
8.0 mandatory CEQA topics

8.0 MANDATORY CEQA TOPICS

8.1 Cumulative Impacts

Sections 6 and 7 have discussed the impacts of this particular project on the environment and on land use, public facilities, and services. All identified impacts are either insignificant or can be mitigated to an insignificant level; however, the residual impacts must be considered for the incremental effect which they may have on the overall cumulative impacts of the three projects currently proposed for the Eastern Coachella area and additional General Plan growth in the vicinity.

In addition to Brandenburg-Butter, with 1,326 dwelling units and 71.5 acres of commercial, and 16.6 acres Public/Quasi-Public Uses, the proposed projects are:

the Lusardi property (Rancho Coachella Vineyards southeast of Avenue 54 and Fillmore Street) with 1,085 residential units, 46 acres of commercial, and 25 acres of municipal uses and

the McNaughton Specific Plan (east of Fillmore between Interstate 10 and Avenue 52 with 8,000 residential units, 218 acres of retail and commercial recreation, 98 acres of hotels and lodging facilities, 399 acres of open-space/commercial recreation, and 324 acres of miscellaneous open space.

At buildout, these three projects will represent 10,391 new dwelling units in the City of Coachella. The Brandenburg-Butters project represents approximately 13% of the total. The 1989 Coachella Valley Association of Governments' Regional Housing Needs Analysis gives several estimates of total households in the City of Coachella in the year 2000 from a low of 6,593 to a high estimate of 9,495. The fact that the total from the three projects exceeds the highest estimate of the total population affords some measure of the demands which these projects could place on a city which has had the second lowest average annual growth rate (3.6%) in the Coachella Valley over the past three years.

The three projects will create significant demands on virtually all public services and utilities; these facilities are largely absent from the rural East Valley and are operating at or near capacity in Coachella itself. Each project will be required to implement its own mitigation measures; the proximity of the three sites suggests that in some instances a coordination of efforts would make it possible to locate facilities

to serve the entire area efficiently. This is particularly true of services requiring new facilities (schools, parks) or satellite facilities (law enforcement, fire). Careful planning can thus mitigate some of the cumulative impacts on public services and utilities.

These projects and other reasonably foreseeable future projects will contribute to the cumulative degradation of air quality. Each new household or business contributes incrementally to the production of solid waste, thus shortening incrementally the life of the Coachella Sanitary Landfill and hastening the day when a new landfill must be sought. The cumulative increase in traffic from the three projects discussed at length in Section 7.2, Traffic and Circulation; the increased traffic translates into incrementally degraded air quality and increased noise. Increased population in proximity to the San Andreas Fault system increases the number of persons vulnerable in the event of an earthquake.

Buildout of all three projects will represent the loss of 2,579 acres of open space in the East Valley. A certain percentage of each project site has been designated as public open space, and some of the land is already too degraded through excessive salinity to be agriculturally productive. Nevertheless, the cumulative effect of the three projects can be seen as continuing the trend towards the reduction of rural land and open space in proximity to the urban environment. Fortunately, the quantity of acreage in Coachella Valley agricultural production has taken the opposite direction and has been on the increase in recent years.

8.2 Unavoidable Adverse Impacts

Any project which converts uncultivated agricultural land to urban/suburban uses will necessarily have a variety of impacts on the environment. The impacts of this project are discussed in detail in Sections 6.0 and 7.0 of this report. Nearly all of the impacts identified as significant in these sections can be mitigated entirely or reduced to a level of insignificance through the implementation of the mitigation measures described for each impact. However, certain significant environmental impacts remain which cannot be mitigated to a level of insignificance by means that are practicable and feasible with current technology. These unavoidable environmental effects include the following:

- o There will be increases in traffic volumes on local streets and highways which will add to traffic congestion and increase street maintenance costs.
- o There will be unavoidable consumption of non-renewable energy resources, including fossil fuels.
- o The project will contribute to the overall decline of air quality in the area.

chiefly through increased emission of automobile-generated pollutants.

