

Final Initial Study and Negative Declaration for

ZONA CENTRAL; DOWNTOWN EXPANSION

CZ 18-10; EA 18-04

CITY OF COACHELLA, CA

Prepared for:

Lead Agency:



City of Coachella

Development Services Department
Luis Lopez, J.D., Director
53-990 Enterprise Way
Coachella, CA 92236

Property Owner:



Peter Rabbit Farms
We just keep growing
Peter Rabbit Farms
John Powell, Jr., President
85-810 Peter Rabbit Lane
Coachella, CA 92236

Prepared by:



Arivitas Partners, LLC
Kevin L. Maevers, AICP
79-405 Highway 111, Unit 9, #462
La Quinta, CA 92253

October 2019



F.1 Introduction

This Final Initial Study and Negative Declaration (IS/ND) was prepared for the Zona Central – Downtown Expansion project. Prior to approving the project, the City Council as the lead agency must consider the proposed Negative Declaration (ND) together with any comments received during the public review process. The Council may adopt the proposed ND only if it finds on the basis of the whole record before it (including the Initial Study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the lead agency’s independent judgment and analysis.

The City prepared this Final IS/ND in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code Section 21000, et seq.) and the “Guidelines for the Implementation of the California Environmental Quality Act” (California Code of Regulations, Title 14, Section 15000, et seq., State CEQA Guidelines).

Organization of the Final IS/ND

The Final document includes the following information:

- F.1 Introduction to the Final IS/MND
- F.2 Comments received on the Draft IS/Notice of Intent and responses
- F.3 Errata

The Final document is available for review at the following location:

City of Coachella Permit Center
53-990 Enterprise Way
Coachella, CA 92236
Hours: 7:00 am to 6:00 pm, Monday through Thursday



F.2 Comments and Responses

Introduction

This section includes the comment letters received on the Draft Initial Study/Notice of Intent to Adopt a Negative Declaration. Each comment letter is labeled with a unique number and comments within each letter are numbered consecutively. For example, the letter from the Imperial Irrigation District (IID) is labeled as letter number 2 and the first comment in this letter is labeled 2-1.

The City of Coachella received a total of four (4) comment letters from state, regional and local agencies; as well as from special interest groups. The following list provides the name of the commenter along with his/her affiliation, and the date the letter was sent.

Comment Letters

Letter No. Author/Affiliation Date

1. Riverside County Airport Land Use Commission; September 19, 2019
2. Imperial Irrigation District (IID); September 25, 2019
3. Twenty-Nine Palms Band of Mission Indians; September 20, 2019
4. Agua Caliente Band of Cahuilla Indians; October 2, 2019
5. Riverside County Fire Department; September 24, 2019
6. Augustine Band of Cahuilla Indians; October 8, 2019



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



September 30, 2019

Mr. Luis Lopez, Development Services Director
City of Coachella Planning Department
53-990 Enterprise Way
Coachella CA 92236

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Lake Elsinore

VICE CHAIR
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Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: CZ18-10

Dear Mr. Lopez:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the City of Coachella case; a proposal to rezone and bring into compliance with the City's General Plan approximately 206 acres called Zona Central (Downtown Expansion)

ALUC staff has determined that the project is located within Compatibility Zone E of Jacqueline Cochran Regional Airport Influence Area which does not restrict residential density or non-residential intensity, and prohibits hazards to flight.

1-1

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

1-2

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

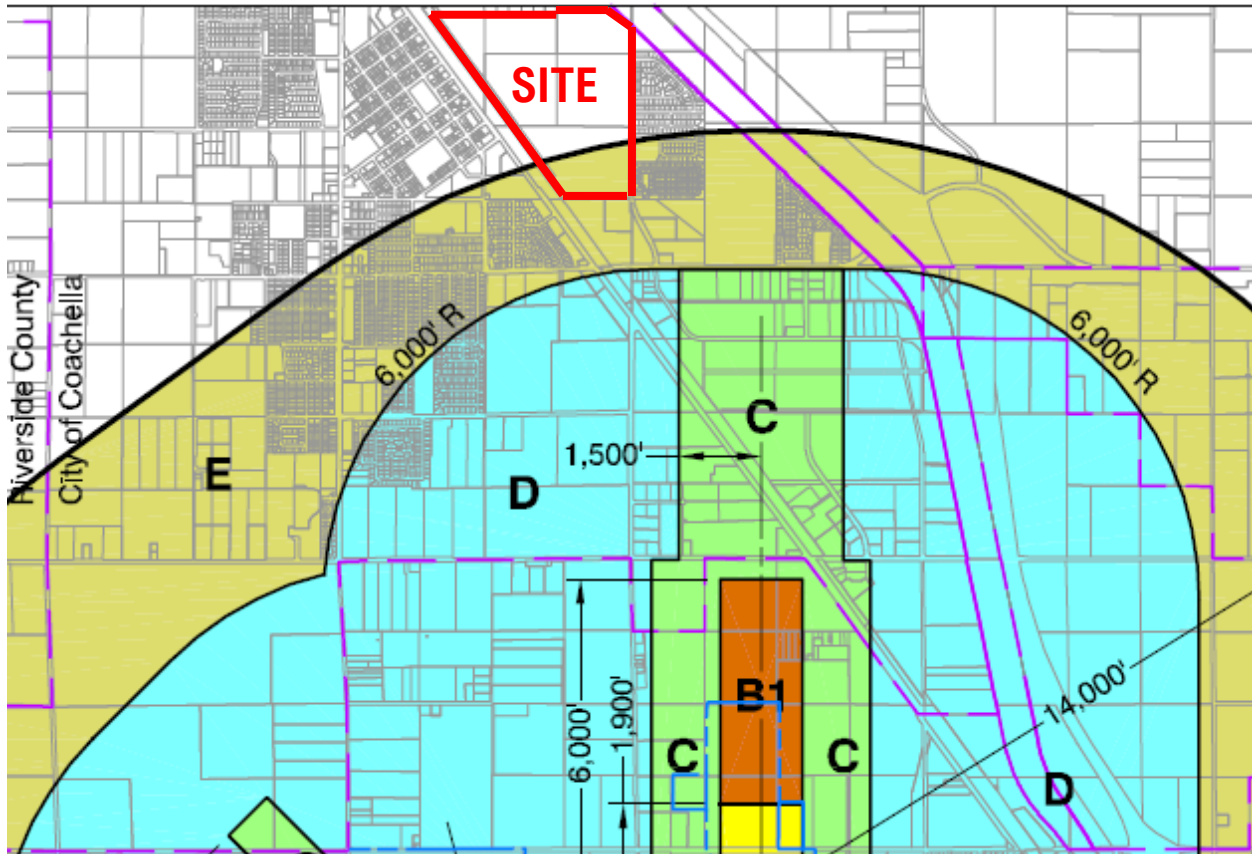
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Principal Planner

Letter 1 Riverside County Airport Land Use Commission, Sept. 19, 2019

Response 1-1 The City of Coachella appreciates the concerns expressed by the Airport Land Use Commission. Prior to initiating this Change of Zone, City personnel reviewed the appropriate sections of the Riverside County Airport Land Use Compatibility Plan including that portion of Chapter 3 specific to Jaqueline Cochran Regional Airport. An additional review of City of Coachella General Plan 2035 and the supporting Environmental Impact report demonstrates that the Land Use Element of the City General Plan is in compliance with the Riverside County Land Use Compatibility Plan. However, it should be noted that less than 25% of the property contained within the Zona Central Change of Zone is within Zone E of the Airport Influence area (See Figure 1 below).

FIGURE 1: Portion of Jaqueline Cochran Regional Airport Airport Land Use Compatibility Map





Response 1-2 As the City General Plan 2035 is consistent with the ALUCP, and as this Change of Zone is intended only to bring the properties into compliance with the previously approved General Plan 2035 and supporting EIR, and as there is no proposed development plan attached to this request, further review by Airport Land Use Commission is not necessary at this time. Furthermore, as stated above, less than 25% of Zona Central falls within Compatibility Zone E which (pursuant to Table 2A of the Countywide Policies) does not restrict residential density or nonresidential intensity and prohibits hazards to flight. Current City Development policy prohibits construction of buildings over 100' tall or the construction of any sports stadiums, concert halls, amphitheaters, etc., without further development review (such as a Conditional Use Permit).



IID

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September 25, 2019

Mr. Luis Lopez
Director
Development Services Department
City of Coachella
1515 6th Street
Coachella, CA 92236

SUBJECT: Zona Central Project in Coachella, CA (CZ 18-10 & EA 18-04)

Dear Mr. Lopez:

On September 13, 2019, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the conceptual land use plan for the Zona Central project (Change of Zone No. 18-10, Environmental Assessment No. 18-04). The City of Coachella proposes to amend the official zoning map by changing the zoning on approximately 206.2 acres of vacant agricultural land and partially-developed land in the Manufacturing Service zone to provide consistency in the policies of the City of Coachella General Plan 2035 and specifically in its Land Use & Community Character Element and its Housing Element. The land is located south of Avenue 50, west of Tyler Street, approximately ¼ mile north of Avenue 52 in Coachella, CA.

The Imperial Irrigation District has reviewed the project information and has the following comments:

- 1. IID will not begin any engineering or estimate costs to provide electrical service for any project within the Zona Central area until the owner/developer submits a customer project application, detailed loading information, panel sizes, project schedule and estimated in-service date. The application is available for download at the district website <http://www.iid.com/home/showdocument?id=12923>. } 2-1
- 2. However, based on the information provided, IID has performed a preliminary assessment of the development area and has determined that there will be a substantial impact to the IID electrical system as the area develops; the cumulative impact of office, R&D, retail and services uses and possibly a college or university, in addition to multi-family residential uses potentially located on the edges of the Zona Central area, significantly increase the electrical demand on district's system. } 2-2
- 3. The environmental analysis in the Initial Environmental Study does not address, even conceptually, the level of adequacy of the existing electrical utility infrastructure to service the development area; neither in the *Project Description* section (Chapter 2, section 2.3) nor in the *Utilities and Services Systems* section (Chapter 3, section XVII) of the IES. Electrical service is a factor of utmost importance in the implementation and success of any new project. The deficient assessment of a project's potential impact on this resource } 2-3



Luis Lopez
September 25, 2019
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could adversely affect the capability of the district to provide electrical service in an efficient and timely manner.

- 4. Chapter 3, section XVII, titled *Utilities and Services Systems*, of the IES should be amended to reflect a "Potentially Significant Impact" with the following mitigation measures:
 - a) Based on preliminary information received, it is anticipated that the additional power load for the development of the Zona Central area will require the acquisition, design and construction of a substation, transmission and distribution line extensions, distribution getaways and distribution feeders all of which shall be at the expense of the developer. A minimally-dimensioned substation site of 315 ft. by 315 ft. will be required at a location approved by IID. Additional requirements include grading, fencing, applicable permits, zoning change, landscaping (if required by the City), and all rights-of-way and easements for the substation site and access rights for both ingress and egress, as well as for power line facilities (transmission and distribution), all of which shall be at the expense of the developer.
 - b) Underground distribution line extensions will be required to serve the Zona Central area as well, including such items as all rights-of-way and easements for the line extensions and any line relocations or reconfigurations needed, all of which shall be at the expense of the developer.

- 5. Once the district is provided with the required information as stated in comment no. 1, IID can carry out a thorough assessment to determine the specific requirements to supply electrical service to a project. Likewise, IID will determine the availability of temporary construction power from existing power lines based on construction schedules and or phasing.

- 6. For additional information regarding electrical service for a project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.

- 7. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.

- 8. The applicant will be required to provide rights-of-way and easements for any power line extensions needed to serve the project.

- 9. Line extensions are made in accordance with IID Regulations:
 - No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
 - No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
 - No. 15 (<http://www.iid.com/home/showdocument?id=2555>) and
 - No. 20 (<http://www.iid.com/home/showdocument?id=2560>).

- 10. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed

2-4

2-5



Luis Lopez
September 25, 2019
Page 3

new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <http://www.iid.com/departments/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

11. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
12. Public utility easements over all private and public roads and an additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of electrical infrastructure.
13. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
14. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

2-5



Luis Lopez
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15. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

} 2-5

Should you have any questions, please do not hesitate to contact me at (760) 482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

- Enrique B. Martinez – General Manager
- Mike Pecheco – Manager, Water Dept.
- Marilyn Del Bosque Gilbert – Manager, Energy Dept.
- Jamie Asbury – Deputy Manager, Energy Dept., Operations
- Charles Bery – Mgr., Energy Dept., Distr. Services & Maintenance Operations
- Enrique De Leon – Asst. Mgr., Energy Dept., Distr., Planning, Eng. & Customer Service
- Vanda Taylor – Asst. General Counsel
- Robert Laurie – Outside Counsel
- Michael F. Kemp – Superintendent, Regulatory & Environmental Compliance
- Laura Cervantes – Supervisor, Real Estate



Letter 2 Imperial Irrigation District, September 25, 2019

Response 2-1 The City of Coachella remains sympathetic to the concerns expressed herein. However, many of the concerns express are not appropriate for a CEQA review. As IID personnel are aware, the City of Coachella, and a wide section of the property owners in the vicinity of this project, as well as on projects to the north and south, are actively working toward a solution, including the development of 120MV substation(s) to resolve any potential electrical service issues caused by future demand.

