planning for development within flood zones (Policies 3.2, 3.3, 3.6, 3.11, and 3.12). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Impact 4.7-8)

2015 Program EIR

The 2015 Program EIR determined that 100-year flood hazard zones within the Planning Area occur along the banks of the Whitewater River. Additionally, the Planning Area includes a 500-year flood hazard zone that covers the majority of the western portion of the Planning Area, where a 100-year flood could occur. The western portion of the Planning Area contains existing urban development and would include new development under the build out of the CGPU. Because development under the CGPU would occur within the 500-year flood hazard zone, where 100-year floods could create flooding less than one-foot in depth, there is potential for impact from structures and the redirection of flood flows within the Planning Area. Continued development in these areas could potentially impede or redirect flood flows that would create new barriers for natural flood flows without proper infrastructure protection and could inundate the Planning Area. In response to this potential risk, the Whitewater River has been channelized and can hold twice the amount of the 42,000 cubic feet per second (cfs) volume that would occur in a 100-year flood. This infrastructure would reduce impacts from flood hazards and the associated structures within flood hazard zones and address potential threats from flooding. Additionally, FEMA requires local governments covered by federal flood insurance to pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. The Floodplain Management Section of the Coachella Valley Water District has implemented Riverside Country Ordinance 458 for projects located within floodplains. Projects requesting to develop in a floodplain would be subject to

¹⁴ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.7-2: Flood Hazards. October.

a plan check in order to receive a Floodplain Permit from the City of Coachella Office of Building and Safety. Additionally, the Land Use and Community Character Element and the Safety Element of the CGPU include policies and development guidelines to address flooding hazards (Policy 2.18 of the Land Use and Community Character Element and Policies 3.1 through 3.4, 3.6 through 3.8, 3.10 through 3.12, and 8.12 of the Safety Element). Due to the existing regulatory framework protecting structures located within the 100-year flood zone and the existing infrastructure along the Whitewater River including levees and channelized river portions, the 2015 Program EIR determined that impacts to flood flows would be less than significant.

Proposed Project

As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project Area is located within an area outside of the 500-year flood zone. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Land Use and Community Character Element and the Safety Element of the CGPU include policies and development guidelines to address flooding hazards (Policy 2.18 of the Land Use and Community Character Element and Policies 3.1 through 3.4, 3.6 through 3.8, 3.10 through 3.12, and 8.12 of the Safety Element). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (Impact 4.7-9)*

2015 Program EIR

The 2015 Program EIR determined that existing infrastructure that protects the Planning Area from flooding includes the channelization and levees of the Whitewater River and the East Side Dike. The Whitewater River infrastructure is built to hold double the amount of water that would flow in a 100-year flood (42,000 cfs). The East Side Dike protects the northeastern portion of the Planning Area from mudflow from the mountains and directs flow to the Coachella Valley Stormwater Channel. Failure of these structures could potentially result from structural failure during seismic activity. These structural failures would expose housing, structures, and natural environments within the Planning Area to flooding or mudslides and could result in structure loss, injury, and impacts on natural habitat. However, the existing regulatory framework discussed above for housing located within floodplains, which are the areas most susceptible to flooding from levee failure, provides an impact reduction strategy from levee or dam failure. Additionally, the Safety Element of the CGPU includes policies that address flooding, emergency awareness, and planning (Policies 3.4 through 3.7 and 3.9). Therefore, with existing regulation compliance, implementation of CGPU policies, and development land use standards, the 2015 Program EIR determined that impacts from levee or dam failure would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project Area is located within an area outside of the 500-year flood zone. As discussed above, areas located within floodplains would be most susceptible to flooding from dam or levee failure. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Safety Element of the CGPU includes policies that address flooding, emergency awareness, and planning (Policies 3.4 through 3.7 and 3.9). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

j. Would the project result in inundation by seiche, tsunami, or mudflow? (Impact 4.7-10)

2015 Program EIR

As discussed in the 2015 Program EIR, the Pacific Ocean is over 100 miles from the Planning Area, which eliminates any potential impact from tsunamis. Additionally, the closest large body of water, the Salton Sea, is located over 10 miles away from the Planning Area, which is outside the area that could be affected by seiches. Minor seiches may occur within the Planning Area in smaller ponds or lakes; however, the water level rise is unlikely to exceed 1.6 feet high. Mudflows may occur in the eastern portion of the Planning Area and the areas below the Mecca Hills as there is potential for landslides or soil shifts in these areas. Little development is set to occur in the eastern portion of the Planning Area as this land is primarily reserved for open space and very low development; however, Subareas 13 and 14 are allocated for development under the CGPU which could expose structures and people to inundation by mudflow. However, the Safety Element of the CGPU includes policies that address mudflow and landslides and require development to analyze soil and mudflow potential prior to permitting and developing on a site and make any engineered structural changes to reduce impacts from mudflow (Policies 2.1 through 2.8, 3.7, 8.1, 8.2, and 8.17). Therefore, with existing regulation compliance, implementation of CGPU policies, and development land use standards, the 2015 Program EIR determined that impacts from inundation by seiche, tsunami, or mudflow would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. As discussed above, the proposed project area is not at risk of inundation by tsunami or seiche but portions of the Northern and Southern Project Areas may be susceptible to mudflows. However, new development would be required to analyze soil and mudflow potential prior to permitting and developing a site and make any engineered structural changes to reduce impacts from mudflow as required by existing policies in the CGPU. Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Water Quality and Hydrology Impacts

2015 Program EIR. The 2015 Program EIR determined that because water is interconnected in the Coachella Valley, changes made in the Planning Area can have an effect on waterways, water quality, and hydrology in areas outside of the planning boundaries. Cumulative impacts of these changes could include poor water quality for those downstream of waterways within the Planning Area, erosion sending sediment downstream, indirect flooding from redirection of flood flow, and failure to build levees to protect populations from flood flows creating irreversible environmental impacts. However, the existing regulatory framework including NPDES permits, the Clean Water Act, local regulations, and policies of the CGPU would reduce potential environmental impacts. Therefore, because of the extensive existing regulations and policies that regulate development and reduce impacts to water quality, cumulative impacts would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address water quality including the Clean Water Act Section 401, the Porter-Cologne Water Quality Control Act, the NPDES Program, and policies within the CGPU. Therefore, due to existing regulatory requirements and CGPU policies, the proposed project would not contribute to cumulative impacts associated with water quality. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.9 LAND USE AND PLANNING

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan, or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.9.1 Impact Analysis

a. Would the project physically divide an established community? (Impact 4.8-1)

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU would continue to occur in the western portion of the Planning Area, where density and development are most prominent, and extend eastward into current agricultural and open space areas. Some areas of the Planning Area will continue to be reserved for agriculture and open space with little planned development. Although the CPGU would result in significant growth, development would generally occur near the existing built

environment as an extension of the established City and would enhance the existing developed community both socially and physically without dividing communities. The Land Use Element, the Mobility Element, and the Community Health and Wellness Element of the CGPU aim to maintain and strengthen the established and new communities of the Planning Area with connectivity, social programs, and community character enhancements (Policies 3.6, 5.17, 5.21, 6.6, 8.1, and 8.4 of the Land Use Element; Policies 9.1 through 9.5 of the Mobility Element; and Policies 4.1 through 4.8, 5.3, 5.6, and 8.23 through 8.28 of the Community Health and Wellness Element). The 2015 Program EIR determined that the CPGU does not propose anything that would divide existing established communities, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The project does not propose any roads or other physical features that would divide established communities. The proposed project would result in a continuation of existing land uses. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project 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?

2015 Program EIR

The CGPU is a policy document and outlines a number of development strategies, land use plans, and regulations to guide the growth of City of Coachella through 2035. The land use designations of the CGPU describe the intent of the designation, allowed land uses, development intensity, network and connectivity, street design, parks and open space, and urban form guidelines, to ensure development consistent with the vision of the CGPU, with enough variation to manage economic and changes in the community's development direction. A number of plans and policies regulate all or portions of the Planning Area, and aim to maintain or enhance quality of life, or protect and preserve existing environments. Some notable plans include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Jacqueline Cochran Airport Master Plan, the Regional Housing Needs Assessment, the Southern California Association of Governments' (SCAG) Regional Transportation Plan (RTP), the Air Quality Management Plan, Assembly Bill 32, and Senate Bill 375. Analysis under the 2015 Program EIR concluded that the CGPU would not create any inconsistencies or conflicts with these regional plans or policies. The Zoning Code would require changes to development standards to better implement the General Plan, and rezoning may be required to ensure the zoning uses and General Plan land uses are in alignment. State law provides one year for jurisdictions to update their Zoning Codes subsequent to adoption of an updated General Plan. The CGPU includes multiple policies that require development to comply with applicable regulations, and prevents conflicts with federal, State, or local plans (Policies 1.7, 2.14, 6.2, 10.1, 10.4 through 10.7, 14.3, and 14.4 of the Land Use Element; Policies 8.1 through 8.3 of the Mobility Element; Policies 2.12, 2.13, and 8.6 of the Community Health and Wellness Element; Policies 1.5, 1.8, 11.20, 11.21, 12.1, and 13.22 of the Sustainability and Natural Environment Element; Policies 1.6, 3.3, 3.4, 3.7, 6.9, 6.14, 6.15, 8.1, and 8.2 of the Safety Element; Policies 2.5, 3.9, 7.10, and 7.11 of the Infrastructure and Public Services