8.3 The Relationship Between Local Short-term Uses of Man's Environment and the Maintenance and Enhancement of Long-term Productivity

Over the centuries of human habitation of the lower Coachella Valley, both man and nature have altered the character of the site now proposed for development and changed its actual and potential productivity. Less than 500 years ago, the site was submerged by Lake Cahulla, by whose shores the indigenous people captured fish in stone traps. As the lake dried up, the saline lake sediments became part of an arid habitat which supported the local inhabitants' hunting and gathering activities. These efforts diminished as contact with non-native peoples altered traditional subsistence patterns. By the turn of the century white settlers had begun to irrigate and cultivate the land around Coachella, producing melons, citrus, dates, and grapes to be shipped by rail across the country. Nearly a century later, irrigation has increased the salinity of the soil to the point where 1/3 of the site is no longer cultivable, and none of it has been farmed in recent years. From a human standpoint, the site today is less productive than it has ever been, although it functions as a natural, though degraded, habitat and as open space.

Development of this land for residential, commercial, and public use represents the long-term commitment of rural land to suburban and urban use. The site is rendered more productive, if productivity is measured in terms of land efficiency and economic return, but this development precludes its use for alternate short-term or other long-term purposes. In particular, the potential of future agricultural productivity is lost. However, the salinity that was an unforeseen impact of the earlier commitment of the land to agriculture has made its future use for food production highly problematical. The technology for desalinization exists, but the heavy soil and high salinity of this site would make desalinization prohibitively expensive.¹

Short-term negative impacts of the project will be those associated with construction and will be confined to the site and the immediate area: dust, noise, emissions associated with construction vehicles, and traffic congestion. The short-term positive impact of this activity will be economic: the creation of local employment opportunities in the construction of the project.

¹ John Gilman, Agricultural Engineer, USDA Soil Conservation Service. Personal Communications, August 3, 1969.

Over the long-term, the construction of this project will commit the site to continued residential and commercial use, precluding its use for other purposes. Agricultural use is no longer a viable option. The similar residential/commercial character of the other developments currently proposed in the area suggests that, were this project not approved, future development proposals for the site would involve similar uses and hence similar long-term impacts. The long-term adverse impacts of this project would include increased traffic generation and an increased demand for public services in the local area. Positive long-term effects of the development would include greater economic productivity from the land. The residential portions of the project would contribute to meeting Coachella's housing demands and goals as set forth in the City's General Plan; the proposed commercial development would provide tax revenue and local employment opportunities.

8.4 Irreversible and Irretrievable Commitment of Energy Supplies and Other Resources Should the Project be Implemented

The transformation of the Brandenburg-Butters site from fallow agricultural land to residential and commercial uses constitutes an irreversible and irretrievable commitment of the land. The land is currently unsuitable for agriculture due to excessive salinity resulting from irrigation, and although the technology exists to desalinate such soil, the cost of doing so would be prohibitive. With the conversion to urban/suburban use, even the remote possibility of reconversion to agricultural use is lost. Development will put an end to the slow recolonization of the disturbed agricultural land by native and introduced species and result in a permanent loss of open space.

Implementation of the proposed project will result in the long-term, irreversible commitment of energy resources from non-renewable fossil fuels including natural gas and oil. There will be an increase in the consumption or destruction of other non-renewable resources and slowly renewable resources, including water, lumber, sand, gravel, asphalt, and metal.

The volume of traffic in the site area will increase, requiring the commitment of resources to the improvement and maintenance of roads. Chiefly as a result of automobile generated pollutants, air quality in the local area will be degraded.

8.5 Alternatives to the Proposed Action

The following section describes a range of reasonable alternatives to the proposed project and by means of a matrix listing provides for an evaluation of the comparative merits of four basic alternatives. A fifth alternative is described as a different location for the proposed project. In this instance an attempt has been made to focus on alternatives that are capable of eliminating/mitigating significant adverse effects, even when the alternative may to some degree impede the attainment of the project objectives and beneficial return to local government.

Alternative 1, is the "No Project" alternative required in each environmental analysis. It presents the least impact to the physical environment because the site remains in an open space/agricultural status. Alternative 2 is a reasonable use of the land for urban purposes, (consisting of light industrial, commercial and mobile home residential), but the mix of uses placed in that location was not initially found by City staff to be acceptable. Therefore, on the basis of land use policy interpretation this alternative was rejected. Alternative 3 is the proposed project which is the subject of the Specific Plan/EIR. Impacts of the proposed project are generally found to be mitigatable, but implementation of the project could result in some measure of unavoidable adverse impacts. Second to "No Project", this alternative has the fewest unmitigatable impacts and stands as the preferred alternative. Alternative 4, develops the project site under the General Plan category of suburban residential, averaging 3.0 dwelling units per gross site acreage, plus a commercial use and public park component. While presenting incrementally less of an impact on the physical environment, this alternative involves a number of other social and economic costs which tend to discount it as a viable option.

