

11.0 | APPENDIX

11.1 | NOTICE OF PREPARATION + INITIAL STUDY (NOP/IS)

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING NOTICE

To: Intended Parties

From: City of Coachella
Community Development Department
1515 Sixth St
Coachella, CA 92236

Date: March 14, 2013

Subject: Notice of Intent to Prepare Draft Environmental Impact Report

Project Title: Coachella General Plan Update

The City of Coachella (Coachella) has determined that an Environmental Impact Report (EIR) is necessary for the Coachella General Plan Update (the "Project"). The City is the lead agency for the project and will prepare the EIR under the terms and requirements of the California Environmental Quality Act (CEQA) and the implementing Guidelines of the California Environmental Quality Act ("Guidelines").

The purpose of this notice is:

- (1) to serve as the Notice of Preparation to potential Responsible Agencies, federal agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and
- (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues, from interested parties other than those noted above, including interested or affected members of the public. Coachella requests that any potential Responsible or Trustee Agency responding to this notice respond in a manner consistent with CEQA Guidelines Section 15082(b).

The project description, location, and an analysis indicating the probable environmental effects of the proposed action are contained in the attached materials. Additional project information is available for review at the City of Coachella (Development Services Department) address shown above.

All parties that have submitted their names and mailing addresses will be notified as part of the current project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the person identified below.

Pursuant to Public Resources Code Section 21080.4 and Guidelines Section 15082(b), Responsible Agencies must submit any comments in response to this notice not later than **30 days after receipt**. All

parties that have submitted their names and mailing addresses will be notified as part of the current project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the person identified above. The City will accept **written** comments from Agencies and interested parties regarding this notice through the close of business on **Month XX, 2013 (submit written comments to the address provided above)**.

Please send your responses along with the name of the contact person in your agency to:

Luis Lopez
City of Coachella
Community Development Department
1515 Sixth St., Coachella, CA 92236
(760) 398-5421

Public Scoping Meeting: A public scoping meeting will be held on **Month XX, 2013** including a brief Project overview and discussion of environmental issue areas. Information regarding these meetings is provided below:

Month XX, 2013 6:00 p.m. to 8:30 p.m.
City of Coachella
Council Chambers
Address 1515 Sixth St.
Coachella, CA 92236

Any interested parties may attend to gain a better understanding of the Project and to identify environmental issues of concern.

Submitted by:

Luis Lopez
Development Services Director
City of Coachella

Matthew Burris, AICP
Project Manager
Raimi + Associates

Table of Contents

I.	PROJECT SUMMARY:	IV
II.	PROJECT LOCATION AND SETTING:	IV
III.	BACKGROUND:	V
IV.	PROJECT OBJECTIVES:.....	VI
V.	PROJECT CHARACTERISTICS:	VI
VI.	AGREEMENTS, PERMITS, AND APPROVALS BY PUBLIC AGENCIES:.....	VIII
VII.	POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT	VIII

I. PROJECT SUMMARY:

The City of Coachella General Plan update encompasses future community development plans from now, until 2035. The General Plan will provide long term planning guidelines for the City's growing population and projected development.

The City of Coachella is likely to grow from its current population of 40,000, to a total population of 155,000, by 2035. The growth is expected to unfold in an incremental pattern as development projects continue to be built in the City of Coachella. Under the proposed General Plan, there is expected development of 13,239 Single Family Dwelling Units, Multi-Family Dwelling Units, commercial, and industrial. The General Plan plans for the growth and development of 18,564 acres within the City limits as well as the integration of 14,755 additional acres within the City's Sphere of Influence.

The General Plan will identify long-term goals; provide a basis for decision-making; provide citizens a forum for input on their community's direction; and inform citizens, developers, decision-makers, and other cities of the ground rules for development within the City. The end result of the General Plan will be a comprehensive report on goals and policies, formed through community outreach that will enhance the overall wellbeing for all residents, business owners, visitors, and any affiliates with the City of Coachella.

II. PROJECT LOCATION AND SETTING:

The proposed project is located in the City of Coachella, centrally located Riverside County {Figure 1} Coachella is a desert community and located at the eastern end of the Coachella Valley, in Riverside County, California. Interstate 10 runs through Coachella connecting the City to the rest of Southern California, along with State Routes 86 and 111. The City of Coachella is largely underdeveloped, with a current population of 40,000 inhabiting 18,564 acres of land within the City limits. The City's Planning Area of 45,300 acres is only partially developed, with nearly 27,000 acres underdeveloped. Only 10% of this land is entitled for future development.