Element; and Policies 1.4 and 1.5 of the Noise Element). The 2015 Program EIR concluded that there are no conflicts with existing plans, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project includes a new land use designation in the Western Project Area: Estate Rancho. The Estate Rancho land use designation is a new land use designation that would be created to match the existing County zoning because there is not a direct match for this density. Recent State legislation mandates that if there is a conflict in residential density between the General Plan and zoning, the higher density shall prevail (not necessarily the General Plan). The existing County zoning for the proposed Estate Rancho designation allows up to 2.2 du/ac (1 unit per 20,000 square feet), while the existing County General Plan designation allows 0.5 du/ac. The Estate Rancho designation would allow a density of 1.2 to 2 du/ac, which is a lesser density than existing County zoning. All other proposed land use designations are consistent with existing zoning and RCGP land use designations. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Additionally, the proposed project includes the deletion of the City’s General Plan Land Use Policy 1.2, which states, “Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.” Policy 1.2 was not identified as a mitigating policy in the 2015 Program EIR. The removal of this policy would not result in significant impacts, as the General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area. Therefore, continued applicability of Policies 1.1 and 1.3 through 1.7 would maintain realistic and measured growth within the city, and removal of Policy 1.2 would not result in significant impacts. This impact would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project conflict with any applicable habitat conservation plan, or natural community conservation plan? (Impact 4.8-3)

2015 Program EIR

Please refer to the analysis above in Section 3.4.e. With compliance with the CVMSHCP requirements and implementation of CGPU policies, the 2015 Program EIR determined that the CGPU would not conflict with any applicable conservation plan, and impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.4.e. No portion of the proposed project site is located within CVMSHCP Conservation Land, and the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than

significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Land Use and Planning Impacts

2015 Program EIR. The 2015 Program EIR determined that although the CGPU land use designations would re-shape the Planning Area and bring in new people, businesses, and jobs to the City of Coachella, no conflicts with any regional plans or programs would occur. Additionally, the growth projections of the CGPU are largely in-line with the growth projections used for the various regional plans that influence development in the project area. Thus, because the CGPU would not create any conflicts and the growth projections are in-line with estimates used for regional planning, cumulative impacts would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in a continuation of existing land uses and growth projections would be consistent with the CGPU and other regional plans that influence development in the project area. Therefore, the proposed project would not contribute to cumulative impacts associated with land use. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.10 TRANSPORTATION

	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
Would the Project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. For roadway facilities in the City of Coachella, this impact is evaluated in terms of LOS D thresholds for roadways and intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with the Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP), including, but not limited to level of service standards and travel demand measures, or other standards established by the RCTC for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or impede emergency vehicle access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.10.1 Impact Analysis

a. *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. For roadway facilities in the City of Coachella, this impact is evaluated in terms of LOS D thresholds for roadways and intersections? (Impact 4.9-1)*

2015 Program EIR

The 2015 Program EIR determined that the increases in Citywide population and housing that would occur at build out of the CGPU would result in additional vehicle trips that would use City roadways and intersections that may result in additional congestion. An intersection analysis was completed which determined that various intersections and roadway segments would operate at a deficient level of service (LOS), requiring the implementation of the following mitigation measures:

- Mitigation Measures**
- 1) Within one year of adoption of the CGPU, the City shall update its Development Impact Fee (DIF) program to establish a plan and funding mechanism that provides for the implementation of all of the roadway improvements identified in the Mobility Element. The DIF shall also include the following physical improvements and provide for their implementation prior to build out of the General Plan. The following physical improvements at each intersection are necessary to provide LOS D operations for either the AM or PM Peak Hours by increasing capacity and therefore reducing traffic congestion.
 - Van Buren Street/Avenue 48
 - Signalized Intersections
 - SR-86S SB Ramps/Dillon Road
 - NB Approach– Add 2nd right turn lane
 - EB Approach– Change thru-right to a third thru lane with separated right turn lane
 - SR-86S NB Ramps/Dillon Road

- NB Approach – Change to left and right turn lanes
 - EB Approach – Add 3rd left turn lane
 - Dillon Road/I-10 EB Ramps
 - Signalized Intersection
 - Dillon Road I-10 WB Ramps
 - Signalize Intersection
 - EB Approach- Change right turn to a free right (no conflict)
 - Harrison Street/Avenue 50
 - SB Approach – Change thru from 3 to 4 lanes
 - NB Approach – Change left from 1 to 2 lanes
 - EB Approach – Change left from 2 to 3 lanes
 - WB Approach – Change right from 1 to 2 lanes
 - Harrison Street/Avenue 52
 - NB Approach – Change 1 left to triple lefts
 - SB Approach – Change 1 left to triple lefts and 2 thrus to 3 thrus
 - EB Approach – Change from 2 lefts to 3 lefts and 1 right to 2 rights
 - WB Approach – Change from 1 right to 2 rights
 - Harrison Street/Airport Boulevard
 - SB Approach- Add second SB thru lane
- 2) Widen Avenue 50, east of SR-111, from 4 lanes to 6 lanes, which will improve the roadway segment LOS from E to LOS C or better.

Additionally, the Land Use Element and the Mobility Element of the CGPU includes policies oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving the design of development, and the provision of alternative mode facilities (Policies 2.9, 2.10, 3.2, 3.3, 5.1, 5.15, 6.6, and 9.1 through 9.3 of the Land Use Element and Policies 3.1 through 3.6, 4.1 through 4.5, 5.1 through 5.5, 5.7, 8.1, and 8.3 of the Mobility Element).

With the implementation of the physical improvements associated with the proposed mitigation measures, the 2015 Program EIR determined that several segments of SR-86 South would continue to operate at a deficient LOS and that this impact would be significant and unavoidable.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation

system. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density.

On September 27, 2013, California Governor Jerry Brown signed Senate Bill (SB) 743 into law and started a process that changed the way transportation impact analysis is conducted as part of CEQA compliance. These changes include elimination of automobile delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts under CEQA. According to SB 743, these changes are intended to “more appropriately balance the needs of congestion management with Statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.”

In December 2018, the Governor’s Office of Planning and Research (OPR) completed an update to the *State CEQA Guidelines* to implement the requirements of SB 743. The CEQA Guidelines state that vehicle miles traveled (VMT) must be the metric used to determine significant transportation impacts. The CEQA Guidelines require all lead agencies in California to use VMT-based thresholds of significance in CEQA documents published after July 1, 2020. The proposed project does not include physical development and would result in the continuation of existing and historic land uses; therefore, the project would not result in significant impacts related to VMT. Any future development projects located within the project area would require project-specific environmental review and CEQA evaluation to evaluate potential impacts related to VMT. Therefore, impacts associated with the proposed project would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with the Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP), including, but not limited to level of service standards and travel demand measures, or other standards established by the RCTC for designated roads or highways? (Impact 4.9-2)

2015 Program EIR

The 2015 Program EIR determined that the incremental housing and employment growth associated with the CGPU would create additional vehicular trips along regional roadways such as I-10 and SR-86 South, which are facilities within the jurisdiction of the Riverside County Congestion Management Plan (CMP). The 2015 Program EIR determined that implementation of the CGPU would result in the operation of these roadways at a deficient LOS. The Mobility Element of the General Plan includes policies that address regional travel by encouraging the use of non-automotive transportation modes to satisfy regional travel demand that could reduce traffic volumes on SR-86 South and I-10 (Policies 8.1 through 8.4). However, these policies would not fully mitigate these regional impacts as development outside of the City would contribute to increased traffic volumes on these facilities. Therefore, this traffic impact would be significant and unavoidable and no feasible mitigation measure exists that would fully mitigate impacts to regional roadways.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the

continuation of existing and historic land uses and would not result in any changes to the circulation system. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Impact 4.9-3)

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would not have any direct or indirect impact upon any existing air facilities. The CGPU fully incorporates the Airport Land Use Plan and would not result in any inconsistencies with this plan. Therefore, the 2015 Program EIR determined that impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and proposes no changes that would result in a change to air traffic patterns. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or impede emergency vehicle access? (Impact 4.9-4)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would not impede access by emergency vehicles because the previously identified mitigation measures for intersections would limit congestion during peak hours, allowing emergency vehicles to access locations throughout the City without being impeded by congestion. Additionally, the roadway network would be expanded to serve all areas of the City, ensuring that emergency vehicles can access new locations within the City as development occurs. The Mobility Element of the General Plan also includes a number of policies related to the design of transportation facilities which limit hazardous conditions (Policies 1.5, 2.1, 2.2, and 3.1). Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially increase hazards due to a design feature or incompatible uses or impede emergency vehicle access.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation system. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Impact 4.9-5)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would substantially expand the non-automotive facilities within the City. The CGPU roadway network would provide nearly 200 miles of roadways with in-street bicycle lanes and over 50 miles of off-street facilities. The proposed cross-sections for the CGPU also provide for sidewalks along many of the roadways within the City to facilitate pedestrian travel within the City. These Citywide facilities complement the Coachella Valley Association of Governments (CVAG) Regional Non-Motorized Plan, which identifies regional connections along alignments such as the Parkway into the City of Coachella. Additionally, the Mobility Element of the CGPU includes policies which encourage the development of transit, bicycle, and pedestrian facilities (Policies 1.1, 1.2, 1.5, 3.1, 4.1, 5.1, and 5.2). Given the alternative transportation mode improvements identified and the supporting policy language, the 2015 Program EIR determined that the CGPU strongly supports travel by walking, bicycling, and transit, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation system or public transit, bicycle, or pedestrian facilities. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Circulation Impacts

2015 Program EIR. As previously discussed, under CGPU implementation, some regional roadways are anticipated to operate at a deficient level. Some of the traffic found on these roadways would come from the City of Coachella while the remaining traffic would come from areas outside of Coachella. For I-10, much of this traffic is through traffic which neither begins nor ends a trip in the City of Coachella. There is also through traffic along SR-86 South, traveling to and from areas south of Coachella. This impact is partially mitigated through policies in the Mobility Element of the General Plan (Policies 8.1 through 8.4) which reduce vehicular travel outside of the City by encouraging transit, carpooling, and bicycling. Further mitigation is provided by the regional funding programs within which all development in the City of Coachella participates, such as the Transportation Uniform Mitigation Fee (TUMF). The TUMF collects funds from developments throughout the Coachella Valley and allocates these funds to regional projects such as interchanges and major roadways. However, there are no programmed improvements along the regional facilities that are directly impacted by the General Plan including I-10 and SR-86 South. The 2015 Program EIR determined that it is unlikely that existing policies and funding programs would fully mitigate all regional traffic impacts and that no additional mitigation measures would be feasible. Therefore, the 2015 Program EIR concluded that cumulative traffic impacts would be significant and unavoidable.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and proposes no changes that would result in a change to traffic patterns. The proposed project would not result in any changes to the circulation system or public transit, bicycle, or pedestrian facilities. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.11 NOISE