The final alternative examines the proposed project on an alternative site and is discussed in Section 8.5.2.

Table 8.1 provides a comparative listing of the first four alternatives, summarizing the environmental effects which are likely to occur upon implementation.

TABLE 8.1
COMPARATIVE MATRIX OF ALTERNATIVES

	<u>ALTERNATIVE 1</u>	<u>ALTERNATIVE 2</u>	<u>ALTERNATIVE 3</u>	<u>ALTERNATIVE 4</u>
Seismic Safety	No impacts.	528 mobile homes plus 3+ million ft ² commercial and industrial structures subject to severe groundshaking. Highest risk of damage/harm.	1,328 detached and attached residential units plus .7 million ft ² commercial uses subject to severe groundshaking. Risk of damage/harm higher than Alternatives 1 and 4, lower than Alternative 2.	1,140 detached dwelling units plus 50,000 ft ² commercial uses subject to severe groundshaking. Minor decrease in residential exposure; major decrease in commercial property at risk as compared to Alternative 3.
Topography, Geology, Slopes and Erosion	Erosion potential due to flooding across site, ponding in southern portion of site from floods.	Minimal change to topography due to grading, landscaping. Surface development would increase erosion potential from runoff.	Similar to Alternative 2. Channelization and detention basin system will minimize erosion.	Additional erosion from flooding possible, would require improvements similar to those in Alternative 3.
Wind Erosion	No impacts.	Fugitive dust from construction short-term.	Similar to Alternative 2.	Similar to Alternatives 2 and 3.
Flooding	Sheetflow across southern portion of site would continue, ponding possible from 100-year storm.	Storm drainage channels would be required. Urban surfaces would increase runoff.	Storm drainage channels, detention basins, other structures will be constructed. Urban surfaces will increase runoff.	Similar to Alternatives 2 and 3.
Noise	Alignment of Highway 86 at Avenue 52 plus other developments in the area will increase noise levels, yet remain compatible with adjacent land uses.	Increased cumulative noise over Alternative 1, yet still compatible with adjacent land uses. Noise attenuation for commercial/industrial land uses near Highway 86.	Similar cumulative noise increases to Alternative 2.	Building attenuation for residential land uses will be required near Highway 86; outdoor living areas, open space may be subject to unacceptable noise levels after mitigation.
Air Quality	Negligible air quality decrease. All pollutant levels would remain very low.	Cumulative emissions would account for <.01 percent basin-wide pollutants. No standards exceeded, yet incrementally worse than Alternative 1.	Cumulative emissions will account for <.33 percent of basin-wide pollutants. More than Alternatives 1 and 2.	Air pollutant emissions will be less than those of Alternatives 2, and 3.

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
Water Quality	Agricultural runoff will increase high salinity levels of secondary groundwater aquifer.	Urban-oriented pollutants (auto, household, industrial) would slightly pollute groundwater basin. Potable water provided by City from primary aquifer, meets all standards.	More groundwater impacts than Alternative 2, but still incremental and minor. Potable water provided by City.	Incrementally less groundwater impacts than Alternative 3.
Open Space and Conservation	No impacts. The site would remain vacant farm fields.	380 acres would be developed; removal of low value non-native weeds and Tamarisks.	Similar degree of removal of existing vegetation as Alternative 2. Park, other open space planned; landscaping with native plants.	Removal of 380 acres vegetation; about 7.5 acres parks required to support population; could landscape with native species.
Agriculture	No impacts.	Project removes 380 acres of agricultural land no longer considered viable due to poor soil conditions.	Same as Alternative 3.	Same as Alternatives 2 and 3. Possibility of increased land use conflict with surrounding areas.
Wildlife and Vegetation	Vast majority of plants, animals associated with agricultural setting. No sensitive species likely to establish.	Removal of most existing vegetation and animal habitat. Increased disturbance of habitat on site and adjacent to site due to traffic, human occupancy, recreational use.	Similar to Alternative 2. Open space areas may provide new habitat locations.	Similar to Alternatives 2 and 3.
Energy Resources	No impacts.	Natural gas consumption: commercial ~304,000 ft ³ /day; residential ~85,000 ft ³ /day. Electricity consumption: commercial ~96,500 kWh/day; residential 11,022 kWh/day. Gasoline consumption: about 32,300 gal.	Natural gas consumption: commercial <25% of Alternative 2; residential ~2 x Alternative 2. Electricity consumption: commercial <25% of Alternative 2; residential ~2 x Alternative 2. Gas consumption: ~ 50% Alternative 2.	Automotive gasoline and natural gas use would be slightly less than Alternative 3, but electric use substantially reduced.