The existing land use of the City of Coachella is made up of fourteen land uses including agriculture (11,174 acres, 33%), vacant land (18,224 acres, 54% of total Coachella's land), transportation/communication/utilities (1,889 acres, 6%), and single family residential (1,007 acres, 3%).



Figure 1: Riverside County Map and City of Coachella, CA

III. BACKGROUND:

The City of Coachella General Plan will aid the City, residents, developers, and business owners; in future community development plans until 2035. The document provides the public, and city, with a comprehensive detailed vision for the future of the City of Coachella. The plan will be prepared in compliance with Government Section Code 65300 that states;

“ Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of an land outside its boundaries which in the planning agency’s judgment bears relation to its planning. Chartered cities shall adopt general plans, which contain the mandatory elements specified in Section 65302.” (<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65300-65303.4>).

The General Plan update for the City of Coachella focuses on eleven elements to research, analyze, and compile an all-inclusive document for the future development of the City of Coachella. The document is made up of goals and policies for suggested development, social programs, and community growth. The General Plan Update was a 5-year process that consisted of a series of community, administrative, and stakeholder meetings to identify goals, analyze existing conditions, and form policies for the development in the City of Coachella.

The content of the General Plan update describes intended development, and advised changes to be made to the cityscape and community over the next 25 years. The proposed elements, with their respective goals and policies address a number of topics including Land Use, Circulation, Community Health, Sustainability, Conservation, Parks, Open Space, Air Quality, Safety and Noise. The housing element is not a part of this update. The proposed guidelines made to the city will alter the existing built environment of the City of Coachella, but it has yet to be determined if there will be any significant environmental impacts, as defined by the California Environmental Quality Act. The Initial Study will begin to identify, and analyze, the areas of impact to determine if an Environmental Impact Analysis will be needed for each of the CEQA defined areas of impact.

IV. PROJECT OBJECTIVES:

The objectives of the City of Coachella General Plan Update 2035 are as follows:

- Adapt to changing demographics to connect and create a vision for the growing population of the City
- Create a healthy and economically viable City with a diversity of activities and economic opportunities
- Implement new technology and innovations to increase the quality of infrastructure, social services, and environmental sustainability
- Update older development plans that no longer align with the community's new vision
- Chart the way to a low-carbon future
- Update projection patterns for city growth, economic characteristics, and land-use to create a well connect city
- Assess needs for projected growth within the City, and the Sphere of Influence
- Create a city with a range of housing for multiple generations, cultures, and incomes
- Create a complete plan to ensure City grows with improved living conditions
- Foster the community's desire for safe, active transportation

V. PROJECT CHARACTERISTICS:

The General Plan was created through the efforts of community members and City staff, driven by a vision for the future changes expected in the City of Coachella. Beginning with initial meetings, creating a vision and driving goals behind the future of Coachella Valley, the setting was defined for the framework of the General Plan Update. In the initial stages, existing conditions, and community needs, were also collected to layout the current environmental condition of the City, and find areas of strength, opportunity, and improvement.

The City of Coachella set forth a comprehensive plan to meet the changing environmental legislation, and update plans that would otherwise be ineffective without any action in response to the recent housing and economic fallouts of the Great Recession. Along with the state mandated elements of a General Plan update, long-term plans for the City's growth began to form. The completed document addresses the recent hardships, new environmental measures, and reassessment of the future of the City. With detailed analysis of the current state of the City, the General Plan update will serve as a foundation for changes made to the City form, and growth for the next several decades.