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Expose people residing or working in the project area to excessive noise levels from a public or private airport within two miles of the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.11.1 Impact Analysis

a. *Would the project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Impact 4.10-1)*

2015 Program EIR

The 2015 Program EIR determined that locations throughout Coachella would experience increased noise levels resulting from growth consistent with the CGPU. The areas that would be exposed to the greatest noise increases are areas in proximity to high-volume roadways because automobile traffic is the most significant source of noise in Coachella. Computer noise modeling determined that implementation of the CGPU could expose existing or future noise-sensitive receptors to noise levels above the City’s 65 A-weighted decibel community noise equivalent level (dBA CNEL) exterior noise standard for residential uses. The most effective methods local governments have to mitigate transportation noise is through land use planning that reduces vehicle trips and physical interventions

that reduce the impact of the noise on the community (e.g., building and site design that shields sensitive receivers from noise sources). The Noise Element of the CGPU includes goals and policies that would help promote alternative noise-reduction strategies, while also ensuring that future development would not expose noise-sensitive receptors to noise levels in excess of the City's standards (Policies 1.2 and 3.2). Therefore, the 2015 Program EIR determined that impacts would be less than significant with implementation of the policies contained in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Future development would be subject to existing CGPU goals and policies that would ensure development would not expose noise-sensitive receptors to noise levels in excess of the City's standards. Impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project expose persons to or generate excessive groundborne vibration or groundborne noise levels? (Impact 4.10-2)

2015 Program EIR

The 2015 Program EIR determined that groundborne vibration in the City of Coachella is primarily generated by temporary construction activities and permanent traffic on roadways and railways. The 2015 Program EIR determined that if sensitive receptors are located close enough to potential construction sites, these sensitive receptors could experience vibration levels exceeding the Federal Transit Administration's (FTA) vibration impact threshold of 72 vibration velocity decibels (VdB). However, Section 7.04.070 of the Coachella Municipal Code (CMC) exempts noise sources from specific activities provided that such activities take place during daytime hours. The City reviews the potential for construction vibration impacts before it issues building permits and would require measures to ensure that physical damage to neighboring buildings would not occur before issuing a building permit.

Although the proposed CGPU may increase automotive traffic levels in Coachella as the community grows in population and accommodates new business activity, the same policies within the CGPU that would reduce impacts from automobile traffic-related noise would also reduce impacts from automobile traffic-related vibration. Vibration from the railroad tracks is and would continue to be intermittent, and traffic on the freight rail line would not significantly increase due to implementation of the CGPU to the extent that it would expose persons to or generate excessive groundborne vibration or groundborne noise levels. Therefore, the 2015 Program EIR determined that the CGPU would result in less than significant groundborne vibration or groundborne noise levels with existing CMC requirement compliance and implementation of policies included in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant groundborne vibration or noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise and vibration in addition to existing CGPU policies. Therefore, impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Impact 4.10-3)*

2015 Program EIR

The 2015 Program EIR determined that Coachella would experience increased noise along some roadway segments due to increased traffic levels resulting from growth anticipated under the CGPU. In general, it is easier to ensure proper noise attenuation for new uses, which can be required to incorporate noise-attenuating features into their design before they are built, than it is to ensure proper noise attenuation for existing uses, which cannot easily be redesigned or retrofitted to provide greater noise attenuation, and for which it is not always feasible to construct barriers between the sensitive receptor and the noise source. The Noise Element of the CGPU includes various policies that would help mitigate the impact of traffic noise on sensitive receptors (Policies 1.2 and 3.2). Other transportation noise sources such as noise from the railroad and from Jacqueline Cochran Regional Airport are not expected to significantly increase as a result of the proposed CGPU. Stationary noise sources will continue to be regulated by the provisions of the CMC. Therefore, the 2015 Program EIR determined that the CGPU would result in less than significant impacts to ambient noise levels due to existing regulatory requirements in the CMC and policies included in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise in addition to existing CGPU policies. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Impact 4.10-4)

2015 Program EIR

The 2015 Program EIR determined that the primary source of temporary or periodic noise in Coachella would be construction activity and maintenance work, involving both on-site construction activity and the transport of workers and equipment to and from construction sites. Section 7.04.030 of the CMC forbids any person to “make, continue, or cause to be made or continued, within the city limits, any disturbing, excessive, or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the source’s point for any purpose”, but Section 7.04.070 of the CMC specifically exempts from this requirement noise sources associated with construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as discussed above. Additionally, Policy 2.2 of the Noise Element of the CGPU requires the City to “minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private development/residences, landscaping activities, night clubs and bars and special events.” Therefore, with CMC compliance and implementation of the CGPU policies, the 2015 Program EIR determined that impacts to ambient noise levels would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise in addition to existing CGPU policies. Therefore, impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project expose people residing or working in the project area to excessive noise levels from a public or private airport within two miles of the project area? (Impact 4.10-5)

2015 Program EIR

The 2015 Program EIR determined that parts of the project area are located within the airport land use plan area of Jacqueline Cochran Regional Airport, which is the only public or private airport within 2 miles of the City of Coachella. The next closest airport is located in Palm Springs, approximately 18 miles northwest of Coachella. The 2015 Program EIR determined that the distribution of land uses under the CGPU would not expose residents to excessive noise levels. Additionally, Policy 1.5 of the Noise Element of the CGPU requires the City to comply with all applicable policies of the Riverside County General Plan Noise Element relating to airport noise, including those policies requiring compliance with the airport land use noise compatibility plan for this airport. Therefore the 2015 Program EIR determined that the CGPU would not expose people residing or working in the area to

excessive noise levels from the Jacqueline Cochran Regional Airport, and impacts would be less than significant.

Proposed Project

No portion of the proposed project area is located within 2 miles of the Jacqueline Cochran Regional Airport. Therefore, there would be no impact, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Noise Impacts

2015 Program EIR. The 2015 Program EIR determined that cumulative development in Coachella would add population, business, and traffic to the community. This cumulative development would also increase noise levels in the community, especially in the vicinity of its busiest roadways. However, the CGPU’s potential to result in a substantial permanent increase in ambient noise levels in the project vicinity is less than significant with implementation of the policies of the proposed CGPU and enforcement of the City’s Noise Ordinance. The 2015 Program EIR concluded that cumulative noise impacts would be less than significant, and no mitigation is necessary.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing regulations and requirements related to noise in addition to existing CGPU policies. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.12 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:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generate construction-related emissions that may result in temporary adverse impacts to local air quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in long-term emissions associated with future development facilitated by the CGPU that exceed levels in regional forecasts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
d. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.12.1 Impact Analysis

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan? (Impact 4.11-1)*

2015 Program EIR

Substantial population growth, which would result in increased emissions of criteria air pollutants, is expected in Coachella through 2035 under the CGPU; however, planned growth is unlikely to conflict with applicable air quality plans. The Land Use and Community Character Element of the CGPU includes various policies that would facilitate a reduction in vehicle miles traveled (Policies 2.9, 2.10, 3.2, 3.3, 5.7, 5.8, 5.11, 5.24, 6.5, 6.6, and 9.6). Additionally, the Mobility Element of the CGPU promotes reduced dependence on automobiles through various policies (Policies 1.1, 1.2, 3.1 through 3.4, 3.6, 4.1, 5.4, and 8.1 through 8.3). The South Coast Air Quality Management District (SCAQMD) has not imposed control measures on the Coachella Valley targeting the region’s primary air quality concern, ozone pollution; therefore, growth facilitated by the CGPU would not be expected to impede progress toward ozone attainment. In 2002, SCAQMD instituted five control measures targeting fugitive dust (particulate matter less than 10 microns in size [PM₁₀]) emissions in the Coachella Valley. The control measures address fugitive dust emissions from construction/earth-movement activities, activities on disturbed vacant lands, unpaved roads and parking lots, paved roads, and agricultural activities. The Sustainability and Natural Environment Element of the CGPU includes several policies that are consistent with these control measures (Policies 11.8, 11.1, and 5.8). The California Air Resources Board’s (ARB’s) Air Quality and Land Use Handbook, published in April 2005, also contains recommendations for the siting of sensitive land uses near major sources of air pollutants, and the Land Use and Community Character Element and the Safety Element of the CGPU includes policies consistent with the Air Quality and Land Use Handbook’s recommendation on siting near freeways (Policy 8.12 of the Land Use and Community Character Element; Policies 5.4 and 5.9 of the Safety Element; and Policies 11.3 and 11.11 of the Sustainability and Natural Environment Element). As the CGPU would generally be consistent with SCAG’s growth forecast for 2035 and would not conflict with applicable control measures and recommended standards for siting of sensitive receptors, the 2015 Program EIR determined that the CGPU would have a less than significant impact on applicable air quality plans.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or

development that would result in significant air pollutant emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU related to reducing vehicle miles traveled, reducing dependence on automobiles, control measures to address fugitive dust emissions, and appropriate siting for sensitive receptors. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project generate construction-related emissions that may result in temporary adverse impacts to local air quality? (Impact 4.11-2)