Response 2-2 While the City of Coachella agrees that there is the potential for increased systemwide demands as development occurs in this area, this current project (CZ 18-10) is intended solely to bring the property into compliance with the previously approved General Plan 2035. No development permits are being requested at this time. Additionally, due to the continuing innovation in both building efficiency and electrical power generation, it is impractical to perform an energy needs assessment at this time as any such assessment will not take into account such efficiencies and innovations and will thereby result in a negatively skewed result on systemwide demands.

Response 2-3 As the City has previously expressed to IID on other projects, the City of Coachella has the following concerns with IID’s request at this time.

- A. The CEQA environmental review process is not intended to address the adequacy of existing utility infrastructure. A review under CEQA addresses the “environmental effects” of a project. Should the project result in the need for a major overhaul of any utility system, or require new infrastructure to be installed, those impacts would be covered under other environmental factors (cultural resources, air quality, noise, etc.). What is important is the detailed project description that identifies the utility infrastructure needs of the project.
- B. Adding a new layer of analysis for our project developers, looking into the project’s “environmental effects” upon the electrical utility system, is unproductive and would require significant expert opinion and new costs to the CEQA process. For example, to fully understand and analyze the need for expanded or enlarged infrastructure needs for a project, your own engineers may be required to give the CEQA consultant detailed information about the circuits in the region and the overall capacity of the system. This information, once disclosed to the public, may cause unintended effects on land speculation and development investor activity, which is not in the City’s best interest. Experience has demonstrated that IID typically does not disclose this information to the public.

Response 2-4 As previously stated in Response 2-2, the project as it is currently proposed (CZ 18-10) intends only to bring the subject properties into compliance with the City of Coachella General Plan 2035. There is no development proposal under consideration at this time. It is anticipated that any future development application in this area will adhere to all requirements of the City of Coachella and IID, including the utilization of building and energy efficiency standards in effect at the time of development. As such, IID’s



recommendation at this time is premature and may reflect an overly conservative point of view toward future development needs.

Response 2-5 All other comments (5 – 15) are advisory in nature and may, or may not, be suitable for future development projects as those projects come online.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

September 20, 2019

Luis Lopez, Development Services Director
City of Coachella – Development Services Department
1515 Sixth Street
Coachella, CA 92236

RE: Request to Consult on the Zona Central Re-Zoning Project in Coachella, California

Dear Mr. Lopez:

This letter in regards to a Notice of Intent to Adopt a Negative Declaration for a Change of Zone No. 18-10. This Change of Zone entails an amendment to the Official Zoning Map by changing the zoning on approximately 206.2 acres of vacant agricultural land in the R-S (Residential Single-Family) and partially-developed land in the M-S (Manufacturing Service) zone to provide consistency with the policies of the City of Coachella General Plan 2035.

After review of the project area the Tribal Historic Preservation Office (THPO), established to protect and preserve cultural resources that are within the ancestral territory of the Chemehuevi, has some concerns for the project. The project is within the Chemehuevi Traditional Use Area (TUA) and in the vicinity of known cultural resources. For this reason, the While portions of the project may have been disturbed, the THPO requests the completed cultural report for this project. After review of this report, the THPO may provide additional recommendations.

} 3-1

If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Anthony Madrigal, Jr.
Director of the Tribal Historic Preservation Office



Letter 3 Twenty-Nine Palms Band of Mission Indians, September 20, 2019

Response 3-1 The City of Coachella remains sympathetic and shares many of the concerns expressed herein with respect to the sensitive nature of tribal cultural resources. The City of Coachella remains committed to a positive and proactive relationship with the Twenty-Nine Palms Band of Mission Indians. As such, we appreciate the response provided and understand the concerns expressed herein relative to the project being within the ancestral territory of the Chemehuevi.

Because of the nature of this project (Change of Zone for General Plan compliance) and because there are no earth-moving or other development activities proposed at this time, a cultural resources survey was not prepared as there is no intent to further disturb the earth beyond those activities that are currently taking place on the site. Future development projects, whether residential, commercial, or industrial, will be required to fully comply with local, regional, and state environmental laws and regulations (including CEQA Compliance). In order to ensure that the Twenty-Nine Palms Band of Mission Indians are well-informed during the development process for the future project, the City agrees to send a copy of any future cultural reports related to the development of the site to Anthony Madrigal, Jr., the Tribal Historic Preservation Officer.



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-017-2019-006

October 02, 2019

[VIA EMAIL TO:llopez@coachella.org]

City of Coachella
Mr. Luis Lopez
1515 Sixth Street
Coachella, CA 92236

Re: Zona Central

Dear Mr. Luis Lopez,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Zona Central project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, we have no concerns at this time. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

} 4-1

Cordially,

Lacy Padilla
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV



Letter 4 Agua Caliente Band of Cahuilla Indians, October 2, 2019

Response 4-1 The City of Coachella appreciates the timely response and remains committed to a positive and proactive relationship with the Agua Caliente Band of Cahuilla Indians.

The letter confirms that the project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. Since this action does not have the potential to impact cultural resources, the Agua Caliente Band has no concerns at this time and the letter serves to conclude the consultation efforts. To ensure that the Agua Caliente Band of Cahuilla Indians are well-informed during the development process for the future project(s), the City agrees to send a copy of any future cultural reports related to the development of the site to the Tribal Historic Preservation Office.



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief
Office of the County Fire Marshal (East)
77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131
Phone (760) 863-8886 Fax (760) 863-7072
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DISTRICT 4
- JEFF HEWITT
DISTRICT 5

Date: September 24, 2019
City Case Number: Change of Zone #18-10, Environmental Assessment #18-04
Project Name: Zona Central
Requested By: Luis Lopez, Development Services Director
Reviewed By: Chris Cox, Assistant Fire Marshal
Fire Department Permit Number: FPCZC1900001
 East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department comments to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Strategic Planning Review: This planning case will also be reviewed by Riverside County Fire Department Strategic Planning for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Strategic Planning to mitigate these impacts. Questions for Strategic Planning can be addressed to RRUStrategicPlanningBureau@fire.ca.gov

} 5-1

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.



Letter 5 Riverside County Fire Department, September 24, 2019

Response 5-1 The City of Coachella appreciates the response from Riverside County Fire Department. The City is committed to working with Riverside County Fire to create a safe and healthy community for all residents. As this current project does not involve any proposal for new development, the information provided is advisory in nature. When a proposal for a development project is submitted to the City for review, the City will route the proposed project to Riverside County Fire Department's Strategic Planning Office for further review and comment.



AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

Tribal Chairperson: Amanda Vance

Tribal Vice-Chairperson: William Vance

Tribal Secretary: Victoria Martin

October 8, 2019

Luis Lopez
City of Coachella
Development Services Department
1515 Sixth Street
Coachella, CA 92236

**RE: Project Title/Location: Zona Central- Downtown Expansion
South of Avenue 50, West of Tyler Street, Approximately ¼ north of Avenue 52
In the City of Coachella, CA**

Dear Mr. Lopez-

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

6-1

At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however in the event you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation.

Very truly yours,

Augustine Band of Cahuilla Indians

Victoria Martin
Tribal Secretary



Letter 6 Augustine Band of Cahuilla Indians, October 8, 2019

Response 6-1 The City of Coachella appreciates the timely response and remains committed to a positive and proactive relationship with the Augustine Band of Cahuilla Indians.

The letter confirms that the Augustine Band is unaware of any specific cultural resources located within the boundaries of proposed project. However, to ensure that the Augustine Band of Cahuilla Indians are well-informed during the development process for the future project(s), the City agrees to send a copy of any future cultural reports related to the development of the site to the Tribal Historic Preservation Office.



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F.3 Errata

Minor revisions have been made to the Draft Initial Study/Notice of Intent to Adopt a Negative Declaration for grammar, punctuation, spelling readability, and consistency.

These minor revisions do not constitute new significant information that would require recirculation of the Draft Initial Study/Notice of Intent. Revisions are included in the Revised Final IS/ND. All revisions to the Draft IS/ND are done with new text being underlined and ~~deleted text stricken through~~.

In accordance with Section 15073.5(a) of the CEQA Guidelines, a lead agency is required to recirculate a Draft IS/ND when the document must be substantially revised after public notice of its availability has previously been given.

A substantial revision is either: a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance; or the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.

Recirculation is not required if (1) mitigation measures are replaced with equal or more effective measures; (2) new project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects; (3) measures or conditions of project approval are added after circulation of the Draft IS/ND which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect; or (4) new information is added to the Draft IS/ND which merely clarifies, amplifies, or makes insignificant modifications to the Draft IS/ND.

Initial Environmental Study and Negative Declaration for

ZONA CENTRAL; DOWNTOWN EXPANSION

CZ 18-10; EA 18-04

CITY OF COACHELLA, CA

Prepared for:

Lead Agency:



City of Coachella

Development Services Department

Luis Lopez, J.D., Director

53-990 Enterprise Way

Coachella, CA 92236

Property Owner/Applicant:



Peter Rabbit Farms

John Powell, Jr., President

85-810 Peter Rabbit Lane

Coachella, CA 92236

Prepared by:



Arivitas Partners, LLC

Kevin L. Maevers, AICP

79-405 Highway 111, Unit 9, #462

La Quinta, CA 92253

September 2019



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Additional Exhibits

1. Conceptual Land Use Plan - 200' Scale (24" x 36")
2. Conceptual Land Use Plan - Reduced Scale (11"x17")
3. Conceptual Land Use Plan - Reduced Scale (8½" x11")

Acronyms

AOC	Area of Concern
AQMP	Air Quality Management Plan
bsl	below sea level
CAAQS	California Ambient Air Quality Standards
CACP	Clean Air and Climate Protection
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalOSHA	California Occupational Health and Safety Administration
CAP	Climate Action Plan
CBC	California Building Code
CDL	Clandestine Drug Labs
CEQA	California Environmental Quality Act
CH ₄	Methane
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CO ₂	Carbon dioxide
CSD	Coachella Sanitary District
CUP	Conditional Use Permit
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
CWA	Coachella Water Authority
dBA	A-weighted decibel
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources, Inc.
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gasses
gpd	gallons per day
gpm	gallons per minute
LOS	Level of Service
LST	Localized Significance Threshold
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
Mgd	Million gallons per day
MMT	Million metric tons
MND	Mitigated Negative Declaration
mph	miles per hour
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Sewer Systems
N ₂ O	Nitrous oxides
NAAQS	National ambient air quality standards
ND	Negative Declaration



NOx	Nitrogen oxides
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
O ₃	Ozone
O&M	Operations and Maintenance
Pb	Lead
PM _{2.5}	Particulate matter equal to or less than 2.5 microns in diameter
PM ₁₀	Particulate matter equal to or less than 10 microns in diameter
RCFD	Riverside County Fire Department
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
ROG	Reactive Organic Gasses
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	Southern California Air Quality Management District
SFL	Sacred Lands File
SIP	State Implementation Plan
Sox	Sulfur oxides
SRA	Source Receptor Area
SSAB	Salton Sea Air Basin
SWPPP	Stormwater Pollution Prevention Plan
TACs	Toxic Air Contaminants
µg/m ³	Micrograms per cubic meter
USEPA	US Environmental Protection Agency
VOC	Volatile Organic Compounds
VEC	Vapor Encroachment Conditions
WDS	Waste Discharge System
WQMP	Water Quality Management Plan
WWTP	Wastewater Treatment Plant



Chapter 1 Introduction

1.1 Overview

The City of Coachella (Lead Agency), together with Peter Rabbit Farms (Property Owner), has prepared this application for Change of Zone to bring approximately 206-acres of land located south of Avenue 50 and west of Tyler Street into conformance with the City of Coachella General Plan. The current General Plan Land Use designation for the property is Subarea 6 – Downtown Expansion which provides for a variety of employment and housing opportunities. The current zoning designation for most of the property is M-S (Manufacturing Service) or R-S (Residential Single Family). When approved, this Zone Change will bring 206 acres of land into compliance with the General Plan and provide significant opportunities for a variety of employment and housing types. The working name for this project is Zona Central - Downtown Expansion (See Chapter 2 – *Project Description* for further detail.)

1.2 Authority

The City of Coachella is the lead agency for the proposed Project. The City Council is the governing body for the approval of the proposed Project and adoption of the Negative Declaration (ND). Because the proposed Project involves a change to the existing site, the City Council’s consideration of the Project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Initial Study (IS) has been prepared in accordance with the CEQA (Statute) and the State’s Guidelines for Implementation of CEQA (Guidelines) (as amended, 2018). This IS, when combined with the Notice of Intent (NOI) to Adopt a ND, serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California

1.3 Scope of Environmental Review

The Initial Study evaluates the proposed project’s potential environmental effects on the following topics:

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

1.4 Impact Assessment Terminology

The Environmental Checklist identifies impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the project would not affect the environment.



- Less than significant. A finding of less than significant is made when it is clear from the analysis that a project would cause no substantial adverse change in the environment and no mitigation is required.
- Less than significant with mitigation incorporated. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.
- Potentially Significant. A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.5 Organization of the Initial Study

The content and format of the Initial Study meet the requirements of CEQA. The Initial Study contains the following sections:

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed project, identifies the lead agency, summarizes the purpose and scope of the Initial Study, and provides a discussion of the impact terminology used to assess potential environmental impacts of the proposed project.
- Chapter 2 Project Description. This chapter provides a Project overview including a description of the regional location and Project vicinity, including Exhibits; and provides a description of the Project elements, e.g. dimensions of the Project, and identifies other agencies that may have permitting authority over the Project.
- Chapter 3 Environmental Checklist. This chapter provides a copy of the City's Environmental Checklist, revised to include the latest amendments to the CEQA Guidelines and responses to each question posed in the checklist. This chapter also provides a brief description of existing conditions for each topic and an analysis of potential environmental impacts. Mitigation measures are also identified where necessary.
- Chapter 4 References. This chapter lists all reports used, websites accessed, and persons consulted to prepare the Initial Study.