After extensive and collaborative analyses between community members and City staff, The General Plan Update for the City of Coachella incorporates 7 elements as described below. The General Plan calls

for a place-based community that promotes health, safety, and sustainability for the City and its residents. The General Plan for the City of Coachella was created based on over-arching goals of the community. A summary of the elements is as follows:

- **Land Use + Community Character:** Through General Plan designations of Ranchos, Neighborhoods, Centers, Districts, Specific Plans, and Public uses, the land-use element will strategically incorporate and celebrate the community character of City residents. The land use element also creates a foundation for walkable and neighborhood-oriented community and economic activities. This will be done through a revitalization of the downtown core, expanding economic development opportunities, tourism and entertainment, and a focus on neighborhood.
- **Circulation:** The Circulation element seeks to create a balanced transportation system that accommodates all modes of travel safely and efficiently, without prioritizing automobile travel. Through complete streets, traffic calming, and a network of bike paths, trails, and roads, the element will connect all modes of transportation to facilities and recreation, monitored by a transportation management team.
- **Community Health + Wellness:** The purpose of the Community Health + Wellness element is to encourage a physical, social and civic environment that supports residents' health. The element will create community programs, and local food systems, and educational facilities to increase awareness and practice of healthy living. The element includes the creation of a built environment that promotes physical activity, safe and affordable housing at all ages, reduction in tobacco use, and affordable and accessible high-quality health care and social services for all residents.
- **Sustainability + Natural Environment:** This element presents goals and policies for the community of Coachella that will minimize risks of climate change, promote resource efficient and environmentally respectful communities, and offer access to open space and parkland. Heat island mitigation, alternative energy uses, agricultural land preservation, and water recycling programs are also presented in the General Plan to sustain an environmentally sound City for years to come.
- **Safety:** The element identifies and mitigates safety risks to the City of Coachella, including earthquake, flood, fires, and severe weather. Mitigation includes requiring new buildings to be built seismically resistant, require new developments to report mitigation measures for developing in flood plane, and responsibly use, to a minimum, and hazardous materials and waste. The element ultimately ensures reduction in environmental safety risks for the residents of the City.
- **Infrastructure + Public Service:** Ensure the City of Coachella has a well-maintained and efficient public infrastructure, with adequate water supply, drainage, sewer and wastewater, and solid waste management systems. Public service recommendations include; water supply planning for new development, water source protection, abate illegal onsite wastewater disposal systems, development of drainage system master plan, and support on-going green waste recycling efforts.

- Noise: Establish projections, and mitigation strategies for noise emissions for activity within the City. Through land use and transportation planning, the noise element can be greatly formed to preserve the health of City residents.
- Housing: The housing element for the City of Coachella General Plan Update 2035 will begin in 2013. The Housing Element is not a part of this General Plan update and is not considered by the Notice of Preparation, Initial Study or Environmental Impact Report, for the proposed project.
- Implementation Actions: The General Plan, along with providing goals and policies, also offers an implementation plan with time frames for each action to advise the City on strategy for prioritizing specific actions, understand short term and long-term goals, and make incremental changes complimentary to the City’s growth projection patterns.

The 7 elements of the General Plan are aimed to help the City develop a resilient economy and to address the states changing environmental policy. Within these elements the General Plan addresses a host of issues that needed alterations to ensure a thriving City for the residents of the City of Coachella, and those within its Sphere of Influence.

VI. AGREEMENTS, PERMITS, AND APPROVALS:

The City of Coachella is the Lead Agency for the proposed project and has discretionary authority over the project. To implement this project, the following agreements, permits, and approvals are anticipated:

Anticipated Agreements, Permits, and Approvals	Granting Agency
Environmental Impact Report (EIR) Certification	City of Coachella
Climate Action Plan Adoption	City of Coachella
General Plan Adoption	City of Coachella

VII. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on the description of the General Plan Update for the City of Coachella valley, in compliance with Government Code 65300, the City’s completed General Plan Update 2035 will undergo an assessment based on CEQA Qualifications. The Initial Study of the General Plan Update will be applied to the 958 items of the Initial Study Checklist, provided in the CEQA Handbook. The following is described Initial Study, and determination of need for further environmental review.

Based upon the California Environmental Quality Act (CEQA), non-exemption projects are subject to a possible Environmental Impact Report, Negative Declaration, or Mitigate Negative Declaration. The appropriate document choice is to be determined through and Initial study to determine any possible significant environmental impacts that would be caused by the proposed project. The proposed project considered by this Initial Study will be for the General Plan Update 2035 for the City of Coachella, California.

The attached Initial Study looks at all areas, as defined by the CEQA guidelines and Initial Study Checklist found in Section 15063c.