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
Aesthetics and Visual Analysts	No impacts.	Minimal change in visibility, landform alteration. Aesthetic improvement possible with sensitive landscaping.	Similar impacts as Alternative 2. Aesthetics improvement greater than Alternative 2.	Similar to Alternatives 2 and 3.
Historic and Prehistoric Resources	No impacts.	No impacts.	No impacts.	No impacts.
Land Use/Population	No impacts.	304 acres developed commercial and light industrial; 76 acres mobile homes; population 1,569.	71.5 acres developed commercial; 16.8 acres for park/municipal uses; 260.2 acres mixed density residential; population 3,938.	333 acres developed medium low density residential; 5 acres neighborhood commercial; and, 7.5 acre public park site; population 3,385.
Traffic and Circulation	Alignment of Highway 86 completed ~1993; cumulative traffic expected to be 18,600 ADT by 2005. Roadways around site LOS B; Highway 111 LOS C.	Cumulative traffic total 51,260 ADT; 20% exterior roadways will be LOS C or worse at peak hours, project-related traffic 20% of daily capacity of Highway 86 by 2005.	Cumulative traffic total 40,080 ADT; 40% of project trips are anticipated to be on Highway 86; majority of exterior roadways at LOS C or better during peak hours by 2005.	Cumulative traffic total 11,540 ADT; peak hour traffic am and pm primarily one-way (commuter). Less congestion than Alternatives 2 and 3.
Water	No impacts if site remains unused; if site returned to agricultural use, water demand between 2,200 and 2,700 a/year.	Project demand would be about 4.3 mgd; 5,000 gpm for 19 hours fire-fighting capacity required for industrial and commercial uses.	Project demand would be about 2.8 mgd; same required capacity for fire-fighting as Alternative 2.	Project demand would be about 1.7 mgd; minimum flow of 2,500 gpm for 19 hours fire-fighting capacity required.
Sewer	No impacts.	Sewage generation about 1.3 mgd; exceeds capacity of existing main; requires new force main, treatment plant expansion.	Same as Alternative 2.	Sewage generation about .45 mgd; does not exceed treatment plant's capacity; close to capacity of sewer main.

	<u>ALTERNATIVE 1</u>	<u>ALTERNATIVE 2</u>	<u>ALTERNATIVE 3</u>	<u>ALTERNATIVE 4</u>
Fire Protection	No impacts.	Population of 1,568 will cause increase in demand for services. Possible delay in response times due to traffic, railroad crossings. Increase in fire personnel required.	Population over twice that of Alternative 2 will cause more demand than that alternative. Delays in response times. Larger increase in fire personnel required.	Population slightly less than that of Alternative 3 will cause about the same demand. Delays possible. Increase in fire personnel required.
Law Enforcement Services	No impacts.	One to two additional officers required to meet officer population ratio. Additional facilities required.	Four to six additional officers required by project buildout. Additional facilities required.	4 to 5 additional officers required by project buildout. Additional facilities required.
Schools	No impact.	About 575 new students at project completion - initial impact on already crowded schools.	Almost 2.5 times number of students as in Alternative 2; cumulative impact increased; plan reserved 10 acres for one new school.	Slightly fewer number of students as in Alternative 3.
Parks and Recreation	No impacts.	Incremental demand for 3.5 acres new park land.	Increased population will require at least 8.8 acres new parks and recreational facilities.	Projected population will require at least 7.5 acres new park land, recreational facilities.
Utilities and Energy Conservation	No impacts.	Extension of sewer, water, natural gas, electric and telephone services required to service site; sewer extension required off-site.	More infrastructure than Alternative 2 on-site; same extensions required off-site.	Less efficient on-site infrastructure than other alternatives.
Solid Waste	No impacts.	Waste generation per day 44,974 lbs.; accounts for about 3% of landfill's daily receipt.	Waste generation per day 31,195 lbs.; accounts for 2% of landfill's daily receipt.	Waste generation per day 13,220 lbs., better than Alternatives 2 and 3; accounts for 5% of landfill's daily receipt.
Health Services	No impacts.	Very negligible impact on hospital services.	Slightly greater impact on hospital services; still negligible.	Slightly less impact on hospital services than Alternative 3.