1.6 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a ND may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the IS and NOI to Adopt a Mitigated Negative Declaration for this Project. The following documents are incorporated by reference.

- City of Coachella General Plan Update (Adopted April 22, 2015).
- City of Coachella General Plan EIR (June 25, 2016).
- City of Coachella Municipal Code (online content updated on April 11, 2018).

These documents are also available for review at the City's Development Services Department, located at 1515 Sixth Street, Coachella, CA. The Project specific reports, if any, are attached to this IS as appendices. The List of Documents incorporated by reference are located on the City's website at:

<http://www.coachella.org/departments/general-plan-2035>
<https://cityofcoachellageneralplanupdate.weebly.com/final-eir.html>
<https://library.municode.com/ca/coachella>



Chapter 2 Project Description

2.1 Project Location

The City of Coachella is located on the easterly end of the Coachella Valley in Riverside County (Please see **Figure 1, Regional Location**). As shown in **Figure 2, Project Vicinity**, the project site is located south of Avenue 50, west of Tyler street, approximately ¼ mile north of Avenue 52. The project site comprises Assessor Parcel Numbers 778-030-07, 12, 14; 778-170-10, 11; 778-180-02, 03, 04; and 778-191-01, 02, 03. The western portion of the project site is currently developed with a number of buildings and other facilities dedicated primarily to agriculture production, processing, and packing. The majority of the site is undeveloped and is generally flat due to many years of agricultural use.

Project Site Characteristics

Figure 3, Project Site Google Earth Image, presents the location of the project site from an aerial perspective. Project site photographs are provided. **Figure 4, Project Site Photo Key** gives the location and direction of the Project Site Photos. **Figures 5.1 through 5.7, Project Site Photos**, provide a wide variety of locations and angles for viewing the project site.

As can be seen in **Figures 3 through 5.7**, the western portion of the site is currently occupied by a number of industrial buildings and associated facilities dedicated to agricultural production. However, the majority of the site is vacant as it has been in use as agricultural property. During discussions leading up the approval of General Plan 2035, this property was chosen specifically for its ability to support large, mixed use, urban employment, and residential development projects.

Project Vicinity Characteristics

The following matrix characterizes land uses in the immediate project vicinity (See Figure 3).

Direction from Project Site	Land Use
North	Large lot residential uses; Single family Homes (29 Palms BOMI Reservation).
South	CVWD Maintenance Yard and Offices
East	Single Family Residential; Multi-Family Residential; Mobile Home Park
West	Union Pacific Railroad; Industrial Development; Grapefruit Blvd.

The trust lands of the Cabazon Band of Mission Indians, making up territories of the 29 Palms Band of Mission Indians, are located north of the project site along the north side of Avenue 50.



2.2 Existing General Plan Land Use Designation/Zoning District

The current General Plan Land Use designation for the project site falls within SubArea 6 – Downtown Expansion. Pursuant to the City General Plan this area will serve as the expansion of Downtown Coachella and it is envisioned to have a wide diversity of employment and civic uses. The area is envisioned as having small, walkable blocks with office, R&D and supporting retail and services. Multi-family residential uses may be located on the edges of this area and adjacent to existing residential development, such as the area east of Tyler Street. This area would also be an ideal location for a college or university that could benefit from the proximity to Downtown and expected office and R&D uses and an orientation towards walkable, university campus-style development. The foregoing is graphically depicted in **Figure 6, General Plan 2035 Land Use Element**, and **Figure 7, City of Coachella - 2013 Zoning Map**, respectively.

2.3 Project Description

Pursuant to the City of Coachella, General Plan 2035, *Zona Central*, is proposed to bring the 206-acres within SubArea 6, into full compliance with the General Plan Land Use element. SubArea 6 is a combination district that includes elements of both employment and residential uses. Prior to the approval of this Change of Zone (18-10), the project site contains only two zoning districts: M-S (Manufacturing Service) and R-S (Single Family Residential). Neither of these two zones provides the employment flexibility or the variety of housing types required by the General Plan Land Use Element, or Housing Element. To bring the site into compliance with the General Plan, and to meet the housing needs of the area, the City of Coachella Development Services with the consent of the Property Owner propose to create the following Zoning Districts:

- MS-IP; Manufacturing Service – Industrial Park
- C-N; Neighborhood Commercial
- CN-PD; Neighborhood Commercial Planned Development (Mixed Use, Urban Employment Center)
- R-M; Residential, Multi-Family (General Neighborhood)
- R-M; Residential, Multi-Family (Urban Neighborhood)
- O-S; Open Space
- OS-PF; Open Space Public Facilities

Total Project Area	206.2 acres*
MS-IP Zone	35.6 acres*
C-N Zone	13.5 acres*
CN-PD (Mixed Use) Zone	42.6 acres*
R-M (General) Zone	21.2 acres*
R-M (Urban) Zone	51.4 acres*
O-S Zone	8.0 acres*
OS-PF Zone	10.3 acres*
Interior Streets	23.6 acres*

***Note!** Project Area Estimates taken from Riverside County Tax Assessor Maps. Exact acreage may vary.

Primary site access will be provided via Avenue 50, Tyler Street, and Peter Rabbit Lane. Access to the interior of the project site will be provided by a number of smaller, residential and local commercial streets similar to those designed for Pueblo Viejo. A Conceptual Land Use Plan is provided in Figure 9.



It should be noted that no development is proposed at this time. Future development will be required to comply with the full provisions of the City of Coachella General Plan, City of Coachella Zoning and Development Code, and the California Environmental Quality Act, including any specific Conditions of Approval or Mitigation Measures required for a specific type of development.

2.4 Permits/Approvals required from other public agencies

Agency	Permit/Approval Required
FEDERAL	None
STATE	None at this time
REGIONAL	None at this time
LOCAL	
City of Coachella	Change of Zone (CZ 18-10)

The following utilities/service providers currently serve the project site and vicinity:

1. Potable Water Supply- Coachella Water Authority
2. Sewage Disposal System- Coachella Sanitary District (future)
3. Electricity- Imperial Irrigation District
4. Natural Gas- Southern California Gas Company (future)
5. Telephone- Frontier
6. Cable TV- Time Warner Cable

It is assumed that plans for future development projects for the proposed area will tie into existing water and sewer lines in Avenue 50 and Tyler Street as well as other dry utility/service system networks available in the general project vicinity.

Figure 1 Regional Location



Figure 2 Project Vicinity



FIGURE 3

ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA



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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

PROJECT SITE - GOOGLE EARTH IMAGE

FIGURE 4



PROJECT SITE PHOTO KEY

**ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA**

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

**CZ 18-10
EA 18-04**

Legend:
Indicates Location and
Direction of Photo

FIGURE 5.1

ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA

1A

**View from Northeast
Corner of Site
Looking South**



1B

**View from Northeast Corner
of Site Looking Southwest**

**View from Northeast Corner
of Site Looking Northwest**

1C

PROJECT SITE PHOTOS

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.2

ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA

2A

**View from
Northernmost Corner
of Site Looking West**



2B

**View from Northernmost
Corner of Site Looking South**

**View from Northernmost Corner
of Site Looking Southeast**

2C

PROJECT SITE PHOTOS

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.3

3A

View from Northwest
Corner of Site
Looking East



3B

View from Northwest
Corner of Site
Looking Southeast



PROJECT SITE PHOTOS

ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.4

ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA

4A

**View from 7th Street
Looking Northeast**



4B

**View from 7th Street
Looking Easterly**



4C

**View from 7th Street
Looking Southeast**

PROJECT SITE PHOTOS

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.5

ZONA CENTRAL
 DOWNTOWN EXPANSION
 CITY OF COACHELLA, CA

5A

**View from Southwest
 Corner of Site
 Looking Northwest**



5B

**View from Southwest Corner
 of Site Looking Northeast**

**View from Southwest Corner
 of Site Looking East**

5C

PROJECT SITE PHOTOS

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General Plan 2035 Land Use
 Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.6

ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA

6A

**View from Southeast
Corner of Site
Looking West**



6B

**View from Southeast Corner
of Site Looking Northwest**

**View from Southeast Corner
of Site Looking North**

6C

PROJECT SITE PHOTOS

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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04

FIGURE 5.7

7A

**View from Calle Bouganvillea
Looking South**



7B

**View from Calle Bouganvillea
Looking Southwest**



7C

**View from Calle Bouganvillea
Looking Northwest**



7D

**View from Calle Bouganvillea
Looking North**

PROJECT SITE PHOTOS

**ZONA CENTRAL
DOWNTOWN EXPANSION
CITY OF COACHELLA, CA**

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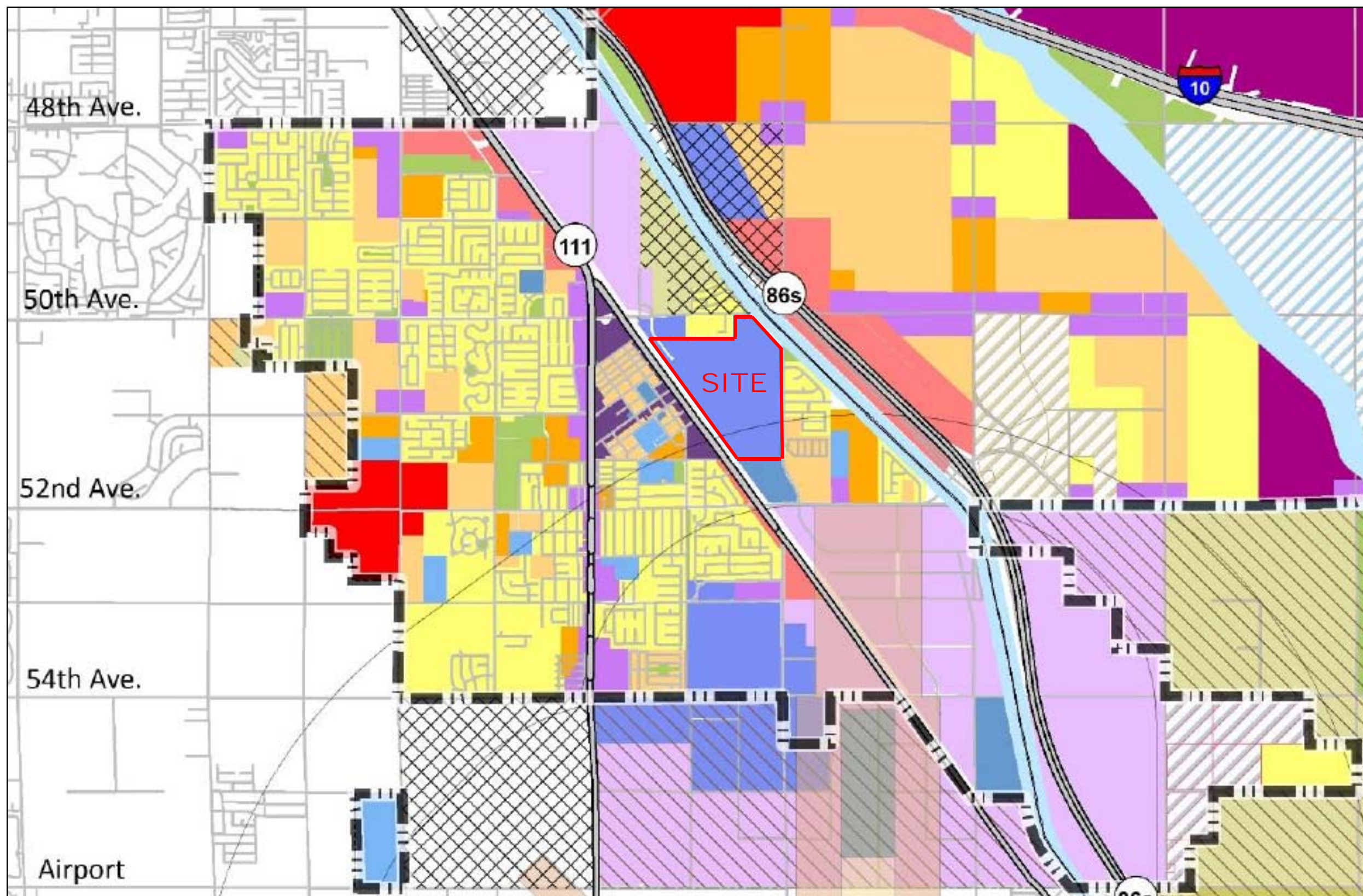
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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