INITIAL STUDY

PROJECT TITLE:	City of Coachella General Plan Update 2035
LEAD AGENCY AND ADDRESS:	City of Coachella 1515 Sixth St Coachella, CA 92236
CONTACT PERSON:	Luis Lopez Development Services Director (760) 398-5421
PROJECT LOCATION:	The proposed project is located in the City of Coachella, centrally located Riverside County. Coachella is a desert community and located at the eastern end of the Coachella Valley, in Riverside County, California. Interstate 10 runs through Coachella connecting the City to the rest of Southern California, along with State Routes 86 and 111.
SPONSOR'S NAME AND ADDRESS:	City of Coachella Community Development Department 1515 Sixth St., Coachella, CA 92236 (760) 398-5421
GENERAL PLAN DESIGNATIONS:	Not Applicable
ZONING CLASSIFICATIONS:	Not Applicable
PROJECT DESCRIPTION:	The City of Coachella General Plan update encompasses future community development plans from now, until 2035. The General Plan will provide long term planning guidelines for the City's growing population and projected development.
ONSITE AND SURROUNDING LAND USES AND SETTING:	The City of Coachella is a desert community and located at the eastern end of the Coachella Valley, in Riverside County, California. Though made up of many land uses, the most majority of land is open space and agriculture, with development in the western portions of the City. The General Plan covers all land uses within in the City and its Sphere of Influence.
OTHER REQUIRED AGENCY APPROVALS:	None

ENVIRONMENTAL FACTORS POTENTIALL AFFECTED:

The environmental factors checked below would be potentially affect by this project, involving at least on impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Land Use/Planning
<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Population/Housing
<input checked="" type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/ Traffic
<input checked="" type="checkbox"/> Utilities/Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION: 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 DELCARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMETNAL 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 and 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. A Program ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the propose 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.

Signature

Date

Luis Lopez

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., 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 (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. 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.
- 5) Earlier analysis 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 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 (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Impacts Checklist

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within the state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare, which would adversely affect day or night views in the area.	X			
II. AGRICULTURAL RESOURCES. 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?	X			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	X			
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	X			
d) Result in the loss of forestland or conversion of forestland to non-forest use?	X			
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	X			
III. AIR QUALITY. Would the project:				

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?	X			
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?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			
IV. BIOLOGICAL RESOURCES: 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?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
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?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 10564.5?	X			
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			
VI. GEOLOGY AND SOILS: Does the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	X			
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issues by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
2) Strong seismic ground shaking?	X			
3) Seismic-related ground failure, including liquefaction?	X			
4) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
(1944), creating substantial risks to life or property?				
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?	X			
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			
III. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous material into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65961.5 and, as a result, would it create a significant hazard to the public or the environment?	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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?	X			
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?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
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?	X			
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
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)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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 in- or off-site?	X			
e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within 100-year flood hazard area structure, which would impede or redirect flood flows?	X			
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?	X			
j) Inundation by seiche, tsunami, or mudflow?	X			
X. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	X			
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?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XI. Mineral Resources. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	X			
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan				X
XII. NOISE. Would the project:				
1) 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?	X			
2) Exposure of persons to or generation of noise levels in excess groundbourne vibration or groundbourne noise levels?	X			
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
5) For a project located within an airport land use plan, or where such a plan has been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
6) 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?				X

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
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)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	X			
XIV. PUBLIC SERVICES. Would the project: result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would 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?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
XV. RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	X			
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
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?	X			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			
XVII. UTILITIES AND SYSTEM SERVICES. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
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?	X			
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?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
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?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulation related to solid waste?	X			
XVIII. MANDATORY FINDINGS OF SIGNIFIGANCE.				
a) a) Does the project 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	X			

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
levels, threaten to eliminate a plan to 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 of prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings either directly or indirectly?	X			

CHECKLIST RESPONSES

I. AESTHETICS. Would the project:

a) Have substantial adverse effect on a scenic vista?

The City of Coachella has views of the Santa Rosa Mountains to the southwest of the planning area; the Mecca Hills to the east of the City area; and the Indio Hills to the north of the City of Coachella. Outside of these geographic landmarks, the surrounding topography is relatively flat. The proposed General Plan for the City of Coachella creates advisory development plans, and distribution of land uses, including location of buildings, housing, and infrastructure. The General Plan update does not predict, or know the exact footprint of development for 2035, and does not determine exact location, height, and size, of buildings to be developed in the City. While the General Plan does contain a number of policies that address the preservation of scenic vistas and scenic resources, it is possible that some of these resources would be adversely affected by new development under the 2035 General Plan. Therefore, potentially significant impact may occur. This topic will be further analyzed in the General Plan EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within the state scenic highway?