2015 Program EIR

The 2015 Program EIR determined that construction activities associated with the CGPU would cause temporary emissions of various air pollutants. Sources of air pollution during construction include heavy-duty construction equipment, material delivery trucks, soil disturbance activities, construction worker vehicles, and architectural coatings, among other activities. Ozone precursors nitrogen oxides (NO_x) and carbon monoxide (CO) would be emitted by the operation of construction equipment, while PM₁₀ would be emitted by activities that disturb the soil, such as grading and excavation, road construction, and building construction. The Coachella Valley is currently in non-attainment for both the federal and State standards for ozone and PM₁₀. However, Coachella Valley is in attainment for federal and State standards for NO_x, CO, and particulate matter less than 2.5 microns in size (PM_{2.5}). Although no specific attainment goal has been established, the potential release of asbestos or other toxic air contaminants could also occur within the City, especially during building demolition. Depending upon the development type, size, and timeframe, maximum daily construction emissions associated with individual projects could potentially exceed SCAQMD significance thresholds. However, future construction activity within the City would be subject to policies within the Sustainability and Natural Environment Element of the CGPU that requires limiting emissions and dust during construction and appropriate siting for sensitive receptors (Policies 11.3 and 11.8). These policies would reduce air quality impacts related to construction during the CGPU build out period. In addition, SCAQMD has established Rules 402 and 403, which strive to eliminate emissions of airborne pollutants and require project-specific control measures designed to reduce the level of fugitive dust entrainment, respectively. Furthermore, each individual project facilitated by the CGPU would be required to implement additional mitigation if site-specific analysis identifies the potential to exceed the applicable thresholds for construction-related emissions. Therefore, the 2015 Program EIR concluded that adherence to applicable CGPU policies and SCAQMD rules would reduce potential construction-related impacts to a less than significant level.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant air pollutant emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. During construction of

any future development within the project area, some odors may be present due to diesel exhaust and/or other solvents and chemicals associated with operation of construction equipment. However, these odors would be temporary and limited to the construction period. Additionally, future development would be subject to existing policies in the CGPU related to limiting emissions and dust during construction and appropriate siting for sensitive receptors in addition to SCAQMD Rules 402 and 403. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project result in long-term emissions associated with future development facilitated by the CGPU that exceed levels in regional forecasts? (Impact 4.11-3)

2015 Program EIR

The 2015 Program EIR determined that future development in accordance with the CGPU would generate long-term emissions from mobile sources (vehicle trips) and stationary sources (electricity and natural gas). Emissions associated with the operation of individual projects, depending on project type and size, could exceed project-specific thresholds established by the SCAQMD. However, such projects would be required to undergo independent project-level CEQA review and, where necessary and feasible, they would include mitigation measures to reduce potentially significant project-level impacts. Additionally, implementation of measures in the CGPU to reduce dependence on automotive transportation would lead to reductions in per capita vehicle miles traveled, reducing the City’s contribution to regional emissions. Furthermore, goals, policies, and design standards in the CGPU are consistent with applicable SCAQMD control measures and ARB recommendations. Calculations using SCAQMD’s California Emissions Estimator Model (CalEEMod) estimated that future operational emissions in Coachella would comprise a small portion of total emissions across the SCAQMD region. Therefore, the 2015 Program EIR concluded that long-term emissions would be generally consistent with regional forecasts, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant air pollutant or odor emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU related to reducing vehicle miles traveled, reducing dependence on automobiles, and control measures to address fugitive dust emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Impact 4.11-4)

2015 Program EIR

The 2015 Program EIR determined that CO is not expected to be a major air quality concern in the Coachella Valley over the planning horizon, but elevated CO levels can occur at or near intersections that experience severe traffic congestion. A project’s localized air quality impact is considered significant if the additional CO emissions resulting from the project create a “hot spot” where the California 1-hour standards of 20.0 parts per million (ppm) or the 8-hour standard of 9 ppm is exceeded. This typically occurs at severely congested intersections. Based on the traffic impact analysis prepared for the CGPU, various intersections would experience congestion at a deficient LOS following implementation of the CGPU. However, a number of mitigation measures are proposed to provide additional capacity at these intersections and to reduce the impacts to LOS. Additional mitigation is provided by General Plan policy language, which is oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving development design, and provision of alternative mode facilities. Therefore, the 2015 Program EIR determined that additional traffic would not degrade conditions at intersections to the extent that mobile-source emissions exceed the 1-hour or 8-hour ambient air quality standards for CO, and impacts would be less than significant after incorporation of mitigation measures included in Section 3.9, Circulation, and implementation of CGPU policies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant CO emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU which is oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving the design of development, and provision of alternative mode facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Air Quality Impacts

2015 Program EIR. The 2015 Program EIR determined that implementation of the CGPU would generate emissions of criteria air pollutants from the construction and operation of projects, which would contribute to regional emissions within SCAQMD’s jurisdiction. However, adherence to policies in the Land Use and Community Character Element, the Mobility Element, and the Sustainability and Natural Environment Element of the CGPU, and compliance with existing SCAQMD rules, would reduce the generation of ozone precursors and particulates for which the Coachella Valley is in nonattainment. Furthermore, the City’s contribution to regional emissions is minimal; attainment of ozone standards in the Coachella Valley depends predominantly on the application of control measures in the South Coast Air Basin. Assuming continued compliance with State and federal air

quality regulations in the Coachella Valley and implementation of control measures targeting ozone in the South Coast Air Basin, the 2012 Air Quality Management Plan finds that the Coachella Valley will reach attainment of federal air quality standards. Since emissions of air pollutants from the City would not be cumulatively considerable in the SCAQMD region, the 2015 Program EIR concluded that the CGPU would not have a significant cumulative impact, and no mitigation is required.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant emissions of criteria air pollutants. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and existing SCAQMD rules aimed at reducing emissions of criteria air pollutants. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.13 GREENHOUSE GASES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.13.1 Impact Analysis

a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Impact 4.12-1)*

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would generate new greenhouse gas (GHG) emissions, directly and indirectly. However, policies contained in the CGPU as well as emission reduction strategies implemented at the State and federal levels aimed at limiting vehicle use and energy consumption would also reduce GHG emissions such that annual GHG emissions would not exceed the SCAQMD service population thresholds of 6.6 metric tons (MT) of carbon dioxide equivalent (CO₂E) for 2020. Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as “carbon dioxide equivalent” (CO₂E), and is the amount of a GHG emitted multiplied by its global warming potential. GHG emissions would continue to exceed the City’s 2035 service

population reduction target of 4.2 MT CO₂E (or 49 percent) for 2035. Therefore, the following mitigation measure is required:

Mitigation Measure Between 2020 and 2035, require implementation of the Additional CAP measures included in Table 18 of the City of Coachella Climate Action Plan, or other equally effective measures, which would achieve an annual per service population emission figure of 4.2 MT CO₂E or less by 2035.

With implementation of this mitigation measure, the City would achieve an annual per service population emission figure of 4.2 MT CO₂E or less, which would be meet with the City’s reduction target for 2035. Therefore, the 2015 Program EIR determined that impacts would be less than significant with mitigation.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at limiting vehicle use and energy consumption to reduce GHG emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Impact 4.12-2)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would be consistent with the policies and goals of the adopted Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), including the GHG emission reduction goals contained in the adopted RTP/SCS. The CGPU was developed to reduce GHG emissions pursuant to Assembly Bill 32 GHG reduction goals and would implement numerous policies that reduce GHG emissions from transportation, energy, water, and solid waste emission sources. Implementation of these policies supports the ARB’s Climate Change Scoping Plan (2008) to achieve emission reductions from land use development emission sources and create more GHG-efficient development without impeding population and economic growth. CGPU policies would also reduce GHG emissions in all sectors described in ARB’s Scoping Plan and would not preclude or obstruct its implementation. Overall, the policies, programs, measures, and actions of the CGPU are consistent with the ARB Scoping Plan, which is the statewide plan to achieve the goals of Assembly Bill 32. Therefore, the 2015 Program EIR determined that the proposed project would be consistent with applicable GHG reduction plans, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at reducing GHG emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Greenhouse Gases Impacts

2015 Program EIR. GHG emissions have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change. Therefore, the topic of GHG emissions is inherently a cumulative impact. Though significance thresholds can be developed by air districts, State regulatory agencies, or federal regulatory agencies, these thresholds and their related goals are ultimately designed to effect change at a global level. While the evaluation presented above is focused on the proposed project, and is specific to the project, it is also considered cumulative because it is only as a contribution to a cumulative effect that the project-specific emissions have environmental consequences. Therefore, the analysis provided above includes the analysis of both the project and cumulative impacts.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at reducing GHG emissions. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.14 POPULATION AND HOUSING

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Induce substantial population growth in an area, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction or replacement housing elsewhere; and/or displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.14.1 Impact Analysis

- a. *Would the project induce substantial population growth in an area, either directly or indirectly? (Impact 4.13-1)*

2015 Program EIR

The 2015 Program EIR determined that significant population growth may occur in the City with implementation of the CGPU. However, it is the goal of the CGPU that any such population growth would be measured and accommodated within the CGPU. The City anticipates continued growth, including the transformation from a small town into a medium-sized, full service city. The CGPU would accommodate this anticipated growth through updated land use designations that encourage measured residential and non-residential development and allow for increased circulation as population increases occur. Impacts from implementation of the CGPU would be less than significant. No mitigation is required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant population growth. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- b. *Would the project displace substantial numbers of existing housing necessitating the construction or replacement housing elsewhere; and/or displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (Impact 4.13-2)*

2015 Program EIR

The 2015 Program EIR determined that a significant impact could occur if a project would displace existing housing in the City. However, implementation of the CGPU does not propose any displacement of existing housing. Impacts of the CGPU related to displacement of housing would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant housing displacement. Future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth and

minimizing displacement of housing. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Population and Housing Impacts