**CZ 18-10
EA 18-04**

FIGURE 6

ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA



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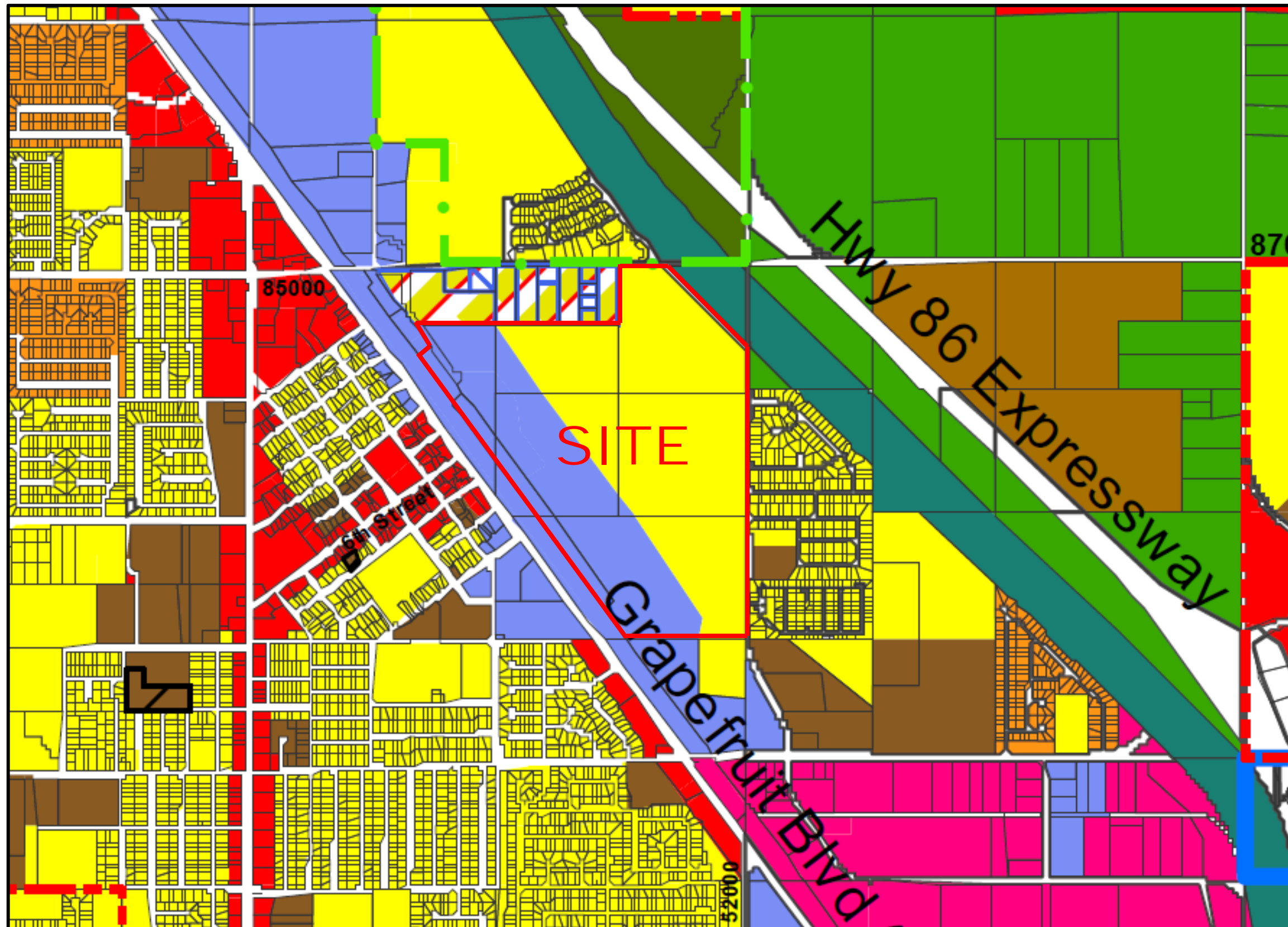
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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

GENERAL PLAN 2035 – LAND USE ELEMENT

CZ 18-10
EA 18-04

FIGURE 7



CITY OF COACHELLA – 2013 ZONING MAP

ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA

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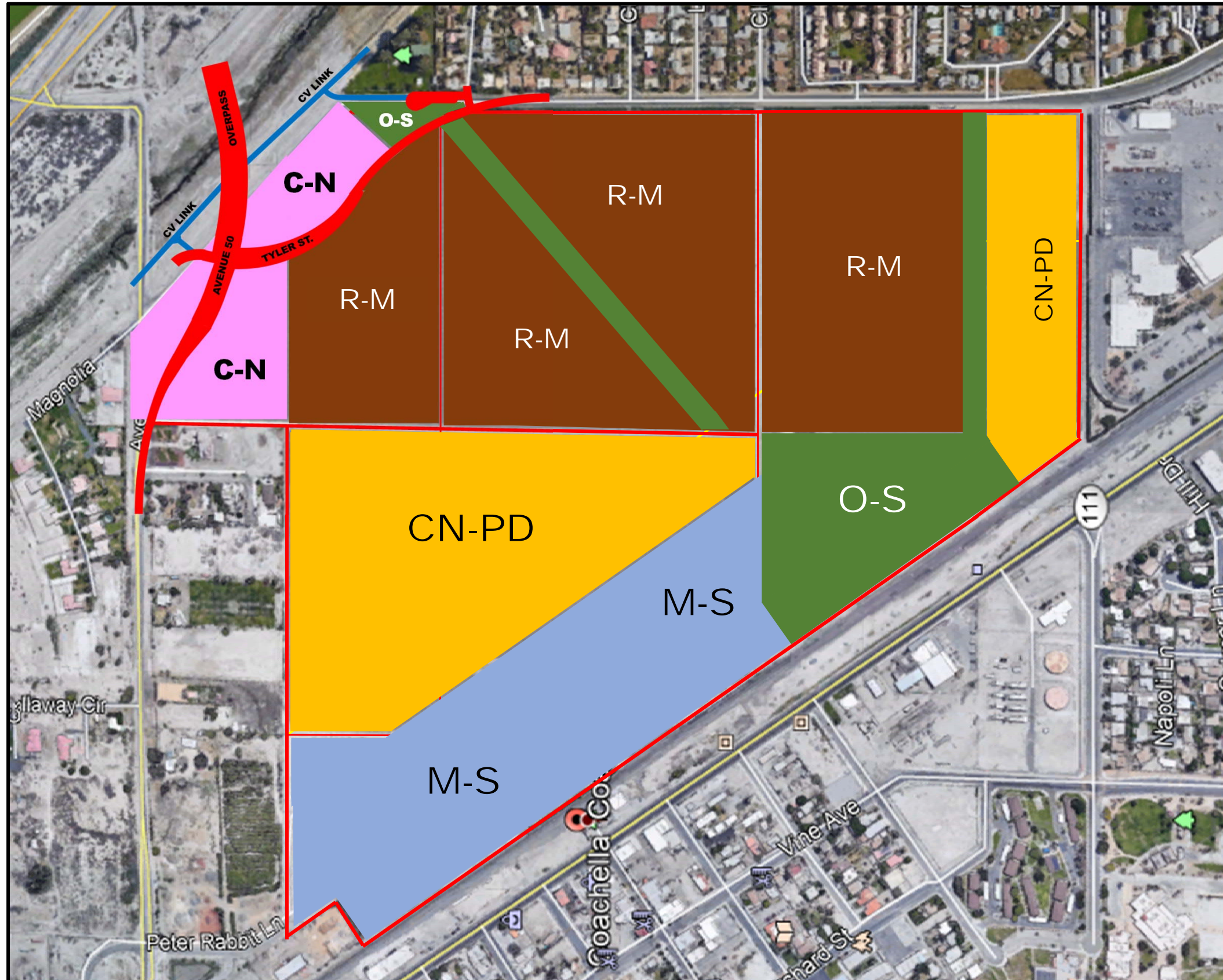
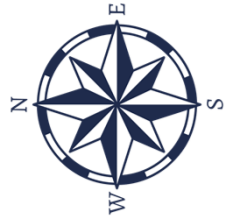


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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

**CZ 18-10
EA 18-04**

FIGURE 8



ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA

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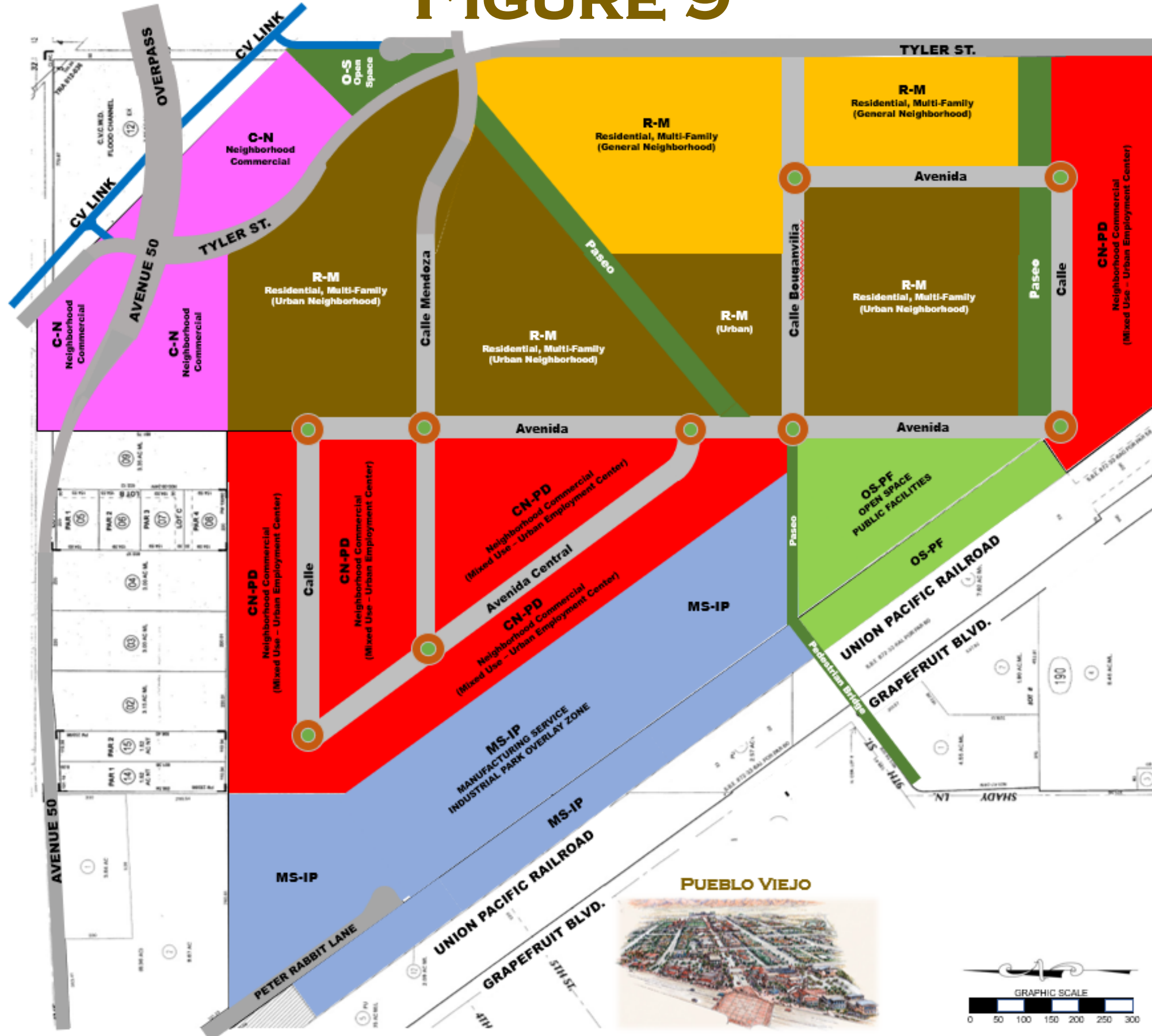
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General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

**CITY OF COACHELLA – PROPOSED ZONING
CONSISTENT WITH GENERAL PLAN 2035 LAND USE ELEMENT**

**CZ 18-10
EA 18-04**

FIGURE 9



CONCEPTUAL LAND USE PLAN

ZONA CENTRAL DOWNTOWN EXPANSION CITY OF COACHELLA, CA

Project Applicant



City of Coachella

Development Services Department
Luis Lopez, Director
Lopez@coachella.org
tel: 760.398.3102
53-990 Enterprise Way
Coachella, CA 92236

Property Owner



Peter Rabbit Farms

We just keep growing

John Powell, Jr.
President & CEO

johnp@peterrabbitfarms.com

tel: 760.398.0151
85-810 Peter Rabbit Lane
Coachella, CA 92236

Project Planner/Contact



Kevin L. Maevers, AICP


Kevin.Maevers@Arivitas.com
79-405 Highway 111, Suite 9-462
La Quinta, CA 92253
Tel: 760.799.7790

General Plan 2035 Land Use
Subarea 6 – Downtown Expansion

CZ 18-10
EA 18-04



Chapter 3 Environmental Analysis

	<p>INITIAL STUDY / NEGATIVE DECLARATION</p>
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Project Title:	Zona Central – Downtown Expansion
Case No.	Change of Zone – CZ 18-10 Environmental Assessment – EA 18-04
Assessor’s Parcel No.	778-030-007, 012, 014; 778-017-010, 011; 778-180-002, 003, 004; 778-019-001, 002
Project Location:	South of Avenue 50, West of Tyler Street, approximately ¼ mile north of Avenue 52, in the City of Coachella, CA; Riverside County
Property Owners /Project Sponsor’s Name and Address:	John Powell, Jr. President and CEO Peter Rabbit Farms, Inc. 85-810 Peter Rabbit Lane, Coachella CA 92236
General Plan Designation(s):	SubArea 6 – Downtown Expansion
Current Zoning:	M-S; Manufacturing Service R-S; Residential Single Family
Lead Agency Name and Address:	City of Coachella – Development Services Department 53990 Enterprise Way Coachella, California 92236
Lead Agency Contact Person:	Luis Lopez, Development Services Director
Phone Number:	(760) 398-3502
Date Prepared	September 3, 2019



Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

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

DETERMINATION: The City of Coachella Development Services Department

On the basis of this initial evaluation:

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

Luis Lopez
Development Services Director

Date



PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared in accordance with the CEQA Guidelines Section 15063(c) to provide a preliminary analysis of a proposed project's actions and to determine if the project, as proposed, may have a significant effect upon the environment. The findings determined from the preliminary analysis are presented in the form of the Initial Study, which will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

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



I. AESTHETICS

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

(Sources: 2035 Coachella General Plan, 2015; “California Scenic Highway Mapping System”; Coachella Municipal Code.)