	<u>ALTERNATIVE 1</u>	<u>ALTERNATIVE 2</u>	<u>ALTERNATIVE 3</u>	<u>ALTERNATIVE 4</u>
Library Services	No impacts.	New residents will increase demand for services.	Greater demand than Alternative 2.	Greater demand for services than Alternative 2, less than 3.
Fiscal	No significant demand for city services; payment of property taxes would continue.	Cost of providing public services to project would not be likely to be offset by revenue from project.	The project will result in a net fiscal revenue to the city.	The public services and infrastructure costs for this alternative would be greater than the revenues.
Easements	Right-of-way must be acquired by public agencies for Highway B6 interchange, Avenue 52 and Polk Street realignments.	Same as Alternative 1, plus rights-of-way for new local roads and public utilities easements on-site required.	Same as Alternative 2.	Similar to Alternatives 2 and 3.

8.5.1 Alternative Considered

Alternative 1 - The "No Project" Alternative

The California Environmental Quality Act provides that the specific alternative of "no project" be included in the comparative evaluation of alternatives to the proposed action. As defined for the subject proposal, the "No Project" alternative assumes that the Specific Plan designation would not be utilized or implemented, that the "Conditional" zoning would expire and the subject project (or similar development) would not be realized in the future. In this instance, the project area would remain in its currently largely undeveloped/unimproved state, and historic agricultural may continue.

Assuming the project site could remain in its present fallow state or in some form of agricultural production, this alternative would avoid the range of impacts associated with the proposed project described in this Specific Plan/EIR, including: increased traffic, air and noise pollution, loss of open space, drainage modifications, and demands on public services and utilities. The disadvantages of this alternative are primarily economic and social. In addition to the lack of economic return on the land for the project proponents, this alternative would result in lost opportunities for new housing for city (and Coachella Valley) residents in close proximity to commercial and employment centers, new retail sales and service jobs, and potential tax revenues to the City of Coachella and other taxing agencies.

The No Project alternative is contrary to the project proponent's desire to secure a viable use of the project. As discussed in Section 6.9, continued agricultural use of the property is not a feasible option. The eastern portion of the City of Coachella will otherwise be committed to a suburban/urban intensity of development. Omitting the Specific Plan square mile area of land from the development sequence will forego a primary City entry and commercial Highway interchange opportunity (Highway 86/Avenue 52), cause other new development to leap over this square mile and result in loss of coordinated infrastructure extension/improvement and project related improvements to regional systems.

Alternative 2

This alternative was evaluated by the project sponsor as an initial approach to development of the subject property. It is composed of light industrial and commercial uses, with a mobile home housing component. Table 8.2 provides a detailed breakdown of conceptual site uses by acreage. The land use pattern to be established under this scenario is illustrated by Figure 8.1. The internal street

system for this alternative differs slightly from the proposal contained in the project now under consideration, due primarily to the difference in land uses and traffic generation projected by this and other area projects. Preliminary discussions with the City of Coachella led to the abandonment of this concept, based on the City's preference to keep its industrial land uses concentrated in their current planned locations.