A large amount of open lands and scenic resources exists in the eastern reaches of the City boundaries. The City is also intersected by highways Interstate 10, State Route 86, and State Route 11, all part of the state scenic highway system. There are no existing historic buildings on the National Register of Historic Places. The proposed General Plan recognizes the existing scenic resources, and recommends preservation, or minimal development in open space areas through 2035. The General Plan also supports initial development in areas that are not open spaces. The scenic resources of the City are important assets to the visual aesthetics of the City, and the General Plan does not plan for immediate action in these spaces. Impacts may be significant and further analysis will be conducted in the EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Within the proposed General Plan are goals to improve the visual environment of the City and create an aesthetically pleasing cityscape. The visual character of the City is important to residents and decision makers, including concern of environmental effects from degrading visual character. The General Plan provides design guidelines of the built and undeveloped environments to preserve or improve the visual character of the City. Impacts may be significant and the effects of the General Plan's changes on visual character and quality will be analyzed in the EIR.

d) Create a new source of substantial light or glare, which would adversely affect day or night views in the area.

Large areas of undeveloped land surround the City of Coachella. The City itself is developed, and will be further developed beyond through 2035. The City generates nighttime lighting for

streets, sidewalks, homes, and other developed areas. Increased development, and number residents, will increase street lighting, business lighting, and any other night time light sources from entertainment, retail, tourism, and other resident and visitor uses. The increased lighting could create more light or glare that could adversely affect day or nighttime views in the area. The contrast of a well-lit city, next to dark open space, is often not compatible. The existence of increased lighting next to open space can create adverse effects of solar pollution, and disruption wildlife habitat and native flora and fauna cycles. Impacts may be significant and further analyses of the effects of lighting and glare will be assessed in the EIR.

II. AGRICULTURAL RESOURCES. 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?

The City of Coachella has significant acreages of Important Farmlands within its jurisdiction. As the City of Coachella is projected to at least double in population by 2035, the need for housing, and other developments that support jobs and social services, will increase. The current land use map plans for a significant portion of Coachella to remain zoned for agriculture. Because of the expected population and housing growth, a possible need for more urbanized land may result in the loss of agriculture land. Agricultural land is a precious, finite resource that, once developed with urbanized uses, is gone forever. The significance of the potential loss of agricultural land under the 2035 General Plan will be further analyzed in the Environmental Impact Report.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The General Plan update would change existing land-uses within City and sphere of influence. Some land uses that would be re-designated may be agricultural or covered under a Williamson Act contract, thus the General Plan would conflict with existing zoning and contracts between agriculture landowners and the City. However, there is currently no land within the City limits that is covered by the Williamson Act. Any land within the sphere of influence, which is covered under the Williamson Act, will not be covered under the act within the next 10 years. The General Plan may conflict with existing agricultural uses, and potential impact will be analyzed in the EIR.

c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?

The City of Coachella limits and sphere of influence contains open space in the eastern sections of the City. Within these open spaces exists native vegetation majority of which are Creosote Bush Scrub and Saltbush Scrub. The arid climate of the City of Coachella does not support tree or forestland above the native shrubs; therefore there is no existence of forestland or timberland within the Planning Area. In the absence of forestland and timberland, there would be no significant impact under the development of the General Plan.

d) Result in the loss of forestland or conversion of forestland to non-forest use?

The City of Coachella limits and sphere of influence contains open space in the eastern sections of the City. Within these open spaces exists native vegetation majority of which is Creosote Bush Scrub and Saltbush Scrub. The arid climate of the City of Coachella does not support tree or forestland above the native shrubs; therefore there is no existence of forestland or timberland within the Planning Area. In the absence of forestland and timberland, there would be no loss or significant impact under the development of the General Plan.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The City of Coachella has roughly 429,000 acres of Farmland as of 2004. Development under the 2035 General Plan will likely result in the conversion of agricultural lands to urbanized uses, which would result in a permanent loss of Farmland. Impacts may be significant and the EIR will further analyze the potential impacts to agricultural resources in the City that may occur under the 2035 General Plan.