2015 Program EIR. The 2015 Program EIR determined that growth in the City and region would occur with or without implementation of the CGPU. The CGPU accounts for future population growth and establishes goals and policies to reduce potential growth-related impacts. Additionally, the goals and policies are designed to preserve and improve existing and future physical development by providing a balance of residential and non-residential development, ensuring that adjacent land uses are compatible with one another, and effectively developing vacant parcels. All future projects under the CGPU would be required to mitigate land use impacts on a project-by-project basis. Therefore, the incremental impact of the CGPU, when considered in combination with development within the subregion, would not result in cumulatively considerable impacts to population and housing. Further, projects within the SCAG region that are regionally significant, as determined by SCAG, would be reviewed for conformity with regional goals for population, housing, employment, mobility, and air quality, further reducing potential cumulative impacts to a less than significant level.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant population growth. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.15 PUBLIC UTILITIES

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or to meet performance objectives for Natural Gas, Electricity, or Telecommunication?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in wasteful energy consumption?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
d. Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.15.1 Impact Analysis

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or to meet performance objectives for Natural Gas, Electricity, or Telecommunication? (Impact 4.14-1)*

2015 Program EIR

The 2015 Program EIR determined that development consistent with the CGPU could result in potential impacts to natural gas, electricity, and telecommunication infrastructure in the City. Policies 6.1 through 6.10, identified in the Infrastructure and Public Services Element, outline measures to reduce impacts from improvements to natural gas, electricity, and telecommunication infrastructure in the City. With implementation of Policies 6.1 through 6.10, impacts from improvements to natural gas, electricity, and telecommunications would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to natural gas, electricity, or telecommunications services. Future development consistent with the proposed project would be subject to plan checks and project-specific CEQA reviews that would evaluate the individual project’s infrastructure needs and impacts. With implementation of future CEQA evaluations and the existing policies in the CGPU, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. *Would the project result in wasteful energy consumption? (Impact 4.14-2)*

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU could increase the need for energy consumption in the City. However, any proposed project in the City is subject to CEQA Guidelines Appendix F, which requires projects to consider energy consumption and evaluate ways to conserve energy. The CGPU, which includes policies and goals in the Land Use and Community Character Element and the Sustainability and Natural Environment Element focused on energy consumption reduction (Land Use and Community Character Element Policy 5.10; and Sustainability and Natural Environment Element Policies 1.6, 1.7, 2.1 through 2.14, 11.2, and 11.14) also includes

implementation of the City’s Climate Action Plan (CAP), which provides several strategies for reducing energy consumption Citywide and at the project level. Through consistency with applicable State goals and policies, and implementation of the City’s CAP, impacts from the CGPU would be less than significant. No mitigation is required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to energy consumption. Future development would be subject to existing policies in the CGPU and CAP aimed at encouraging energy efficiency. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? (Impact 4.14-3)

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that development consistent with the CGPU would increase the Planning Area’s population from approximately 40,000 currently, to 135,000 by 2035. According to Senate Bill 1016 measurements, average population disposal weight is 4.5 pounds per resident per day. Solid waste generated under the CGPU could reach 131,800 tons per year by 2035, equating to roughly 360 tons per day. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of waste per day. The total permitted capacity of the landfill is 34,292,000 cubic yards. The Badlands Landfill is currently permitted to receive 4,000 tons of waste per day. The Coachella Valley Transfer Station, which receives and transfers waste from the City of Coachella and the City of Indio, currently receives an average of 328 tons of waste per day and has a capacity of 1,100 tons of waste per day. Based on these metrics, there is capacity for the additional waste generated under the CGPU. Policies identified in the Infrastructure and Public Services Element (Policies 5.1 through 5.16), outline measures to reduce impacts to landfill services and capacity in the City. With implementation of policies identified in the CGPU, impacts to landfill services and capacity would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to landfill services or capacity in the City. Waste collected from the Project Areas is currently disposed of at regional landfills and has been accounted for in growth projections. Future development in the Project Area would be subject to existing policies in the CGPU aimed at maintaining landfill services. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project comply with federal, state, and local statutes and regulations related to solid waste? (Impact 4.14-4)

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that implementation of the CGPU could result in the generation of additional solid waste due to population growth in the City. Policies 5.2 through 5.16, identified in the Infrastructure and Public Services Element, outline measures to reduce impacts related to solid waste generation in the City. With implementation of Policies 5.2 through 5.16, and compliance with federal, State, and local statutes, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would conflict with federal, State, or local statutes related to solid waste generation in the City. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and all federal, State, and local statutes. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Public Utilities Impacts

2015 Program EIR. The 2015 Program EIR determined that with implementation of the CGPU, the City's utility infrastructure would need to accommodate a population three-times the existing population. This growth could create a substantial need for infrastructure that could affect level of service in the region. Increased population in the Planning Area could cause a transfer of services to meet growing demand, and leave others within the region with unreliable services. To reduce potential impacts, the policies of the CGPU would proactively maintain and monitor level of service within the Planning Area and encourage waste diversion. With the implementation of policies in the CGPU and compliance with federal, State, and local policies and jurisdictions, the, the 2015 Program EIR concluded that cumulative impacts to public utilities would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to public utilities. Future development consistent with the proposed project would be subject to plan checks and project-specific CEQA reviews that would evaluate the individual project's infrastructure needs and impacts. With implementation of future CEQA evaluations and the existing policies in the CGPU, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.16 PUBLIC SERVICES

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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 law protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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, or other performance objectives for any schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. 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, or other performance objectives for any parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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 medical facilities, healthcare facilities, or hospitals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.16.1 Impact Analysis

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services? (Impact 4.15-1)*

2015 Program EIR

The 2015 Program EIR notes that two fire stations serve the region (Battalion 6 Coachella Fire Station #79 and the Indio Fire Department); however, based on response times and the number of firefighters per 1,000 residents, the City is underserving its population. Policies identified in the Sustainability and Natural Environment Element, the Infrastructure and Public Services Element, and the Noise Element (Sustainable and Natural Environment Policies 2.2, 2.3, 2.11, 2.14, and 3.1; Infrastructure and Public Services Element Policies 1.9, 7.8, and 7.10 through 7.12; and Noise Element Policies 1.1, 1.2, 2.1, and 2.2), outline measures to reduce impacts to improve level of service and response times in the City. With implementation of policies and mitigation measures identified, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to fire protection levels of service and response times. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at improving fire protection level of service and response times or contributing to new fire stations, that would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- b. *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 law protection? (Impact 4.15-2)*

2015 Program EIR

The 2015 Program EIR notes that the City is currently served by the Riverside County Sheriff's Department. The anticipated increase in population under the CGPU could result in increased call volumes and would increase the need for additional facilities and staff. Policies identified in the Sustainability and Natural Environment Element and the Infrastructure and Public Services Element (Sustainability and Natural Environment Element Policies 2.2, 2.3, 2.11, 2.14, and 3.1; and Infrastructure and Public Services Element Policies 1.9, 1.10, 7.1 through 7.6, and 7.8), outline

measures to reduce impacts to improve level of service and response times in the City. With implementation of CGPU policies identified, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to government facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining or improving existing government services or contributing to new government facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. 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, or other performance objectives for any schools? (Impact 4.15-3)*

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that the Planning Area would need additional schools serving all ages based on the population projections under the CGPU. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, and the Infrastructure and Public Services Element (Land Use and Community Character Element Policies 8.3 and 10.1; Community Health and Wellness Element Policies 5.4, 6.6, 6.14, and 8.1 through 8.11; Sustainability and Natural Environment Element Policies 2.2, 2.3, 2.11, 2.14, and 3.1; and Infrastructure and Public Services Element Policies 1.8 through 1.10), outline measures to reduce impacts related to the need for additional schools, in the City. With implementation of policies identified, impacts to government facilities, including schools, would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to the need for additional government facilities, including schools. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing government services, including schools or contributing to new school facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less

than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. 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, or other performance objectives for any parks? (Impact 4.15-4)*

2015 Program EIR

The 2015 Program EIR indicated that the City Planning Area has 60.2 acres of park, and 109 acres of parkland and open space, offering a number of recreation opportunities including; baseball fields, soccer fields, swimming pools, playgrounds, picnic areas, and basketball courts. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, the Safety Element, and the Infrastructure and Public Services Element (Land Use and Community Character Element Policies 2.13, 2.17, 2.18, 3.6, 4.7, 5.16, 8.2, 8.4, and 9.5; Community Health and Wellness Element Policies 8.1 and 8.5; Sustainability and Natural Environment Element Policies 2.8, 2.9, 3.7, 3.8, and 13.1 through 13.25; Safety Element Policy 3.6; and Infrastructure and Public Services Element Policies 1.8 and 2.17), outline measures to reduce impacts to parks in the City. With implementation of policies identified in the CGPU, impacts to parks would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to parks. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing park facilities or contributing to new park facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. 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 medical facilities, healthcare facilities, or hospitals? (Impact 4.15-5)*

2015 Program EIR

The 2015 Program EIR notes that the CGPU Planning Area is served by seven medical facilities. The closest hospital is John F. Kennedy Medical Center in Indio. The CGPU proposes street development connectivity throughout the Planning Area that would help improve response times for hospital and emergency response vehicles. This would also reduce noise impacts along the route, as the

connectivity would allow response vehicles to travel near fewer sensitive receptors. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, and the Mobility Element (Land Use and Community Character Element Policies 8.1, 8.2, and 14.1; Sustainability and Natural Environment Element Policies 1.1, 1.2, 1.6, 2.3, 2.6, 2.7, 2.11, 2.14, 3.1, 3.7, and 3.8; Community Health and Wellness Element Policies 9.4 and 9.9 through 9.11; and Mobility Element Policy 8.3), outline measures to reduce impacts to medical facilities in the City. With implementation of policies identified in the CGPU, impacts to medical and healthcare facilities and hospitals would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to medical facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing medical facilities or contributing to new medical facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Public Services Impacts