**TABLE 8.2
LAND USE BREAKDOWN FOR ALTERNATIVE 2**

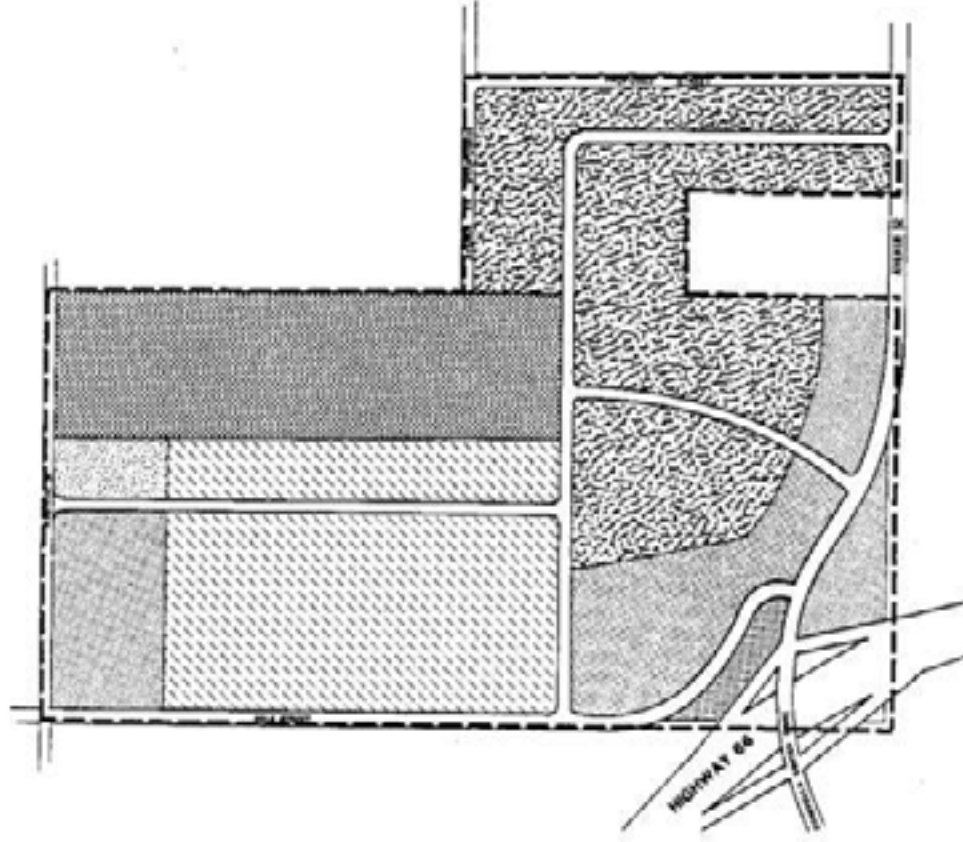
Land Use	% of Total Acreage	Gross Acreage	Net Acreage
Commercial	24	83	78
Office/Research Development	24	91	85
Light Industry	30	113	104
Mobile Home	20 (528 units)	75	66
Loss to Freeway	2	8	---
TOTAL	100%	380	333

Source: J.F. Davidson and Company, April 1988.

The resident population generated impacts associated with this alternative would be less significant than those of the proposed project (potential for 528 mobile homes versus 1,326 dwelling units). However, the emphasis on commercial and industrial uses involved with this alternative would have characteristic impacts related to traffic, consumption of motor fuels, water demand and solid waste generation. In terms of public cost-revenue analysis, mobile homes (as well as most residential development under a certain price range) run a deficit; industrial is typically neutral or "break even"; and, commercial land uses result in a positive fiscal balance. Because 78 acres of commercial land is more than this alternative could support by itself, all the revenues could not be assigned back to this type of project, therefore, on a project basis it would most likely result a negative fiscal impact.

LEGEND

-  COMMERCIAL (General)
-  COMMERCIAL (Neighborhood)
-  COMMERCIAL (Office/Research Development)
-  LIGHT INDUSTRIAL (Manufacturing Services)
-  RESIDENTIAL (Mobile Homes)
-  APPLICANT'S PROJECT BOUNDARY



BRANDENBURG BUTTERS	LAND USE - ALTERNATIVE 2	SMITH, PERONI & FOX
8.1	brandenburg butters	N

Alternative 3

This alternative is the proposed Brandenburg-Butters, Coachella 380 Specific Plan project, which is now under consideration, and as further described in Section 3.0. The subject project consist of residential uses at varying densities, commercial land use with a range of activities being contemplated on four commercial sites, and the dedication of public property for park and other municipal uses. The impacts of this project are explored in detail in Section 6.0 and 7.0. Most impacts are those associated with the effects of conversion of vacant land to urban uses. Most impacts have been mitigated by virtue of project features or design. Although individually limited, impacts of the proposed action have a cumulative effect when combined together with the actions being contemplated on this site and those of other projects in the eastern portion of the City.

Beyond the unmitigable incremental adverse impacts on the physical environment, which may result from this project, a number of positive effect of the proposal may also be observed, including: creation of retail sales and service sector jobs; provision of additional housing stock and choices; and, positive city fiscal impact.

Alternative 4

Alternative 4 develops the project site under the General Plan category of "suburban residential" with the residential density averaging 3.0 units over the gross site area. This scenario would result in 1,140 dwelling units and a project population of 3,385 persons (using a factor of 2.97 persons per household). Subdivision of land would be in medium to larger lot configurations. Based on population the project would provide for the General Plan standard of five acres of neighborhood commercial (which may include a supermarket and other retail sales or services); and, 7.5 acres of public park would be dedicated.