Setting

The City of Coachella, including the project site, is located in the Coachella Valley, which typically enjoys views of the surrounding San Bernardino and San Jacinto Mountain Ranges. The San Bernardino and San Jacinto Mountain Ranges have a significant rise over the valley floor and are visible from most locations in the City. The foothills of the San Bernardino Mountains extend along the northerly and easterly portion of the City, beginning approximately 3.8 miles northeast of the subject property.

Discussion of Impacts

a, b) No Impact. The subject property is located approximately 3.8 miles southwest of the San Bernardino Mountain foothills, which are considered a scenic vista for much of the Coachella Valley. From the subject property, scenic views of the San Bernardino Mountains are to the north, northeast, and east. Views of the San Jacinto Mountains are to the south, and west. Existing lower elevation mountain views are obstructed, to some extent, by surrounding commercial/industrial developments that range from one- to two- story buildings. However, middle and upper elevations of the mountains are visible above the surrounding structures.

Certain sections of old Highway 99 (Dillon Road between Grapefruit Blvd and Interstate 10), Old Highway 86 (Harrison Street south of Grapefruit Blvd), and Old Highway 111 (Grapefruit Boulevard) represent visual corridors that provide a glimpse into the historic context of the pre-Freeway era of the eastern Coachella Valley. However, the project site is not located within a state scenic highway or locally designated scenic corridor. The project site does not contain scenic resources such as rock outcroppings or trees.

At this time, there is no construction and no new development proposed for the project site. At the time of development, proposed projects will be required to adhere to the development requirements of the City of Coachella Municipal Code, City of Coachella General Plan, California Environmental Quality Act (CEQA), and area-wide project development guidelines. The Municipal



Code, General Plan, and applicable development guideline will limit the building mass and height of future development to that which is outlined in said documents. Deviation from approved development regulations will require additional public review and discretionary acts by the local agency.

- c) **No Impact.** The area surrounding the subject site is characterized by one- and two-story commercial, industrial, and residential structures. As previously discussed, no development is proposed at this time, and any future development is subject to State and Local codes and regulations in effect at the time of development. While proposed structures may be greater in mass compared to existing structures in the area, the anticipated design review, architectural review, variations in building massing and high-quality architectural treatment will improve the overall visual character of the site. Therefore, no impacts associated with visual character are expected.

- d) **No Significant.** While build out of the proposed project may generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. Future lighting and glare levels are not expected to exceed typical levels within the surrounding light industrial/urban environment and will be regulated by City lighting standards. The project will be designed according to the City's Zoning Ordinance and will properly shield light fixtures to minimize spillage onto adjacent properties to ensure that project-related light and glare impacts will be less than significant.

Mitigation Measures

None.



II. AGRICULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: 2035 Coachella General Plan, Figure 3-6, 2015; “Riverside County Important Farmland 2014 Map,” sheet 2 of 3, California Department of Conservation, updated November, 2016.)

Setting

The Project site is located in an area that is designated for mixed industrial, commercial, and residential uses. Properties to the west are largely developed with storage and agricultural-related uses such as packing houses. To the south is the CVWD Maintenance yard and offices. Properties to the east are a variety of residential uses. According to the 2016 Riverside County Important Farmland map, the Project site is designated as Urban and Built-Up Land. According to the California Department of Conservation, Urban and Built-Up Land is defined as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This Project site and vicinity is used for industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, etc.. City of Coachella General Plan 2035 also allows for a variety of residential uses in this vicinity. The Project site is not under a Williamson Act Contract as shown on the 2015/2016 Williamson Act Lands map for Riverside County.

Discussion of Impacts

a,b,e) No Impact. The westerly portion of the project site is partially developed with industrial agriculture facilities. The eastern portion of the site is actively farmed with row crops, typically carrots and leafy greens. The subject site is designated as mixed use employment and residential in the Coachella General Plan 2035 and Urban and Built-up Land on the Riverside County Important Farmland Map 2016. The site is not designated as Prime Farmland, Unique



Farmland, or Farmland of Statewide or Local Importance by the California Department of Conservation. There are no lands with a Williamson Act contract in the immediate project vicinity. The site bounded by lands that are not in agricultural uses. There will be no impacts to agricultural resources.

The General Plan Land Use Plan designated Subarea 16 – South Coachella specifically to maintain agricultural operations within the City beyond the 2035 timeframe of the General Plan. Additionally, the land use plan provides that small scale agricultural operations are allowed in subareas 15 and 17. To address the extensive conversion of agricultural resources in the 2035 General Plan, a comprehensive policy program was developed. Per Policy 2.12, Subarea 10 is considered a High Priority Development Area, which is targeted for future growth. The City aims to reduce impacts on agricultural resources by focusing new development in High Priority Development Areas and Growth Expansion Areas, and prohibiting or limiting development of land in Subareas 15 and 16. The City aims to contain agricultural resources in subareas 15 and 16 until the growth areas are at least 60% developed. It is not the intent of the General Plan to preserve all agricultural activities within the City, but manage the transition from agricultural land to urban uses.

For future development projects on this site, the presence of active farmland may require an agricultural land evaluation using the LESA Model. The LESA Model was developed to provide lead agencies with a methodology to ensure that potentially significant effects on the environment caused by agricultural land conversions are quantitatively and consistently considered in the environmental review process. The LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands.

As there is no proposed development project, and therefore no displacement of active farmland, there is no impact to agricultural resources

- c-d) No Impact.** There are no forest lands on or near the site; therefore the project would not impact any forest or timberlands.

Mitigation Measures

None.



III. AIR QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015, "Coachella Valley Multiple Species Habitat Conservation Plan," 2007)

Setting

The project site is located in the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD’s 2016 Air Quality Management Plan (2016 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The proposed site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio. The Indio site has been operational since 1985 and the Palm Springs site since 1987.

Regional Air Quality

The project site is located in the Coachella Valley region of Riverside County and is part of the Salton Sea Air Basin (SSAB) which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Criteria air pollutants are contaminants for which the state and federal air quality standards have been established. The Salton Sea Air Basin exceeds state and federal standards for fugitive dust (PM₁₀) and ozone (O₃), and is in attainment/unclassified for PM_{2.5}. Ambient air quality in the SSAB, including the project site, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or Vinyl Chloride.

South Coast Air Quality Management District

The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is responsible for controlling emissions primarily from stationary sources and maintaining air quality monitoring stations throughout the South Coast Air Basin and a portion of the



Salton Sea Air Basin. SCAQMD is also responsible for developing, updating, and implementing the AQMP for the region, in coordination with SCAG. SCAQMD also has roles under CEQA.

SCAQMD Rules

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. During construction and operation, the project must comply with applicable rules and regulations. The following are rules the project may be required to comply with, either directly, or indirectly:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM10 component). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.



SCAQMD Rule 403.1 is supplemental to Rule 403 requirements and shall apply only to fugitive dust sources in the Coachella Valley. The general requirements for Rule 403.1 are as follows:

1. Any person who is responsible for any active operation, open storage pile, or disturbed surface area, and who seeks an exemption pursuant to Rule 403, paragraph (g)(2) shall be required to determine when wind speed conditions exceed 25 miles per hour. The wind speed determination shall be based on either District forecasts or through use of an on-site anemometer as described in subdivision (g).
2. Any person involved in active operations in the Coachella Valley Blowsand Zone shall stabilize new man-made deposits of bulk material within 24 hours of making such bulk material deposits. Stabilization procedures shall include one or more of the following: (A) Application of water to at least 70 percent of the surface area of any bulk material deposits at least 3 times for each day that there is evidence of wind driven fugitive dust; or (B) Application of chemical stabilizers in sufficient concentration so as to maintain a stabilized surface for a period of at least 6 months; or
 - a. (3) Installation of wind breaks of such design so as to reduce maximum wind gusts to less than 25 miles per hour in the area of the bulk material deposits. (3) Any person involved in active operations in the Coachella Valley Blowsand Zone shall stabilize new deposits of bulk material originating from off-site undisturbed natural desert areas within 72 hours.
 - b. Stabilization procedures shall include one or more of the following: (A) Application of water to at least 70 percent of the surface area of any bulk material deposits at least 3 times for each day that there is evidence of wind driven fugitive dust; or (B) Application of chemical stabilizers in sufficient concentration so as to maintain a stabilized surface for a period of at least six months.
3. A person who conducts or authorizes the conducting of an active operation shall implement at least one of the control actions specified in Rule 403, Table 2 for the source category "Inactive Disturbed Surface Areas" to minimize wind driven fugitive dust from disturbed surface areas at such time when active operations have ceased for a period of at least 20 days.
4. Any person involved in agricultural tilling or soil mulching activities shall cease such ties when wind speeds exceed 25 miles per hour. The wind speed determination shall be based on either District forecasts or through use of an on-site anemometer as described in subdivision (g).

In addition, Fugitive Dust Control Plan and other requirements for construction projects including earth moving activities are listed herein:

1. Any person who conducts or authorizes the conducting of an active operation with a disturbed surface area of more than 5,000 square feet shall not initiate any earth- moving activities unless a fugitive dust control plan is prepared and approved by the Executive Officer in accordance with the requirements of subdivision (f) and the Rule 403.1 Implementation Handbook. These provisions shall not apply to active operations exempted by paragraph (i)(4).
2. Any operator required to submit a fugitive dust control plan under paragraph (e)(1) shall maintain a complete copy of the approved fugitive dust control plan on-site in a conspicuous place at all times and the fugitive dust control plan must be provided upon request.
3. Any operator required to submit a fugitive dust control plan under paragraph (e)(1) shall install and maintain signage with project contact information that meets the minimum standards of the Rule 403.1 Implementation Handbook prior to initiating any type of earth-moving activities.
4. Any operator required to submit a fugitive dust control plan under paragraph (e)(1) for a project with a disturbed surface area of 50 or more acres shall have an Dust Control Supervisor that: (A) is employed by or contracted with the property owner or developer; and (B) is on-site or is



available to be on-site within 30 minutes of initial contact; and (C) has the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 and 403.1 requirements; and (D) has completed the AQMD Coachella Valley Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.

5. Failure to comply with any of the provisions of an approved fugitive dust control plan shall be a violation of this rule.

SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481 applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

1. The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
 - Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
 - An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.



SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 2202, On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part- average.

Local Policies

Local jurisdictions, such as the City of Coachella, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. The General Plan contains the following goals aimed at reducing air pollution:

The Sustainability and Natural Environment Chapter contains the following goals aimed at reducing air pollution:

Goal 11 Air Quality. Healthy indoor and outdoor air quality through reduced, locally generated pollutant emissions.

The Safety Chapter of the City's General Plan Updated contains the following goals aimed at reducing air pollution:

Goal 6 Clean Environment. A community protected from the harmful effects of pollution and hazardous materials, hazardous waste and environmental contamination.

Goal 7 Severe Weather Hazards. A community that is minimally affected by high winds, dust storms, extreme temperatures and drought.

Discussion of Impacts

- a, b) No Impact.** The project site is located in the Salton Sea Air Basin (SSAB) and will be subject to SCAQMD's 2012 Air Quality Management Plan (2012 AQMP) and the 2003 Coachella Valley PM₁₀ State Implementation Plan (2003 CV PM₁₀ SIP). The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The proposed project is consistent with the City of Coachella land use designations assigned to the subject property. Therefore, the proposed project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. No impact associated with compliance with applicable management plans is expected.
- c) No Impact.** The project site is located in the Coachella Valley portion of the Salton Sea Air Basin, which is classified as a "non-attainment" area for PM₁₀ and ozone. In order to achieve attainment in the region, the 2003 Coachella Valley PM₁₀ Management Plan was adopted, which established strict standards for dust management for development proposals. Future development proposals may contribute to an incremental increase in regional PM₁₀ and ozone emissions. However, given



its limited size and scope, cumulative impacts are not expected to be considerable. Project construction and operation emissions will not exceed SCAQMD thresholds for PM₁₀ or ozone precursors (NO_x and CO). Therefore, the project will not conflict with any attainment plans and will result in no impacts.

- d) **No Impact.** The nearest sensitive receptors are single-family residences located east of the project site. The City of Coachella and the project property are located within Source Receptor Area 30 (Coachella Valley). Based on the project's size and proximity to sensitive receptors, the 5-acre site tables at a distance of 500 meters should be used to determine if future project proposals have on-site emission concentrations for project construction and the associated LST.

As there are no development proposal included with this application **Localized Significance Threshold (pounds per day)**, LSTs will not be exceeded under unmitigated conditions for all criteria pollutants. Therefore, air quality impacts to nearby sensitive receptors are of no impact.