2015 Program EIR. The 2015 Program EIR determined that the demand for all public services within the Planning Area is expected to increase as population increases and the need to maintain adequate quality of service, access, and response times for emergency vehicles increases. However, the cumulative policies of the CGPU propose multiple strategies to reduce potential impacts to public facilities and ensure adequate level of service ratios are maintained. Although implementation of the CGPU may require the construction of additional public service facilities, this development would account for a small proportion of the overall development under the CGPU. Therefore, due to CGPU policies and based on the scale of development of the CGPU, the 2015 Program EIR concluded that cumulative impacts from public services would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to public facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining adequate levels of service ratios. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.17 WATER SUPPLY AND WASTEWATER

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.17.1 Impact Analysis

a. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Impact 4.16.1)*

2015 Program EIR

The 2015 Program EIR determined that water demands resulting from implementation of the CGPU have been accounted for in the Coachella Valley Water District's (CVWD) local and regional water supply planning processes and determinations of sufficient water supplies for the City and its Sphere of Influence. Through compliance with applicable policies set forth in the CGPU and CVWD's Coachella Valley Water Management Plan (CVWMP 2010), impacts to water supplies in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or

development that would result in significant changes to water supply services. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and CVWMP aimed at maintaining sufficient water supply. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project require or result in the construction of new water treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Impact 4.16.2)

2015 Program EIR

The 2015 Program EIR determined that water demands resulting from implementation of the CGPU have been accounted for in the CVWD’s local and regional water supply planning processes and determinations of sufficient water supplies for the City and its Sphere of Influence. Through compliance with applicable policies set forth in the CGPU and CVWD’s CVWMP (2010), impacts to water treatment and collection facilities in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to water treatment or collection facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service of existing water treatment and collection facilities in the City or contributing to new water treatment and collection facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Impact 4.16.3)

2015 Program EIR

The City’s wastewater treatment facilities are managed by the Coachella Sanitary District and are under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). In order for wastewater treatment facilities to be in operation, they must comply with all requirements of the CRBRWQCB with annual reporting to monitor treatment practices. Wastewater treatment demands resulting from implementation of the CGPU must comply with requirements set forth in the CRBRWQCB. Through compliance with applicable policies set forth in the CGPU, including Policies 3.1 and 3.4 under the Infrastructure and Public Services Element and regulatory requirements of the

CRBRWQCB, impacts to wastewater treatment requirements in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to wastewater treatment requirements. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing wastewater treatment requirements in the City. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Impact 4.16.4-1)*

2015 Program EIR

The 2015 Program EIR anticipated that there will be a 19.1 million gallons per day deficiency in wastewater treatment capacity in the three-city region of La Quinta, Coachella, and Indio, by 2035. Policies identified in the Infrastructure and Public Services Element (Policies 1.1, 1.2, 3.1 through 3.5, and 3.7 through 3.9), outline measures to reduce impacts from this potential deficiency in the City and region. With implementation of policies, increasing capacity, and improving efficiency to reduce wastewater generation, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to wastewater treatment facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned wastewater treatment facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project 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? (Impact 4.16.4-2)*

2015 Program EIR

Please refer to the analysis above in Section 3.17.d. With implementation of policies, increasing capacity, and improving efficiency to reduce wastewater generation, impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.17.d. Future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned wastewater treatment facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

f. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Impact 4.16.5)

2015 Program EIR

The 2015 Program EIR notes the primary regional stormwater drainage facility within the Coachella Valley is the Whitewater River Stormwater Channel/Coachella Valley Stormwater Channel (WWRSC/CVSC), a portion of the Whitewater River that has been channelized to handle flood flows of up to 80,000 cfs and drains water into the Salton Sea, south of the Planning Area. Policies identified in the Infrastructure and Public Services Element and the Sustainability and Natural Environment Element (Infrastructure and Public Services Element Policies 1.1, 1.2, 1.6, 4.1 through 4.9; and Sustainability and Natural Environment Element Policies 7.1 through 7.2), outline measures to reduce impacts from improvements to stormwater drainage facilities in the City. With implementation of policies identified in the CGPU, impacts to stormwater drainage facilities would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to stormwater drainage facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining stormwater drainage facility services. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Water Supply and Wastewater Impacts

2015 Program EIR. The 2015 Program EIR determined that the total projected water supplies available to the City during normal, single-dry, and multiple-dry water years during build out of the Planning Areas are sufficient to meet the projected water demand associated with the proposed

project. In addition, CVWD concluded that the total projected water supplies available to the East (Lower) Whitewater River Subbasin area during normal, single-dry and multiple dry periods throughout the year 2045 are sufficient to meet the water needs of existing uses and projected growth throughout CVWD, specifically including the future water needs within the City and its Sphere of Influence. At the time of the 2015 Program EIR, the three-city area of Coachella, Indio, and La Quinta is projected to have a combined population of 300,000 and exceed regional wastewater treatment capacity by approximately 19.1 million gallons per day in approximately 20 years. The policies of the CGPU would require concurrent development of Citywide wastewater treatment facilities with new development to ensure there is adequate capacity for wastewater treatment. Given this policy, cumulative impacts would be considered less than significant. Similarly, the regional WWRSC/CVSC is a regional facility designed and constructed to handle regional stormwater flows. As development occurs within Coachella, it will be required to have adequate stormwater control facilities in place prior to issuance of permits. Additionally, the City will be required to coordinate facility capacities with CVWD. These efforts would ensure no cumulative impacts would occur as development would be prohibited should adequate capacity not be available. Thus, cumulative impacts related to stormwater facilities would be considered less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to water treatment facilities, wastewater treatment facilities, or stormwater drainage facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned water treatment facilities, wastewater treatment facilities, and stormwater drainage facilities. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

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4.0 APPLICABLE 2015 PROGRAM EIR MITIGATION MEASURES

The following mitigation measures were adopted upon certification of the 2015 Program EIR and would be incorporated into the proposed project.

4.1 AESTHETICS

According to the Final EIR for the CGPU, while aesthetic impacts were determined to be significant and unavoidable, no feasible mitigation measures were identified.

4.2 AGRICULTURAL RESOURCES

According to the Final EIR for the CGPU, while agricultural resources impacts were determined to be significant and unavoidable, no feasible mitigation measures were identified.

4.3 BIOLOGICAL RESOURCES

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU Chapter 7 with new policy. Policy will state: Require projects proposing to develop in subareas 5, 6, and 7 to conduct survey to determine if there is occurrence of sensitive species within the project area. If sensitive species are present, projects must implement mitigation measures necessary as prescribed by a qualified biologist and approved by any applicable resource agency in order to receive necessary City permits.

4.4 CULTURAL RESOURCES

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU to add policy in Chapter 7 that states: In areas where there is a high chance that human remains may be present, require proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.

4.5 GEOLOGY AND SOILS

According to the Final EIR for the CGPU, geology and soils impacts were determined to be less than significant, and mitigation measures were not necessary.

4.6 HAZARDOUS MATERIALS

According to the Final EIR for the CGPU, hazardous materials impacts were determined to be less than significant, and mitigation measures were not necessary.

4.7 WATER QUALITY AND HYDROLOGY

According to the Final EIR for the CGPU, water quality and hydrology impacts were determined to be less than significant, and mitigation measures were not necessary.

4.8 LAND USE AND PLANNING

According to the Final EIR for the CGPU, land use and planning impacts were determined to be less than significant, and mitigation measures were not necessary.

4.9 CIRCULATION

Within one year of adoption of the CGPU, the City shall update its Development Impact Fee (DIF) program to establish a plan and funding mechanism that provides for the implementation of all of the roadway improvements identified in the Mobility Element.

4.10 NOISE

According to the Final EIR for the CGPU, noise impacts were determined to be less than significant, and mitigation measures were not necessary.

4.11 AIR QUALITY

According to the Final EIR for the CGPU, air quality impacts were determined to be less than significant, and mitigation measures were not necessary.

4.12 GREENHOUSE GASES

According to the Final EIR for the CGPU, greenhouse gas impacts were determined to be less than significant, and mitigation measures were not necessary.

4.13 POPULATION AND HOUSING

According to the Final EIR for the CGPU, population and housing impacts were determined to be less than significant, and mitigation measures were not necessary.

4.14 PUBLIC UTILITIES

According to the Final EIR for the CGPU, public utilities impacts were determined to be less than significant, and mitigation measures were not necessary.

4.15 PUBLIC SERVICES

According to the Final EIR for the CGPU, public services impacts were determined to be less than significant, and mitigation measures were not necessary.

4.16 WATER SUPPLY AND WASTEWATER

According to the Final EIR for the CGPU, water supply and wastewater impacts were determined to be less than significant, and mitigation measures were not necessary.

5.0 REFERENCES

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RESOLUTION NO. PC2023-17

A RESOLUTION OF THE COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 23-03 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE OFFICIAL GENERAL PLAN MAP RELATED TO ESTABLISHMENT OF GENERAL PLAN LAND USE DESIGNATIONS FOR THREE AREAS EVALUATED AS PART OF THE GENERAL PLAN PLANNING AREA IN THE CERTIFIED 2015 PROGRAM ENVIRONMENTAL IMPACT REPORT BUT FOR WHICH NO GENERAL PLAN LAND USE DESIGNATION WAS IDENTIFIED. APPLICANT: CITY-INITIATED

WHEREAS, the City of Coachella initiated General Plan Amendment No. 23-03 for a land use designation amendments, along with Environmental Assessment No. 23-03, (collectively the “Project Approvals”), to establish General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Land Use and Community Character Element Policy 1.2 is proposed for removal in order to allow the annexation of new land into the City before 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA

Guidelines section 15162; and

WHEREAS, based on that analysis which included a comparison of anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project's proposed minor technical changes; and

WHEREAS, the Addendum, Exhibit "A" of Resolution No. PC2023-18, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of General Plan Amendment 23-03, the Planning Commission of the City of Coachella adopted Resolution No. PC 2023-18 recommending that the City Council adopt the Addendum to the certified CGPU EIR.