This alternative would slightly reduce impacts associated with population and the physical environment, over that of Alternative 3, but significantly increase the proportionate cost of infrastructure and City services without having the land use mixture to produce compensating revenues. At lower suburban densities the housing created in this development would probably be all owner occupied and oriented to the upper middle income market. Significant employment in the neighborhood would not be created by this project example, therefore, residents of this development would probably be commuters relying on Highway 86 to access regional transportation routes.

8.5.2 Alternative Site

Under this alternative, the proposed project would be developed at another location. In its current concept, the project takes advantage of the Highway 86 realignment and Highway 111 to support its regional and general/highway/tourist commercial uses. Other sites offering this degree of access exist in Coachella; these include the McNaughton and (to a lesser degree) Lusardi Specific Plan Areas in the eastern section of the city, a transitional agriculture area north of the Cabazon Mission Indian Reservation in the northern portion of the city, and other transitional agricultural land lying in the western portion of Coachella.

Impacts of the project located in these other areas are likely to be similar to those anticipated from the project's current proposed location. Extension and costs of infrastructure could in some cases be reduced due to other sites' proximity to existing infrastructure. Conversely, traffic, noise and air quality impacts could increase due to these locations' proximity to major roadways such as Interstate 10 and Grapefruit Boulevard. The cumulative environmental impacts resulting from the proposed project in a different location are not perceived to be any less extensive than those expected from the current location.

8.6 Growth Inducing Impacts

The project site is currently vacant former agricultural land, surrounded on all sides by agricultural land and scattered rural housing. Any development of the site except for rural use would likely have some growth inducing impact. Development of this site will result in an extension of infrastructure (water, sewer, roads, etc.) to a new area. Extension of existing urban areas is considered to have a higher growth inducing impact than "infill" development in an already developed area.

Phased buildout of the project could lead to an increase in land values, putting pressure on the surrounding agricultural land and hastening its conversion to urban/suburban uses. Designation of the square mile which includes the project site as a "Specific Plan Area" in December 1988, implies the conversion of this rural area to urban intensities of development. Thus, while the project may speed up the conversion of adjacent agricultural land, this growth could be considered previously induced by the designation of a "Specific Plan Area" by the City of Coachella.

Domestic water and sewer facilities do not currently serve the project site. Extension of these facilities to the site will have a growth inducing effect particularly if the capacity of the facilities is greater than that required by the project. The project's needs will be served by extending the City's existing water supply system to the site on two sides and providing a well in proximity to the project site. In addition, a reservoir will be built in association with the well site; the reservoir is necessary to meet the City's fire flow requirements, and it will provide surplus for possible future developments. This project will require the installation of a new sewer main from Avenue 52 to the treatment plant; the treatment plant itself would have to be expanded to accommodate this project at 75% buildout. Expansion of the treatment plant whether necessitated by this project or other development within the City, will facilitate future development.

Roadway improvements required to accommodate the project build-out are detailed in Section 7.2, Traffic and Circulation. These roadway improvements, especially those already master planned, are more properly seen as a response to anticipated growth than as growth inducements.

The project will provide construction jobs as it is built and a variety of employment opportunities in the businesses which will make up the neighborhood commercial, regional commercial, and general/highway/tourist commercial uses. The availability of jobs would result in some subregional growth, although it is expected that some of the housing needs thus generated will be met within the project. The project population will also create a demand for commercial and business uses beyond those on site, thus fostering new commercial growth in the region.

It would be difficult to attribute further development in this area to the effect of this development alone. As discussed in Section 8.1, Cumulative Impacts, two other projects, one of comparable size and one significantly larger, are proposed for the Eastern Coachella area. Brandenburg-Butters represents approximately 13% of the housing units currently proposed for the area. Thus, it seems that the infrastructure will be extended to the area in the near future irrespective of this particular project. The annexation of the Brandenburg-Butters property to the City of Coachella in 1967 would seem to have anticipated its ultimate conversion to urban/suburban uses: its designation as a "Specific Plan Area" in the December 1988 General Plan amendment implies an eventual urban density and intensity of development. Finally, the Southern California Association of Governments (SCAG) growth forecasts for RSA 53¹ show substantially increased growth pressures in this area without reference to this project.