- e) **No Impact.** At this time, no development is proposed. If necessary, future development projects will be required to be equipped with sufficient odor absorbing ventilation and exhaust systems under Coachella Municipal Code, Section 5.68.170. Compliance with the Code will ensure that distinctive odors associated with operation are not detected outside the facility. Future development projects are not expected to generate objectionable odors during any phase of construction or at project buildout. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. Future development will be required to conform to all applicable odor control requirements at the time of permitting, there no impact is expected at this time.

Mitigation Measures

None



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

Setting

The subject site has been previously disturbed by existing development and is surrounded on all sides by development, including paved roads, parking lots, maintenance yards, retention basins, and other commercial and residential uses. The subject property is located in the Coachella Valley, which is subject to the provisions of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

The Environmental Impact Report (EIR) for the City of Coachella’s General Plan Update 2035 and the City of Coachella’s 2035 General Plan were referenced to analyze potential impacts to biological resources associated with the proposed development. The proposed project is not located within a MSHCP Criteria Cell, Group, or Linkage Area, or a predetermined Survey Area for narrow endemic or criteria area plant species, or a Survey Area for amphibians or mammals.



Discussion of Impacts

- a) **No Impact.** The site is currently in operation as an Industrial Agriculture Facility with associated facilities. The site is located in a predetermined survey area for burrowing owl. However, the site is currently developed and portions that are undeveloped have been greatly disturbed due to cultivation efforts. Therefore a 30-day CVMSHCP preconstruction survey is not required immediately prior to the initiation of onsite construction.

The project site is not located in or adjacent to an existing or proposed MSHCP Conservation area. The proposed development will have no impact to species listed in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service biological resources.

- b-c) **No Impact.** The project site does not contain any streams, riparian habitat, marshes, protected wetlands, vernal pools or sensitive natural communities protected by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No project-related impacts will occur.

- d) **No Impact.** The subject property is located in an urban area and surrounded by roadways and commercial development. Due to surrounding human activity for many decades, the site does not contain trees or other biological species or features that are suitable for a migratory wildlife corridor. No project-related impacts will occur.

- e-f) **No Impact.** The subject property is located within the boundaries of the CVMSHCP. However, based on Section 4.48.110 (B and D) of the CVMSHCP, the site may not be required to pay the Development Mitigation Fee because the site has previously been developed and will result in the conversion of an existing permitted use to a new permitted use. No project-related impacts will occur.

The site is not within or adjacent to a CVMSHCP-designated Conservation Area, therefore no additional mitigation measures or provisions are required. The project will not conflict with any policies or ordinances that protect biological species, or any habitat conservation plans or natural community conservation plans. No project-related impacts will occur.

Mitigation Measures - None.



V. CULTURAL RESOURCES

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

(Source: City of Coachella General Plan, 2015)

Setting

The City of Coachella sits on the shoreline of ancient Lake Cahuilla, a large intermittent freshwater lake created by the Colorado River. Its shorelines continually changed as the lake was filled and emptied by the river, and when it was full it would have attracted human settlement with its plentiful resources. Settlement along the lakeshore in the Coachella Valley was particularly intensive, with evidence of large-scale, multi-seasonal occupation.

The cultural growth in the City of Coachella was relatively slow until the arrival of reliable water sources. The oldest cultural resources reported in the city are from the “Paleo-Indian Period” which dates back to at least 11,000 B.C. However, these resources are sparsely distributed within the city boundaries.

The City of Coachella contains a significant amount of archeological resources due to its rich cultural history and historical settlements within its boundaries. The city was once the site of Native Americans land and some tribal land still exists there. In addition, the city still has present Native American population.

Due to its historical cultural and archaeological resources, most of the City is designated as “Medium sensitivity to historical resource sensitivity” (Coachella 2035 General Plan DEIR, Figure 4.4-2). As cultural resources are sensitive to the Native American population, tribal consultation is an ongoing process prior to the adoption of any Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

Discussion of Impacts

- a) **No Impact.** The project site is highly disturbed and has operated as an industrial agriculture for many years. The project site is not located in the area identified as historically significant by the Riverside County Historical Commission of the Riverside Parks Department, National Register of Historic Places, California Register of Historical Resources, and the City. Notable local historic sites include the Coachella Valley Water District building and the city of Coachella’s downtown area.



The Coachella Valley Water District building is the only registered historical resource in the City, located approximately 1/2 mile west of the subject site. Coachella's downtown area is approximately 1/4 mile west of the project site. No project related impacts are anticipated.

- b) **No Impact.** Although the project site has been disturbed by past activities, the depth of previous ground disturbance is unclear. Based on the level of sensitivity of the project vicinity, there is potential to uncover subsurface archaeological remains during future project construction. Additionally, because the consultation process with Native American Tribes is ongoing, and because the City of Coachella has received regular correspondence requesting consultation from the Twentynine Palms Band of Mission Indians who have trust land territory in the vicinity of the site, the owner may be required to hire a Native American grading monitor during all future grading and excavation activities on the site, in coordination with the Twentynine Palms Band of Mission Indians. However, as previously stated, there are no development proposals attached to this Change of Zone and therefore no impact to any archaeological resources at this time.
- c) **No Impact.** The project site is designated as a site with "Undetermined Sensitivity" for paleontological resources on the Paleontological Resources Sensitivity Map (2035 General Plan, Figure 4.4-3). The project site is not known to contain unique paleontological or geologic features. Additionally, the site has been developed for a number of years, and surfaces scraped or covered with concrete, asphalt or buildings. No adverse impacts resulting from the project are anticipated.
- d) **No Impact.** No cemeteries or human remains are known to occur onsite. The site is currently developed and it is unlikely that human remains will be uncovered during project development. Nonetheless, the discovery of human remains is always a possibility during ground disturbances. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. Should remains be uncovered during grading of the site, California law requires that all activity stop, that the coroner be notified, and that he or she determine the nature of the remains, and whether additional Native American consultation will be required. However, as previously stated, because consultation with Native American Tribes is an ongoing process, and because there are no development proposals attached to this Change of Zone and therefore no impact to any human remains or other resources at this time.

Mitigation Measures

None



VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: The City of Coachella 2035 General Plan, 2015)

Setting

The project site is located within the Salton Trough that is characterized as a northwest-southeast structural depression extending from the Gulf of California to the Banning Pass. The Salton Trough is dominated by several northwest trending faults, most notably the San Andreas Fault system. The Salton Trough is dominated by the Santa Rosa – San Jacinto Mountains on the southwest, the San Bernardino Mountains on the north, the Little San Bernardino – Chocolate –Orocopia Mountains on the east, and extends through the Imperial Valley into the Gulf of California on the south.

The Salton Trough is an internally draining area with no readily available outlet to the Gulf of California portions well below sea level. Between about 300AD and 1600 AD, the Salton Trough was inundated by the Colorado River’s water, forming ancient Lake Cahuilla. Since that time, the floor of the Trough has been repeatedly flooded with other “fresh” water lakes, the most recent being the current Salton Sea. The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials.



Discussion of Impacts

- a) **No Impact.** The subject property is not located in an Alquist-Priolo Earthquake Fault Zone. The earthquake faults nearest to the site of the proposed project which can generate earthquakes of magnitude > 5.5 are presented in **Table 5, Closest Known Active Faults**. Surface rupture is expected to occur along pre-existing, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces.

Table 1 Closest Known Active Faults

Fault Name	Distance (Km)	Maximum Event
San Andreas - Coachella	3.5	7.2*
San Andreas - Southern	3.5	7.2*
San Jacinto - Anza	36.7	7.2
Burnt Mountain	36.9	6.5
Eureka Peak	37.2	6.4
San Jacinto – Coyote Creek	39.7	6.8
San Andreas – San Bernardino	41.1	7.5*
Pinto Mountain	52.0	7.2
Source: Sladden Engineering, Geotechnical Investigation Proposed Cannabis Cultivation Complex, Table 1, July, 2016.		
Notes: * 8.2 for multiple segment rupture		

The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking. The project site has been subjected to past ground shaking by faults that traverse through the region. Strong activity from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project.

The City of Coachella requires buildings proposed for the site to be constructed in accordance with the most recent edition of the California Building Code (CBC) and Coachella Municipal Code. In order to reduce impacts associated with ground shaking on people and buildings, the City implements the latest seismic safety design standards outlined in the 2013 edition of the California Building Code for Site Class D, as outlined in Appendix B, *Geotechnical Report*.

The City has adopted several modifications to the CBC in accordance to local geology. The Coachella Municipal Code provides regulations for collapse-resistant design, which will be enforced during structure design and construction. Therefore, project-related impacts associated with seismic ground shaking are less than significance.

The project site is located in an area that has a high susceptibility to liquefaction (2035 General Plan EIR Figure 4.5-5). For liquefaction to occur, groundwater levels must be within 50 feet of the ground surface. Therefore, fine-grained sand in this region may be prone to consolidation under building loads and severe ground shaking.



The project site lies in a Coachella Valley floor, which is just outside the landslide and rockfall hazard area (2035 General Plan EIR Figure 4.5-6). The site is situated on relatively level ground and is not immediately adjacent to any slopes or hillsides that could be potentially susceptible to slope instability. There are no signs of slope instability were observed at or near the proposed project site. Therefore, no impacts associated with landslides are anticipated.

- b) **Less Than Significant Impact.** The Coachella Valley floor, including the subject property, is susceptible to wind erosion (Riverside County General Plan Figure S-8). Future development projects that require demolition of the existing buildings and structures, construction, and other ground disturbances by heavy machinery that could result in the loss of some topsoil and generate particulate matter. Grading and construction will also require removal of the topsoil; however, project-related impacts are expected to be less than significant. The project will be required to implement measures to control fugitive dust under ASCQMP Rule 403.1 (see Air Quality, Section III), which will minimize potential adverse impacts associated with soil erosion. No impacts are anticipated at this time.
- c) **No Impact.** In arid climatic regions, granular soils have potential to collapse upon wetting. This collapse (hydro-consolidation) phenomena is the result of the lubrication of soluble cements (carbonates) in the soil matrix causing the soil to densify from its loose configuration during deposition. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes. Although tectonic subsidence has been documented in the Coachella Valley, it is not known to occur in the project vicinity. There are no impacts associated with soil instability at this time.
- d) **No Impact.** Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. As there are no development proposals at this time, there is no risk of volumetric changes in the subgrade soils.
- e) **No Impact.** The proposed project will connect to the City's existing sewer system. No alternative wastewater disposal systems are proposed. No adverse impacts associated with wastewater disposal systems will occur.

Mitigation Measures

none



VII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: 2035 General Plan, 2015; City of Coachella Climate Action Plan, June 2014.)

Setting

Greenhouse gas emissions are generated by both moving and stationary sources, including vehicles, the production of electricity and natural gas, water pumping and fertilizers. State law mandates that all cities decrease their greenhouse gas emissions to 40 percent below 1990 levels by the year 2035.

Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012.

Senate Bill 32

California Global Warming Solutions Act of 2006: Emissions Limit (SB 32), was adopted on September 8, 2016. SB 32 strengthens the greenhouse gas emissions reduction targets set under AB 32, requiring California to reduce its GHG emissions to 40% below 1990 levels by December 31, 2030.

Coachella Climate Action Plan (CAP)

The City of Coachella adopted a Climate Action Plan (CAP) as part of the General Plan Update in 2015. The goal of the CAP is to reduce GHG emissions within City operations and throughout the community. The CAP GHG inventory was prepared using the Clean Air and Climate Protection (CACAP) Software, which is the industry standard for climate action planning developed by Local Governments for Sustainability (also known as ICLEI, International Council for Local Environmental Initiatives). Various utility and service companies provided City-specific data for the years 1990, 2005, and 2010, which were used to populate the CACP software. This data includes electricity usage, natural gas usage, waste treatment, solid waste disposal, public transit data, and estimated citywide vehicle miles traveled.

Discussion of Impacts

a-b) No Impact. The proposed project will not generate additional greenhouse gas (GHG) emissions as there are no development proposals associated with this Change of Zone. For future development proposals, is anticipated that CalEEMod model will be used to quantify air quality emission projections, including greenhouse gas emissions. Construction related greenhouse gas emissions (if any) will be temporary and will end once the project is completed. Operation of the



proposed project may create on-going greenhouse gas emissions through area source emissions, such as vehicle trips, landscaping and off-gassing from the pavement.

It is recognized that GHG impacts are intrinsically cumulative. Future project construction will be conducted in a manner that is consistent with applicable rules and regulation pertaining to the release and generation of GHG's. The emission of GHG generated as a result of the proposed project will have a less than significant impact on the environment and will not conflict with any applicable GHG plans, policies or regulations.

Additionally, the proposed project will be required to comply with Emission Reduction Strategies in Chapter 4 of the CAP. Reduction strategies include: state programs, General Plan goals and policies, and additional measures associated with the CAP. These policies include a requirement for the project to install a solar photovoltaic system for all buildings capable of generating 20% of the energy demands for a typical light industrial use. This requirement will be included in the project's standard conditions of approval. After 2020, industrial projects will be required to generate up to 50% of the typical light industry energy demand with solar power. By 2035, the combination of state and local greenhouse gas emissions measures is likely to reduce emissions by 639,630 MTCO₂e. Through a combination of proposed federal, state, and city-level General Plan policies, Coachella can anticipate emissions reductions of 338,046 MTCO₂e per year from the business-as-usual scenario in 2020. These actions put Coachella 43 percent below 2035 business-as-usual emission levels. Therefore, compliance with the CAP will put the proposed project on track to achieve the greenhouse gas reduction target adopted under SB 32, and impacts will be less than significant.