WHEREAS, on June 21, 2023 and July 5, 2023, the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. General Plan Amendment No. 23-03. The Planning Commission hereby approves text modifications to Chapter 4 Land Use and Community Character Element as shown in "Exhibit A" and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled "General Plan Designation Map" as shown in "Exhibit B", attached and made a part hereto (collectively, "General Plan Amendment No. 23-03"), and hereby recommends that the City Council approve General Plan Amendment No. 23-03.

SECTION 3. Findings. The Planning Commission finds that the amendments to General Plan proposed by "Exhibit A" and "Exhibit B" are consistent with the goals and policies of all elements of the General Plan, as amended by this Resolution, and exercise the City's land use powers to protect the health, safety, and welfare of the public. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a

sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area.

The Planning Commission also finds that the proposed amendments to the Coachella General Plan 2035 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will ensure parcels within the City of Coachella General Plan Planning Areas has assigned land use.

The Planning Commission also hereby recommends that the City Council adopt these findings.

SECTION 4. CEQA. Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission hereby recommends that the City Council find that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The Planning Commission recommends that the City Council find that no new or additional mitigation measures or alternatives are required. The Planning Commission recommends that the City Council find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The Planning Commission recommends that the City Council find that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the Planning Commission, the Planning Commission recommends that the City Council find that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
4. The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and

- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City's findings, is contained in Chapter 3.0 of the Addendum, Exhibit A OF Resolution No. PC2023-18.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Planning Commission Chair shall sign this Resolution and the Planning Commission Secretary shall attest and certify to the passage and adoption thereof.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 5th day of July, 2023.

Ruben Gonzalez,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 5th day of July, 2023, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Estate Rancho

Intent and Purpose

The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

Intended Physical Character

Estate Rancho areas are predominantly single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small subdivisions.

Allowed Land Uses

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

Development Intensity

DU/AC = 1.0 - 2.2 DU/AC

FAR = n/a

Network and Connectivity

“Blocks” defined by public roads through this suburban environment are relatively large but still allow for connectivity and walkability. Curvilinear streets are acceptable so long as there is connectivity between blocks and subdivisions. While the standards are flexible, block lengths should be between 400 and 800 feet with a maximum block perimeter of approximately 3600 feet. All roads should be public and gated subdivisions are prohibited. Some dead-end roads may be warranted to preserve existing topography and/or natural environment or due to pre-existing parcel configurations or development patterns.

Street Design

Streets accessing these properties are semi-rural in character, with the following characteristics:

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds.
2. Sidewalks are not required but streets should be designed to ensure a safe and comfortable pedestrian environment. This can occur with sidewalks, gravel paths adjacent to streets or off-street trails.
3. Open drainage swales (ditches) are allowed in lieu of curb and gutter improvements.
4. Street trees are encouraged to enhance the naturalistic character of the area.
5. Streetlights are encouraged in areas at the higher range of the density allowed for the areas but are not required.

Parks and Open Space

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required on-site as part of larger

development projects (greater than 20 units).

2. Parks should be located throughout the neighborhoods so that no resident is more than ½ mile from a park.
3. Community Parks may be located throughout these areas.
4. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
5. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

Rural Form Guidelines

1. Parcels are relatively large and vary between 20,000 square feet and 1 acre, resulting in relatively low building coverage (generally less than 25 percent) for more estate development patterns. Parcels may be smaller in rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).
2. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the estate character.
3. Buildings are limited to single family houses, accessory second units and sheds. Barns are allowed if agricultural uses are on the property.
4. Building heights are generally one to two stories and in some cases 2 ½ stories.

Table 4-1: General Plan Designations Summary

	RANCHOS			NEIGHBORHOODS			CENTERS			DISTRICTS			
	AGRICULTURAL	RURAL	ESTATE RANCHO	SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
DEVELOPMENT CHARACTERISTICS													
DU/AC (RANGE AND AVERAGE)* (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	1 DU/ac to 2.2 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
STREET DESIGN, NETWORK AND CONNECTIVITY													
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3600 ft. max	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-800 ft.	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	1000'	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	--	n/a	n/a	n/a	Y
PARKS AND OPEN SPACE													
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	Y	--	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	Y	--	--	--	--	--	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	Y	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	Y	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	Y	--	--	--	--	--	--	--	Y

* See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

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4. As feasible, construct multi-use trails along the Coachella Canal either inside, or adjacent to, this subarea.
5. Final designation mix should be:
 - Ten to 40 percent Agricultural Rancho
 - Up to 100 percent Rural Rancho
 - 25 to 100 percent Open Space

GOALS AND POLICIES

Goal 1. Development Regulations. A land development and regulatory system that reinforces the City’s desire to grow from a small town to a medium sized city in a sustainable and orderly manner.

Policies

- 1.1 City limits.** Establish and maintain a city limit for Coachella that allows for a realistic amount of future growth.
- ~~1.2 **Annexation.** Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.~~
- 1.23 Sphere of influence.** Establish and maintain a Sphere of Influence that identifies the long-term growth plans of the City. The Sphere of Influence may encompass an area that accommodates more growth than the time horizon of the General Plan.
- 1.34 Planning area.** Establish and maintain a Planning Area that allows Coachella to communicate to adjacent jurisdictions about potential the impact of Growth on the City.
- 1.45 Subareas.** Establish and utilize a system of subareas to efficiently plan and manage the City’s growth. Each area of the City and Sphere of Influence shall be included in a subarea. All development and policy decisions shall conform to the vision and policies for that planning area, in addition to the citywide goals and policies. See Figure 3-24 for a map of the City’s subareas.
- 1.56 General plan designations.** Establish and maintain a system of General Plan designations that:
 - Provides flexibility for land developers to determine the best use of their land within the bounds of the vision for the subarea, particularly in undeveloped areas of the City.
 - Regulates the form and character of new development to ensure the development that does occur is complete with a diversity of uses so residents don’t have to drive long distances to access goods and services, connected to the Downtown and other parts of the City via multiple modes of transportation, and compact so that areas are walkable and pedestrian-friendly. The exception to the above shall be Resort developments which may be developed as isolated projects separate from the rest of the City.
 - Uses the development process to enhance the charterer and identity of Coachella.

- 1.67 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.

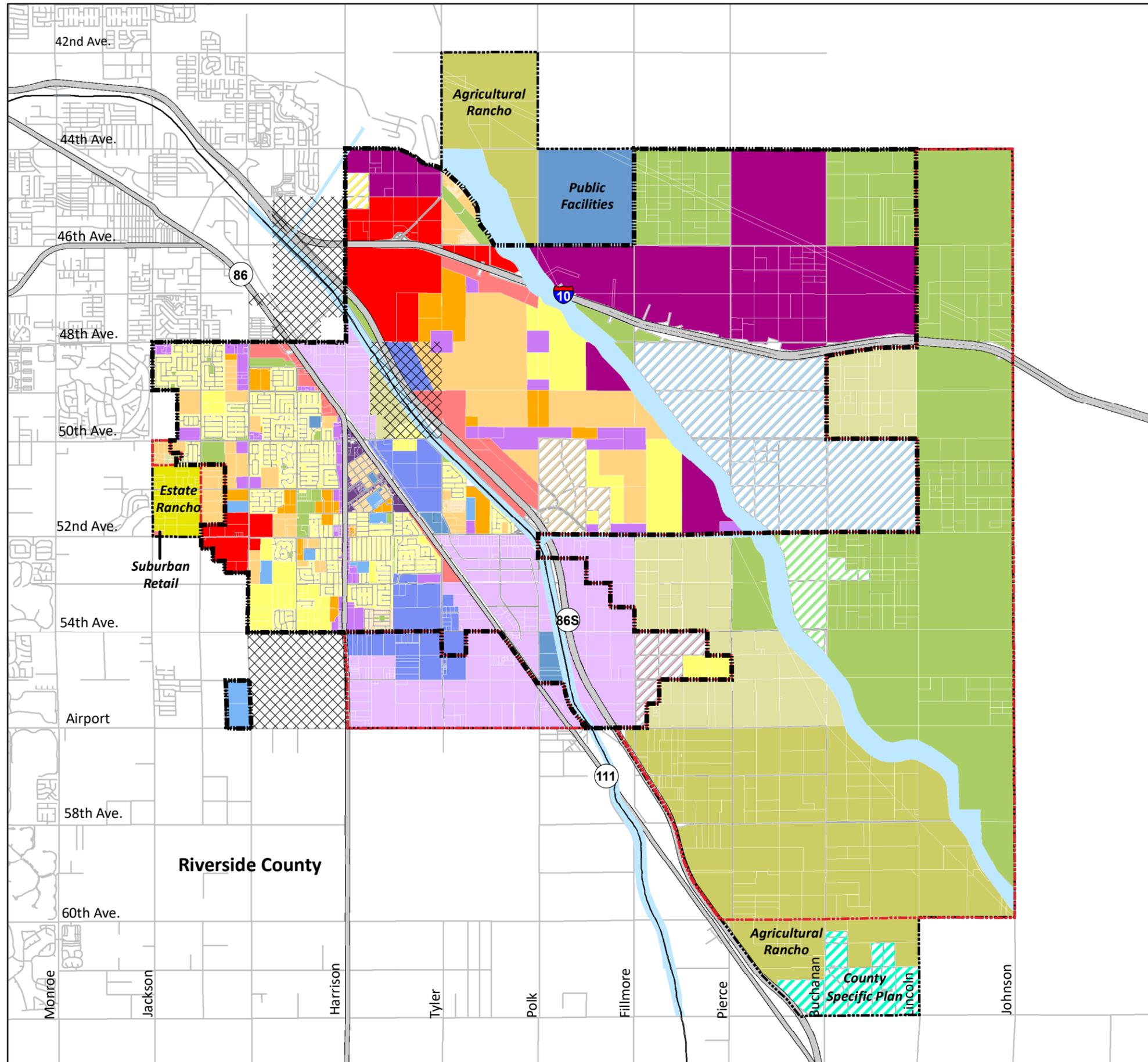
Policies

- 2.1 **Population and employment growth.** Allow the City to grow from its current population of approximately 40,000 and 5,800 jobs to a maximum of 135,000 and 32,000 jobs by 2035.
- 2.2 **Character and identity.** Strive to maintain Coachella’s existing small-town character, identity and cultural diversity as development occurs in the future.
- 2.3 **Urban design as identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.
- 2.4 **Natural context.** Retain the City’s natural infrastructure and visual character derived from topography, farmlands and waterway corridors.
- 2.5 **High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.
- 2.6 **Architectural diversity.** A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.
- 2.7 **Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.
- 2.8 **Growth and development evaluation.** Every five years, review and adjust, as needed, the General Plan’s population and employment capacities to meet changes in economic and demographic conditions.
- 2.9 **Infill development.** Promote and provide development incentives for infill development and redevelopment of existing properties.
- 2.10 **Contiguous development pattern.** Encourage and incentivize development to occur contiguous to, or proximate to, existing built areas to facilitate delivery of City services and minimize “leapfrog” development not connected to existing urbanized areas.
- 2.11 **New growth.** Continue to plan for future expansion and new growth on previously undeveloped areas.
- 2.12 **High priority development areas.** Identify subareas 5, 6, 7, 8, 9, 10, and 11 as Priority Growth Areas to be targeted for growth through City policies and actions and to receive priority for funding, community facilities and services.