¹ Regional Statistical Area Number 53 - incorporates the project site.

**9.0 persons and organizations
contacted**

9.0 PERSONS AND ORGANIZATIONS CONTACTED

1. City of Coachella
Richard Douglas (former Principal Planner)
John Crosswhite, Planning Consultant for the City
Dianna Beck, Principal Planner
Sargent Joe Murillo, Police Department
Fire Marshal Bill Vargas, Fire Department
John Rio, Fire Chief, Fire Department
2. Riverside City/County Public Library
Judith M. Auth, Assistant Library Director
3. The California Archaeological Inventory - Eastern Information Center
(Archaeological Research Unit of the University of California at Riverside)

Kay White
4. California Department of Parks and Recreation
Jim Woodard, Archaeologist
5. Cabazon Band of Mission Indians
John Paul Nichols, Tribal Administrator/General Manager
6. Coachella Valley Community College District
John Matlock, Consultant
7. Coachella Valley Recreation and Parks District
Scott Morgan, Parks and Recreation Superintendent
Kevin Pauline, Centers and Programs Coordinator
8. Coachella Valley Unified School District
Jorge B. Gutierrez, Assistant Superintendent of Facilities
and Operations
9. John F. Kennedy Memorial Hospital
G. Raleigh Hanbury, Director of Physical Services/Marketing
10. Riverside County Parks Department
Sam Ford, Deputy Director
Jeff Weinstein, Assistant Park Planner
11. Riverside County Waste Management
Fuad Modiri, Associate Civil Engineer
12. USDA Soil Conservation Service
John Gilmore, Agricultural Engineer
13. Western Waste Industries
Jim Brockman, Division Manager
14. Utility Companies
Southern California Gas
Imperial Irrigation District
General Telephone
Southern California Edison
15. Coachella Valley Water District
David Harbison

10.0 bibliography

10.0 BIBLIOGRAPHY

City of Coachella Fire Department - Development Guide

California Department of Corrections - Draft Environmental Impact Report for California State Prison - Riverside County, November 1984.

Urbanplan - General Plan Update, City of Coachella, January 1987.

City of Coachella - Comprehensive Zoning Ordinance

Coachella Valley Unified School District - Development Fee Analysis - AB1600, Prepared by School Planning Services, May 1989.

South Coast Air Quality Management District - Air Quality Handbook for Preparing EIRs, Revised April 1987.

11.0 project consultants

11.0 PROJECT CONSULTANTS

Preparation Staff

Smith, Peroni and Fox, Planning Consultants, Inc.
980 East Tahquitz Way, Suite C
Palm Springs, California 92262
(619)322-0900

Richard J. Smith, Principal
Michael A. Peroni, Project Manager
Michael E. Berman, Project Planner
Murrel Crump, Project Planner
Margery A. Lambert, Project Planner
Silvio Poppvsky, Project Planner
Gary Wexler, Graphic Designer
Jessica C. Morin, Draftsperson
Gonzalo Pinuelas, Draftsperson
Kathleen Mayock, Office Manager

Subconsultants

Air Quality and Noise

Endo Engineering
26432 Trabuco Road, Suite 205
El Toro, California 92630
(714)768-4333

Greg Endo

Traffic

Unscott, Law & Greenspan, Inc.
8885 Rio San Diego Drive, Suite 247
San Diego, California 92108
(619)299-3090

Mark Peterson
Jeff Roberts

Geology and Soils

Buena Engineers, Inc.
79-811 Country Club Drive, Suite 4
Bermuda Dunes, California 92201
(619)345-1588

R. Layne Richins

Subconsultants

Civil Engineering and Hydrology

ASL Consulting Engineers
960 East Tahquitz Way, Suite 204
Palm Springs, California 92262
(619)320-4220

Noel Owsley

Biology

Michael P. Hamilton and Associates
No known current address

Socio-Economics

Anthropics
150 South Saturnino Drive
Palm Springs, California 92262
(619)325-4174

Julius Kassovic
Melissa Kassovic

Fiscal Analysis

Real Property Consultant
23276 South Pointe Drive, Suite 216
Laguna Hills, California 92653
(714)855-1121

Roger M. Rostvold

Agriculture

Pacific Consultants
13444 Calais Drive
Del Mar, California 92014
(619)275-3450

James Wheyland
Dale Hibler