III. AIR QUALITY. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Clean air in the City is important to community health and ecological sustainability. There are multiple local, regional, and national efforts to improve air quality that involve City of Coachella. With an increase of activity and emissions polluting the atmosphere, the development as guided by the General Plan may conflict with applicable air quality plans. Impacts may be significant and will be analyzed in the EIR.

b) Violate any air quality standards or contribute substantially to an existing or projected air quality violation?

The growing number of people, cars, construction, and services, anticipated under the 2035 General Plan will potentially generate more emissions, and harmful particulates into the atmosphere, offsetting existing air quality levels. Impacts may be significant and will be analyzed in the EIR.

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?

According to the NAAQS and CAAQS Designation Status for the Salton Sea Basin (Riverside County), the region is in Non-Attainment levels for O₃ and PM₁₀. The growth anticipated under the General Plan may increase O₃ and PM₁₀ levels for the Salton Sea Basin air quality. Impacts may be significant and analyses of environmental effects of O₃ and PM₁₀ levels will be conducted in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors located in the City of Coachella including residents, schools, daycare centers, nursing homes, and medical facilities, playgrounds, athletic facilities, rehabilitation centers, convalescent centers, and retirement homes. Pollutant concentrations in the vicinity of these locations could users of these facilities at risk. Impacts may be significant and will be analyzed in the EIR.

e) Create objectionable odors affecting a substantial number of people?

The General Plan would produce for many land use changes, some of which may generate objectionable odors. Impacts may be significant and will be analyzed in the EIR.

IV. BIOLOGICAL RESOURCES: 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?

The City of Coachella lies in an area of diverse biological habitat, with many native flora and fauna within the City boundaries. The majority of the native flora and fauna species are in the Eastern reaches of the City, in the vicinity of the Mecca Hills. There is existence of certain species of special status in the planning area. The City's General Plan expansion could bring development close to open space areas, and habitat locations of sensitive species. The increase of City activities, including air pollution, noise, and recreation, could lead to disruption in natural biological systems. Impacts may be significant and will be analyzed in the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Existing sensitive natural communities, including plants, reptiles, mammals, and birds occur within the General Plan Planning Area. The new development under the General Plan could potentially affect sensitive natural communities. Impacts may be significant and will be analyzed in the EIR.

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?

Within the City of Coachella, the Whitewater River and its tributary washes are regulated by the Army Corps of Engineers, California Department of Fish Game, and Regional Water Quality Control Board. There are also blueline channels and washes located east of the Coachella Canal in the eastern portion of the planning area, these channels may also be subject to agency regulation. The City also holds a Storm Water Management Plan to reduce discharge into Whitewater River. The increase in population, as project by the General Plan, could increase loads on waste water, storm water, and water supply facilities that could affect existing conditions. Impacts may be significant and will be analyzed in the EIR.

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?

Among the many flora and fauna species located in the planning area of the General Plan, only one species is identified as a migratory wildlife. The Swainson's hawk seasonal uses land inside the City of Coachella planning area. Other seasonal wildlife sporadically uses open space, agriculture, and grasslands. The environmental conditions support these species, and are able to do so because of existing open space land coverage. With increased population and development, direct and indirect effects may harm the environmental conditions in which these species thrive. Impacts may be significant and will be analyzed in the EIR.

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

The City of Coachella has no preservation policy or ordinance to protect trees to any specific species. The General Plan would not conflict with any ordinance or preservation policy, however further analyses will be conducted in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The City of Coachella's biological resources lie in a number of jurisdiction areas. California Endangered Species Act, the California Native Plant Protection Act, the CEQA Guidelines, and the Natural Communities Conservation Planning Act control the City's resources. Local conservation plans include the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan (HCP) of 1986 and the Coachella Valley Multiple Species Conservation Plan/Natural Community Conservation Plan of 2008. These measures aim to protect the natural species that are interconnected with a greater ecological system in the Coachella Valley, and beyond the boundaries of Riverside County. Natural habitats and urban activities are not a harmonious system, and can have adverse effects on the ecological system in which both inhabit. Conflicts with existing provisions could threaten the existing quantity and quality of natural species, especially those classified as sensitive. The General Plan provides for new development that may conflict with habitat conservation plans. The potential impacts will be analyzed in the EIR to find any conflicts with existing local, regional, and state conservation plans.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 10564.5?