City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations



Legend

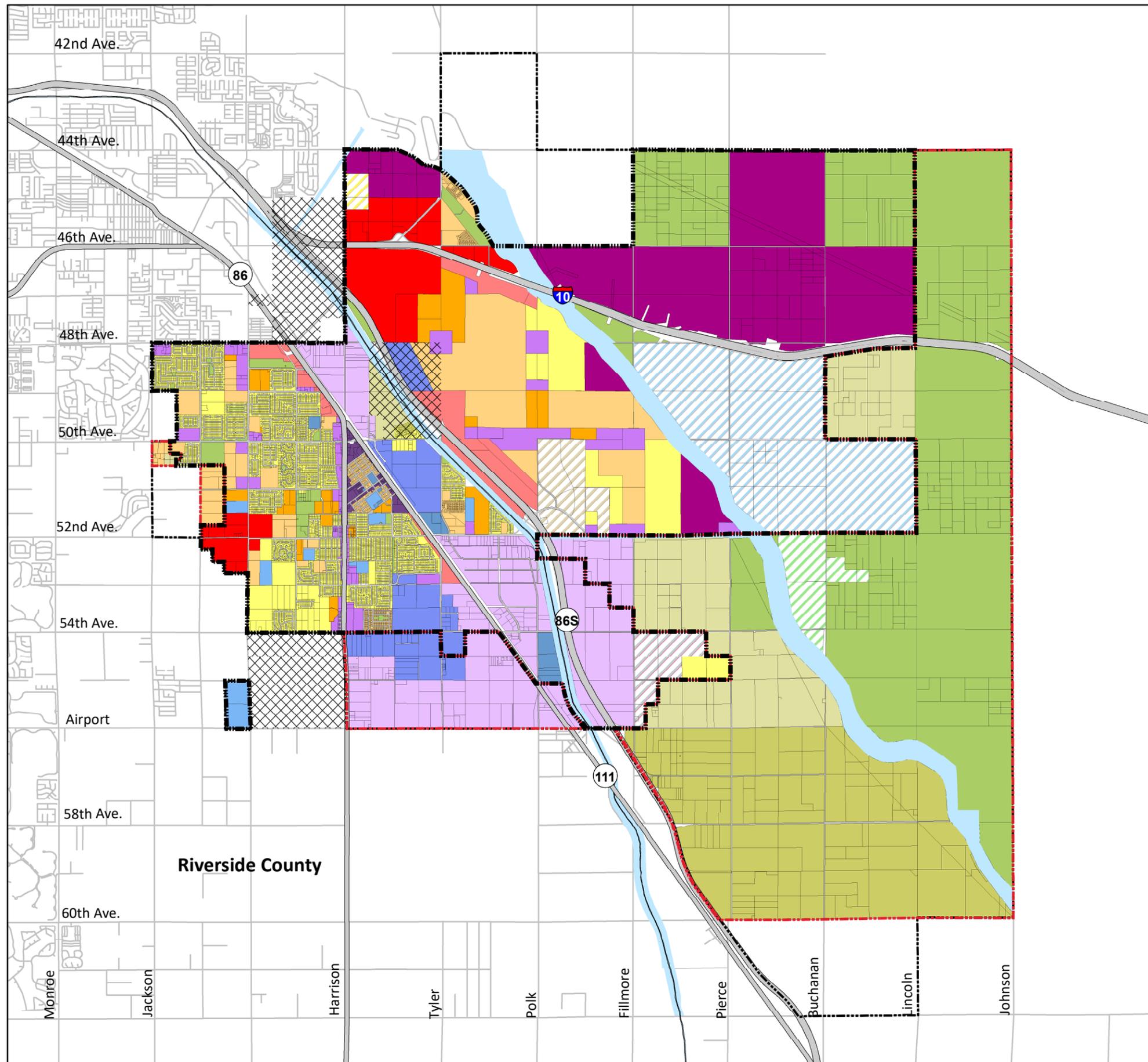
- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
- Industrial District
- Urban Neighborhood
- General Neighborhood
- Suburban Neighborhood
- Estate Rancho
- Rural Rancho
- Agricultural Rancho
- Open Space
- School
- Public Facilities
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan
- County Specific Plan



Source: City of Coachella and
Riverside County
Date: April 2023



City of Coachella General Plan Update 2035



Current General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
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Source: City of Coachella and
Riverside County
Date: April 2023



City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
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Source: City of Coachella and
Riverside County
Date: April 2023

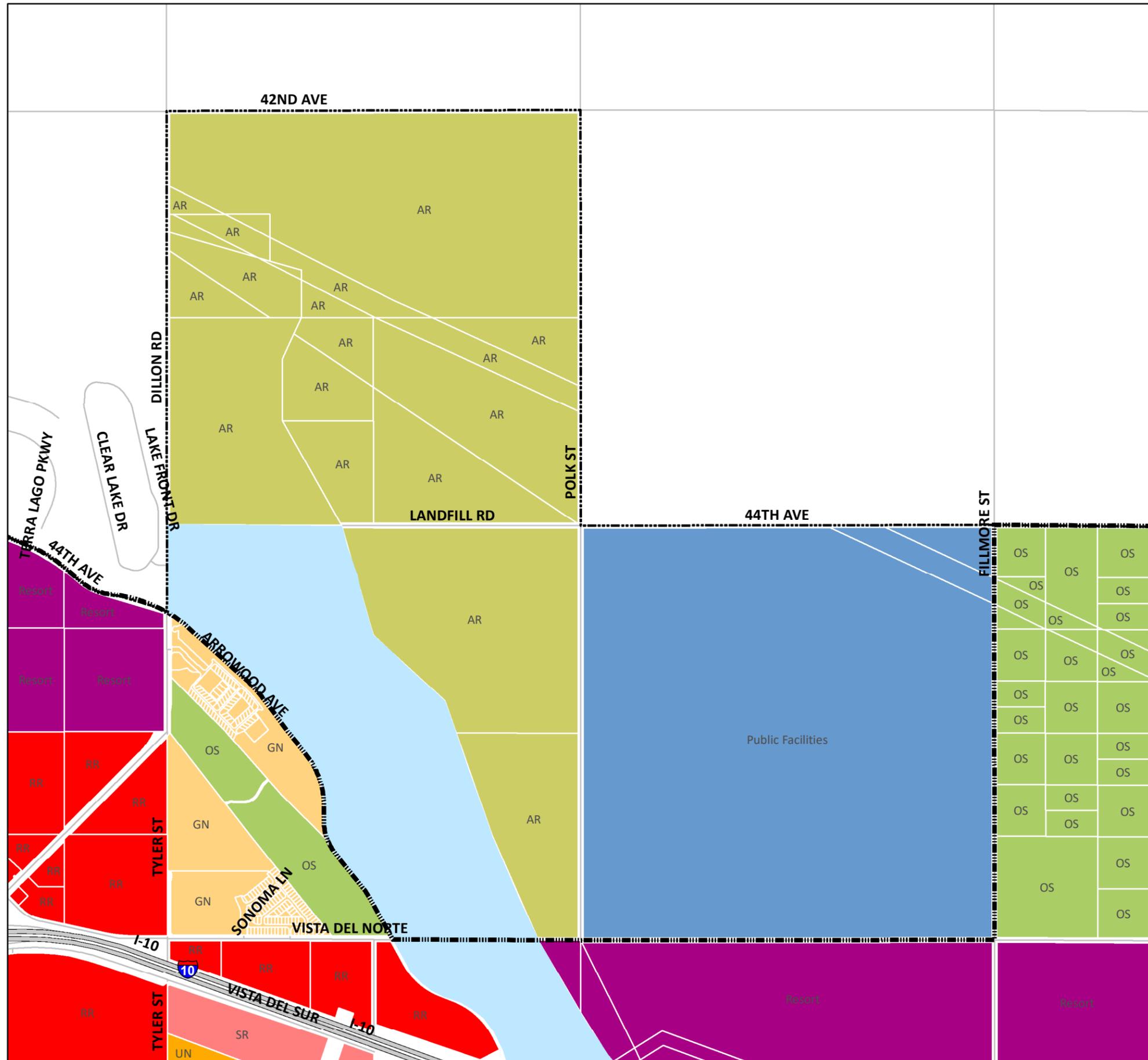


City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
- Industrial District
- Urban Neighborhood
- General Neighborhood
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- Philips Ranch Specific Plan
- County Specific Plan



Source: City of Coachella and Riverside County
Date: April 2023



City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations



Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
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- Downtown Center
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Date: April 2023