Mitigation Measures

None.



VIII. HAZARDS AND HAZARDOUS MATERIALS

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

(Sources: City of Coachella, General Plan Update EIR. July 2014)

Setting

The Property lies within the north area of Coachella, south of Avenue 50, east of Highway 111 and west of Highway 86 and the Coachella Valley Stormwater Channel. Immediately west of the project site is the Southern Pacific Railroad with Highway 111 adjacent west. The Cabazon Indian Reservation has significant parcels north of the project site. Access to the project site is from Avenue 50 and Tyler Street. The property is graded flat and is partially improved for industrial agriculture operations.



Discussion of Impacts

- a-b) No Significant Impact.** There are no development proposals attached to this application for Zone Change, therefore the proposed project will not result in the development of any additional facilities. Future projects may use cleaners, solvents, fertilizers and pesticides may be used on-site for routine cleaning and cultivation. However, none of these will be used in sufficient quantities as to pose a threat onto humans or to cause a foreseeable chemical release into the environment.

Future project construction may involve the use of heavy equipment to be provided with fueling, oiling, lubricating and other potential flammable substances that could lead to fuel and oil spills. The contractor will be required to identify in their Storm Water Pollution Prevention Plan (SWPPP) a staging area for storing of these materials.

The proposed project would not result in a risk of explosion or accidental release of hazardous substances. The use and handling of hazardous materials during construction activities would occur in accordance with applicable Federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. Impacts will be less than significant.

- c) No Impact.** There are no schools located within 0.25 miles of the project site. The nearest schools are Valle Del Sol Elementary School located approximately ½ mile east of the proposed site and Bobby Duke Middle School located approximately ½ mile west of the proposed site. There will be no hazardous materials-related impacts to schools.

- d) No Impact.** As there are no development proposal associated with this Change of Zone, no information was obtained from the following databases:

1. Enforcement and Compliance History Online (ECHO),
2. Enforcement Action Listing (ENF),
3. Hazardous Waste Information System (HAZNET)
4. National Pollutant Discharge Elimination System (NPDES), and
5. Environmental Data Resources, Inc. Historical Auto database (EDR Hist Auto).

- e-f) No Impact.** The Jacqueline Cochran Regional Airport is located approximately 4.0 miles southeast of the project site and is not located within the boundaries of the airport's land use compatibility plan. The project site is not located in the vicinity of a private airstrip. The project will not result in safety hazards for people living or working in the area.

- g) No Impact.** The proposed project will not alter the existing circulation pattern in the project area or adversely impact evacuation plans. Main access will is from Avenue 50 and Tyler Street. Project specific emergency access will be provided based upon future development requirements.

Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that the project's ingress/egress driveways and roads are adequate for accommodating emergency vehicles. A construction traffic plan will be required to be submitted to the Fire Department for review prior to development in order to assure that the project does not interfere with emergency access during development.



- h) No Impact.** The project area is not near any wildlands and is not susceptible to wildland fires; therefore, the project would not expose people or structures to significant injury, loss or death due to wildfires.

Mitigation Measures

None



IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (Source:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: 2035 Coachella General Plan; City of Coachella, 2015 Urban Water Management Plan)



Setting

The Coachella Water Authority (CWA) provides domestic water to the project area. The CWA operates a water supply, storage, and delivery system consisting of wells, reservoirs, booster stations, and distribution lines. Currently, groundwater for the city lies in a Whitewater River Watershed, which also supplies water to other Coachella Valleys' cities. The City's wells draw from the Coachella Valley Groundwater Basin. The six groundwater wells that currently supply water to the City are capable of providing 1,200 to 2,500 gallons per minute (gpm) each. The well water production reports recorded 7,330 acre-feet pumped in 2010, or approximately 11 million gallons per day (mgd) on average.

No onsite drainage has been developed on the existing project site. Storm flows currently drain in a northwest-to-southeast fashion via sheet flow. The project site and areas surrounding it are subject to City requirements relating to flood control. The City implements standard requirements for the retention of storm flows, and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution.

Discussion of Impacts

- a) **No Impact.** The project site is located in the Whitewater River Watershed Municipal Storm-water Management Area, which is regulated by the Riverside County Flood Control and Water Conservation District to monitor water quality standards. The CWA is required to meet water quality requirements in its production and delivery of domestic water. The Coachella Sanitary District (CSD) is also regulated by the Board and must maintain strict water quality standards in the treatment of effluent. Wastewater will be transported to and processed at the Wastewater Treatment Plant (WWTP) located in the southern most portion of the City on Avenue 54.

With regards to storm-water runoff, any proposed development project must include implementation of a Storm Water Management Plan (SWPPP) for the evaluation of construction and operations impacts. Prior to site disturbance, the applicant must apply to the State Water Resources Control Board for coverage under the Construction General Permit (Order No. 99-08-DWQ) (CAS000002), which applies to all storm-water discharges from projects where clearing, grading, and excavation result in soil disturbance of at least one acre or more. Likewise, during operation of both the residential and commercial components of the project, the operator(s) must comply with an approved Water Quality Management Plan (WQMP) that sets forth the requirements for capturing, retaining and treating storm-water and nuisance water from the site. In addition, the CSD will impose conditions of approval requiring compliance with its regulations and standards as they relate to the release of fertilizers or pesticides which may be released by the facility in its cultivation practices. The imposition of conditions of approval, local, state, and federal standard requirements and the requirements of law will assure that impacts associated with water quality standards are not significant.

- b) **No Impact.** Water will be required during both construction (short-term) and operation (long-term). The City of Coachella does not currently have water demand factors. However, the Coachella Valley Water District has developed demand factors by land use that the City has deemed appropriate for future analysis.

Future development projects will be required to comply with the City's water demand management measures incorporated in the 2015 Urban Water Management Plan, including the



installation of water-efficient irrigation systems. Implementation of these and other applicable requirements will assure that water-related impacts are reduced to less than significant levels.

- c-e) No Impact.** The subject site is generally flat and contains no rivers or streams. Future development projects will be required to comply with the City’s requirements as they relate to storm water retention, including the preparation of a project-specific hydrology study and water quality management plan. Implementation of onsite drainage improvements and applicable requirements will ensure that drainage and storm-water will not create or contribute water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff.
- f) No Impact.** Future proposed projects will be required to comply with all applicable water quality standards. Future projects will connect to the City’s sewer system and the proposed subsurface storm-water conveyance system will help minimize potential water quality degradation. Adherence to the City’s standard requirements related to water quality will ensure impacts will be less than significant.
- g-h) No Impact.** The project site is not located in the 100-year floodplain and will not place housing or other structures in an area that would impede or redirect flows (General Plan 2015 Figure 4.7-2). According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the site is located in Zone X, which represents “areas outside of 0.2% annual chance flood. More specifically, the site is within an area of reduced flood risk due to levee. (FIRM Map No. 06065C2260G, August 28, 2008). There will be no impact.
- i) No Impact.** The subject property lies approximately 0.2 miles west of Coachella Valley Storm-water Channel/Whitewater River (General Plan Figure 4.7-2). It is required by the California State Water Code to be monitored for structural safety, and potential risks and planned responses associated with reservoir failure are addressed in the City’s Local Hazard Mitigation Plan. Therefore, impacts to the subject property are considered to be less than significant.
- j) No Impact.** The proposed project site is not located in the vicinity of a body of water that can produce seiche, tsunami, or mudflow. There will be no impact.

Mitigation Measures

None.



X. LAND USE AND PLANNING

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

(Sources: City of Coachella 2035 General Plan, 2015; Coachella Municipal Code)

Setting

On-site and Vicinity Land Uses

As described in the Project Description provided earlier in this document, and as graphically portrayed in previous Figures 3 thru 5, the site of the proposed project has been previously developed as an industrial agriculture facility with a number of associated and ancillary uses.

Lands surrounding the project site are either occupied by uses similar in type to those currently found on the site of the proposed project (particularly to the west), or in agriculture (east of the existing industrial facilities). There are established residential neighborhoods to the north and east of the project site.

General Plan Land Use and Zoning Designations

Future development of the project site and all lands within the City of Coachella are subject to: 1) land use and other development related goals and policies contained in the recently adopted City of Coachella General Plan, 2035; and 2) the codified regulations, standards and other criteria provided in the Coachella Municipal Code. The current General Plan Land Use designation for the project site is defined by Subarea 6 – Downtown Expansion. This General Plan land use designation allows for a broad range of light and heavy commercial and industrial land uses as well as a variety of urban and general residential land uses. The project site is currently zoned M-S and R-S, which is inconsistent with the General Plan Land Use and Zoning designations (see previous Figures 6 and 7).

Discussion of Impacts

- a) **No Impact.** The project site is currently developed and is located in an area of like commercial, industrial, and residential land uses. The surrounding land uses operate independently of one another and the current uses on the project site. The proposed project will not physically divide any established communities. Given the foregoing, the proposed project will not result in any impacts to Land Use in this regard and no further assessment of this issue is warranted.



- b) **No Impact.** The subject property occurs in an area designated for mixed use Industrial, commercial and residential development in the General Plan. A Conditional Use Permit and Variance required by the City of Coachella for certain proposed commercial and industrial uses. For future proposed development, all activities will be conducted pursuant to the City's Municipal Code requirements and standards to avoid any conflict with any land use plan, policy, or regulation. As a consequence, no impact is expected.
- c) **No Impact.** As described earlier in this document under Biological Resources, the project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP). However, since the project site is currently developed, the proposed new development on the subject site is not required to perform preconstruction surveys for burrowing owl or pay the MSHCP Local Development Mitigation Fee. No conservation plan-related conflict is expected.

Mitigation Measures

None.



XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015; California Division of Mines and Geology, 1987)

Setting

Existing or potential mineral resources in the City include sand and gravel, clay, oil and gas, and geothermal. The project site is located in the City’s industrial core. The proposed development will have no impact on mineral resources.

Discussion of Impacts

a-b) No Impact. In the General Plan (2015), the project site is designated as Mineral Zone MRZ-1, which indicates an area where available geological information indicates that little likelihood exists for presence of significant mineral resources; however the significance of these deposits cannot be evaluated from available data (Riverside County 2003).

The project site occurs in an industrial setting and is not designated for mineral resource land uses. Also, it has been previously developed and the proposed project would not result in the loss of available known mineral resources. No project-related impacts to mineral resources are anticipated.

Mitigation Measures

None.



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

(Sources: Coachella 2035 General Plan, 2015; “Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document,” adopted by Riverside County Airport Land Use Commission, October 14, 2004.)

Setting

The project site is south of Avenue 48, a major roadway as defined by the City’s General Plan Circulation Element. However, due to the close proximity Highway 111, and the nearby 86-S Expressway, the noise levels may be more intensive than typical streets.

Discussion of Impacts

a) No Impact. Any future development proposals will be required to comply with the City of Coachella’ Noise Control Ordinance Chapter 7.04.070. The main noise source is vehicular traffic on adjacent roadways (Avenue 50, Tyler Street, Hwy 111). The nearest sensitive receptors are single-family residences located west of the project site.

b, c) No Impact. Ground-borne vibration and/or ground-borne noise may be generated during construction of future projects, which could be felt by adjacent land uses. The primary source of ground-borne vibration will be operation of heavy equipment, such as bulldozers; however, the impacts will be temporary and will end once construction is complete. Long-term operation of the project is not expected to generate ground-borne vibrations or noise.



- d) **No Impact.** For future development projects, during the construction phase of the proposed project, noise will be generated by heavy demolition and construction machinery and equipment, such as dozers, loaders, scrapers, and dump trucks. Short-term impacts could temporarily exceed acceptable noise thresholds.

The City will require that construction activity comply with Section 7.04.070 of the Municipal Code, which limits construction activity to between 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No activity is permitted on Sundays and holidays. These requirements will reduce noise impacts to less sensitive daytime hours and assure that short-term construction noise impacts will be less than significant. However, these impacts will be short-lived and temporary. As there is no development proposal attached to this Change of Zone, no impacts are anticipated.

- e-f) **No Impact.** The Bermuda Dunes Airport (UDD) is located approximately 7 miles northwest of the subject property and its noise contours are not located in the vicinity of the proposed project site. No impacts will occur.



XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Source: Coachella 2035 General Plan, 2015)

Setting

The City of Coachella had a population of 45,407 as of in January 1, 2016, and an average household size of 4.68 persons, based on the E-5 Population and Housing Estimates prepared by the California Department of Finance. The City is composed of a mix of single family and multi-family development, but the majority (71%) of housing units are single family homes.

As there is no development proposed at this time, there will be no impact on population and housing. When the site is developed as proposed by the General Plan, it may result in a need for additional employees for each phase of development. Employment generation is likely to be filled by existing residents, or new residents to the area who will move based on anticipated growth rates.

Discussion of Impacts

- a) **No Impact.** At this time, the proposed project will not generate substantial population growth in the area. Any new employment generation is likely to be filled by existing residents, or new residents to the area who will move based on anticipated growth rates. The proposed project will improve Avenue 50 and Tyler Street along project boundaries, however improvements are consistent with General Plan roadway classification and will not result in the extension of infrastructure that will generate new development. Therefore, any future impacts will be less than significant.
- b-c) **No Impact.** There are no residential units on site or in proximity to the subject property. No residents will be displaced, and no replacement housing will be required elsewhere.



XIV. PUBLIC SERVICES

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

(Sources: Coachella 2035 General Plan, 2015, Coachella Website, Development Impact Fees, Accessed November 13, 2016, <http://www.coachella.org/Home/ShowDocument?id=2732>.)

Discussion of Impacts

a) No Impact. The City contracts with Riverside County Fire Department (RCFD) for local fire protection service. The nearest fire station is Station 79 located at 1377 Sixth Street, approximately ½ mile east of the site.

For future development, the Fire Department will review the project site plan to ensure it meets applicable fire standards and regulations. No construction of new or expanded fire services or facilities are required for the proposed project. Nonetheless, the project applicant will be required to pay development impact fees to support future development and maintenance of fire protection services. Therefore, with Fire Department review and payment of the Development Impact Fees, any future impacts to fire protection services will be less than significant.

b) No Impact. The Riverside County Sheriff’s Department is contracted to provide comprehensive law enforcement services through the City of Coachella Police Department. Local headquarters is located at 82-625 Airport Boulevard, approximately 3.0 miles southeast of the subject property. The nearest police station is the Indio Police Department, which is located at 46800 Jackson Street, Indio.

Future development proposals will be required to pay development impact fees to support future development and maintenance of police protection services and to comply with all Police Department regulations and procedures. Therefore, with payment of the Development Impact Fees, impacts to police protection services will be less than significant.



- c) **No Impact.** The proposed project will not require the construction of a new school facility. However, future development proposals may be required to pay a Level II Fee for commercial industrial development to the Coachella Valley Unified School District, to support development of future facilities due to development within the City. Payment of necessary development fees to CVUSD will ensure that development of the project will not significantly impact school services.
- d-e) **No Impact.** The project is not expected to impact local and/or regional parks. No additional public facilities are required for the proposed project to accommodate the employees. Nonetheless, future development proposals will be required to pay development impact fees to support future development and maintenance of miscellaneous public services. Therefore, with payment of the Development Impact Fees, impacts to public services will be less than significant.



XV. RECREATION

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

(Sources: Coachella 2035 General Plan, 2015)

Setting

The City operates eight public parks around the City. The City’s largest park is Bagdouma Park, located approximately 1 mile west of the site, which consists of 34 acres and has the following amenities; baseball/softball fields, tennis courts, a swimming pool, restrooms, a pavilion and playground, tables and benches, bleachers, parking, open grass, soccer/football fields, basketball courts, and drinking fountains. The City also operates a skate park at the southwest corner of Bagdad Avenue and Shady Lane, approximately 1.5 miles southwest of the site.

Discussion of Impacts

a-b) No Impact. The project does not include any development proposal and is therefore not growth-inducing and would not increase the use of existing neighborhood or regional parks or other recreational facilities, nor will it require the construction or expansion of recreational facilities. Future development proposals that may include any residential development will require that the applicant payment Development Impact Fees (DIF) associated with park improvements. However, at this time, the proposed Project will have no impact on recreational facilities within the City of Coachella.

Mitigation Measures

None.



XVI. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015; Coachella General Plan Update EIR, Traffic Section, 2013)

Setting

The project site is located south of Avenue 50 and west of Tyler Street, in the City’s mixed use district shown as SubArea 6 in the General Plan. This area is proposed for a wide variety of employment and residential uses.

As there is no development proposal attached to this application, an analysis was not conducted to analyze potential impacts to transportation and traffic. Future traffic analysis should be based upon a variety of sources, including the General Plan Circulation Element.

Discussion of Impacts

a-b) No Impact.

Existing Conditions

Existing roadways in the vicinity of the project site include Grapefruit Boulevard/State Route 111, State Route 86, Tyler Street, and Avenue 50.

Future Traffic Impacts

Future project proposals, which should be consistent with the General Plan and surrounding land uses will be required to provide average daily traffic estimates pursuant to the General Plan EIR.



- c) **No Impact.** The Bermuda Dunes Airport (UDD) is located approximately 7.0 miles northwest of the subject property. The project will have no impact on the facilities or operations of regional airports and will not result in a change in air traffic patterns.
- d) **No Impact.** Future projects will be developed in accordance with City design guidelines and will not create a substantial increase in hazards due to a design feature. The project's access points will be located with adequate sight distances, and project-generated traffic will be consistent with existing traffic in the area. Furthermore, the City of Coachella will perform a plan check of the proposed site plan to ensure that all design features are consistent with City guidelines. Therefore, no project related impact is anticipated.
- e) **No Impact.** Future emergency access for specific development projects will be provided as required by local development regulations. Regional access to the project site will be provided via major arterials, secondary arterials and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the project site plan to ensure safety measures are addressed, including emergency access. Therefore, the future projects will not result in inadequate emergency access.
- f) **No Impact.** SunLine Transit Agency provides bus transit services throughout the Coachella Valley, including the City of Coachella and proposed project site. SunLine operates an existing bus route on Grapefruit Boulevard and Avenue 50, with a bus stop located approximately 0.33 miles west of project site. Future residents and employees will have access to existing bus service.

The General Plan encourages pedestrian friendly amenities in the private drive/private street design of new industrial parks. The proposed project will incorporate numerous walkways with parking lot shade trees throughout the various portions for the new industrial buildings. Therefore, the project is not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No project related impact is anticipated.

The Coachella General Plan identifies bicycle facilities along Avenue 50 connecting to the proposed CV Link. As this area of Coachella continues to grow as a residential and employment additional bicycle, walking and NEV facilities may be added to serve the area. To promote alternative transportation, future projects may be conditioned to provide a designated and secure location for bicycle storage.

Mitigation Measures

None.



XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015; City of Coachella 2015 Sewer Master Plan, June 2015; Coachella General Plan Update Draft EIR, 4.16 Water Supply and Wastewater, 4.14 Public Utilities, 2014.)

Setting

Water

The Coachella Water Authority (CWA) provides domestic water to the project area. The CWA operates a water supply, storage, and delivery system consisting of wells, reservoirs, booster stations, and distribution lines. Currently, groundwater. The City lies in a Whitewater River Watershed, which also supplies water to other Coachella Valleys' cities. The City's wells draw from the Coachella Valley Groundwater Basin. The six groundwater wells that currently supply water to the City can provide 1,200 to 2,500 gallons per minute (gpm) each. The well water production reports recorded 7,330 acre-feet pumped in 2010, or approximately 11 million gallons per day (mgd) on average.

Wastewater

The Coachella Sanitary District (CSD) is the primary service provider for the incorporated area of the City. The CSD was established in 1936 and maintains approximately 340,000 linear feet of wastewater conveyance pipeline, powered by two pump stations and serviced by a 4.9 MGD capacity wastewater treatment plant (WWTP) and currently serves an average daily demand of approximately 2.9 MGD. The



Coachella Sanitary District's sole WWTP is in the southern most portion of the City on 54th Avenue. This location takes advantage of the natural gravity flow that runs from north to southeast.

Solid Waste

Burrtec provides the City with solid waste collection services. Burrtec provides curbside pickup for regular trash, green waste and recyclables and offers bulky Item Pick-up, Christmas Tree Recycling, Electronic Waste, and Used Motor Oil Collection upon request. Solid waste that is collected from the City is routed to the Coachella Transfer Station, operated by Burrtec, located north of Interstate 10 and east of Dillon Road on Landfill Road. Waste is then routed to one of the County's six landfills which are operated by the Riverside County Waste Management Department.

Discussion of Impacts

- a) **No Impact.** Future development projects will be served by the CSD for wastewater treatment services. Disposal of wastewater from operations and employee sanitary and break facilities to the City's existing wastewater system. CSD is required to comply with all applicable Regional Water Quality Control Board requirements, which will ensure that impacts associated with wastewater treatment requirements are less than significance.

With regard to stormwater runoff, the future projects must include implementation of a SWPPP for evaluation of construction impacts, and will retain on-site the stormwater of a 100-year storm event. Prior to site disturbance, the applicant must apply to the State Water Resources Control Board for coverage under the Construction General Permit (Order No. 99-08-DWQ) (CAS000002), which applies to all stormwater discharges from projects where clearing, grading, and excavation result in soil disturbance of at least one acre or more. Likewise, during operation of both the residential and commercial components of the project, the operator(s) must comply with an approved WQMP that sets forth the requirements for capturing, retaining and treating stormwater and nuisance water from the site.

- b) **No Impact.** Sanitary sewage from future developments will be connected to a future sanitary sewer lines located east of the project site. The wastewater will then be transported to the Waste Water Treatment Plant (WWTP) on Avenue 54. No new wells or additional water or sewer infrastructure or entitlements will be required.
- c) **No Impact.** Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage storm-water that flows into Whitewater Storm Water Channel. Existing drainage onsite runs in a northwest-to-southeastern fashion. Future onsite drainage improvements must include the installation of a series of catch basin/inlets and storm drain piping that will collect and convey the site runoff to a proposed underground retention storage facility.
- d) **No Impact.** Coachella Water Authority (CWA) will provide domestic water services to future development projects. The City of Coachella does not currently have water demand factors. However, the Coachella Valley Water District has developed demand factors by land use that the City has deemed appropriate for this analysis. Future projects are expected to have a water demand considerably less than that of typical land uses in the area, and impacts associated with domestic water demand are expected to be less than significant.



- e) **No Impact.** The Coachella Sanitary Division WWTP has a capacity of 4.9 MGD after the completion of its Phase 2 expansion in 2012. The WWTP currently treats approximately 2.9 mgd of wastewater, resulting in an available capacity of approximately 2 mgd. The Coachella WWTP implements all requirements of the Regional Water Quality Control Board (RWQCB), State Water Resource Control Board and City of Coachella 2015 Sewer System Master Plan pertaining to water quality and wastewater discharge.
- f-g) **No Impact.** Future development projects may generate solid waste associated with demolition, construction and operation. Trash and recyclables will be transported to the Coachella Valley Transfer Station (CVTS) for sorting and processing by Burrtec. Some of this material such as dimensional lumber can be diverted to the Coachella Valley Compost (CVC) facility, near the CVTS, for composting.

Additionally, facility operators, such as Burrtec, are required to meet all local, regional, state, and federal standards for solid waste disposal. Compliance with applicable regulations will further reduce the project's impacts on solid waste generation. Therefore, impacts associated with solid waste disposal from future development are expected to be less than significant.



XIX. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The environment setting for the project site is summarized within Section I through XVIII of the Initial Study for each environmental issue.

Discussion of Impacts

a, b, c) No Impact.

As previously discussed, this Change of Zone (CZ 18-10) is intended to bring this property into conformance with the provisions of the land use element in the City of Coachella 2035 General Plan. This project relies primarily on the information available in the General Plan and associated Environmental Documents for support and approval. However, future development proposal are in no way exempt from additional review pursuant to the City of Coachella’s Zoning and Development Code and the California Environmental Quality Act.

Mitigation Measures

None



References

Aesthetics

- City of Coachella 2035 General Plan, 2015.
- Coachella Municipal Code.
- “California Scenic Highway Mapping System,” California Department of Transportation

Agriculture and Forest Resources

- 2035 Coachella General Plan, Figure 3-6, 2015.
- “Riverside County Important Farmland 2014 Map,” sheet 2 of 3, California Department of Conservation, updated November 2016.

Air Quality

- City of Coachella 2035 General Plan, 2015.
- SCAQMD, 2016 Air Quality Management Plan, Revised October 7, 2016.

Biological

- City of Coachella 2035 General Plan, 2015
- “Coachella Valley Multiple Species Habitat Conservation Plan,” 2007

Cultural Resources

- City of Coachella 2035 General Plan, 2015

Geology and Soils

- The City of Coachella 2035 General Plan, 2015

Greenhouse Gases

- The City of Coachella 2035 General Plan, 2015.
- City of Coachella Climate Action Plan, June 2014.

Hazards and Hazardous Materials

- Riverside County Airport Land Use Compatibility Plan Policy Document, Jacqueline Cochran Regional Airport chapter, Amended September 2006.
- City of Coachella, General Plan Update EIR. July 2014

Hydrology and Water Quality

- Flood Insurance Rate Map #06065C2260G, Federal Emergency Management Agency, August 28, 2008.
- The City of Coachella 2035 General Plan, 2015
- Coachella General Plan Update Draft EIR, 4.16 Water Supply and Wastewater, 2014.

Land Use and Planning

- City of Coachella 2035 General Plan, 2015.
- Coachella Municipal Code.



Mineral Resources

- City of Coachella 2035 General Plan, 2015.
- California Division of Mines and Geology, 1987

Noise

- The City of Coachella 2035 General Plan, 2015.
- “Riverside County Airport Land Use Compatibility Plan, Volume 1, Policy Document,” adopted by Riverside County Airport Land Use Commission, October 14, 2004.

Population and Housing

- City of Coachella 2035 General Plan, 2015.

Public Services

- Coachella 2035 General Plan, 2015, Coachella Website, Development Impact Fees

Recreation

- The City of Coachella 2035 General Plan, 2015

Transportation/Traffic

- City of Coachella 2035 General Plan 2015.
- Coachella General Plan Update Draft EIR, 4.9 Circulation, June 2014

Tribal Cultural Resources

- City of Coachella, General Plan Update EIR, Cultural Resources section, July, 2014.

Utilities and Services

- Coachella 2035 General Plan, 2015; City of Coachella 2015 Sewer Master Plan, June 2015.
- Coachella General Plan Update Draft EIR, 4.16 Water Supply and Wastewater, 2014.
- Coachella General Plan Update Draft EIR, 4.14 Public Utilities, 2014.