There are a number of historical resources in the planning area. Any historic resources could be partially or fully be demolished because of new growth and development. Historic resources help preserve the City's history and create a sense of place-making that can lead to a positive community environment. Impacts may be significant and will be analyzed in the EIR.

- b) **Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?**

The City of Coachella is located adjacent to tribal land, and has a rich history dating back over 200 years. Remains of early activity exist in the planning area, including canals, mining shafts, and residential homes. The proposed growth of the City could disrupt existing archeological resources as land is developed. Impacts may be significant and will be analyzed in the EIR.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

Paleontological resources and unique geological features do occur within the City boundaries and offer cultural and historical significance to the City and region. Destroying unique paleontological resources could erase a valuable resource for future study and historical understanding on the City and region. Impacts may be significant and will be analyzed in the EIR.

- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

With the City's history of settlement, historic and archeological sites, human remains may be disturbed through new development. As the City expands development in the General Plan implementation, the disturbance of the remains could increase and harm the preserved existing nature of the remains. Impacts may be significant and will be conducted in the EIR.

VI. GEOLOGY AND SOILS: Does the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- 1) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issues 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.**

The City of Coachella is traversed by three faults delineated by the Alquist-Priolo Earthquake Fault Zone Map. There are also known faults within the City area that are not delineated by the Alquist-Priolo Earthquake Fault Zoning Map. The fault lines are close to development and can have impacts on people or structures if rupture were to occur. The existing fault lines are active, and have caused a number of adverse effects throughout the Southern California region. Existing and future development could potentially be at risk because of geographical proximity to the fault lines. Impacts may be significant and will be analyzed in the EIR.

- 2) **Strong seismic ground shaking?**

The close proximity to fault lines creates a complex tectonic system within the City of Coachella. The fault lines are active, and strong ground shaking could occur with a future earthquake. The proposed development of the General Plan could expose more

structures and people to the side effects of being in close proximity to multiple fault lines. Impacts may be significant and will be analyzed in the EIR.

3) Seismic-related ground failure, including liquefaction?

Within the City (SOI and Planning Area) there is high potential for liquefaction. Liquefaction can cause excessive structural settlement, sand boils, ground rupture, lateral spreading (movement), or failure of shallow bearing foundations. The proposed development under the General Plan could be impacted because of the high potential of liquefaction. Impacts may be significant and will be analyzed in the EIR.

4) Landslides?

The City of Coachella lies in a relatively flat topographic setting, with little to no sloping in, or around the planning area. The occurrence of landslides could also occur in adverse geologic conditions, existing faults, expansive soils, earthquakes, and changes in topography. These geological characteristics exist in the Mecca Hills, Coachella fan, and along the Coachella Valley Stormwater Channel, all of which are located in the eastern reaches of the General Plan planning area. Impacts may be significant and will be analyzed in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

With the City's boundaries, and sphere of influence, multiple soil types occur and erosion varies from slight to moderate. Soil formation in the City comes from alluvial fans, valley fill, or lacustrine (lake) basins within the Coachella valley, Mecca Hills, and the base of the Santa Rosa Mountains. The potential development under the General Plan could disrupt soil structure result in soil erosion or loss of topsoil. Impacts may be significant and will be analyzed in the EIR.

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?

Soils within the planning area range from fine sands, to gravely, to sandy loams in the central portion of the planning area. The soils in the planning area are considered poorly drained, and the hazard of erosion varies from slight to moderate. Potential soil hazards in the planning area include; subsidence, landslides, erosions, and collapsible and expansive soils. The implementation of the General Plan has potential to increase risks related to soil instability. Impacts may be significant and will be analyzed in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1944), creating substantial risks to life or property?

Expansive soils exist in the planning area for the General Plan update, mostly concentrated in the southern area of the City near the Thermal Airport. The existence of expansive soils can cause structural and paving damages. Development under the General Plan could potentially increase risk of damaged caused by expansive soils. Impacts may be significant and will be analyzed in the EIR.

- 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?**

Considering existing geology and soils within the planning area, there are multiple aspects that could make soils inadequate of supporting waste systems. Impacts may be significant and will be analyzed in the EIR.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.**

The General Plan encourages increased development and activity, to support the growing population in the City. The side effects of growing development can contribute greenhouse gasses into the atmosphere. Common contributors of greenhouse gases (GHG) are transportation, industry, agriculture, commercial and residential activities. These contributors exist in City of Coachella and will increase as population increases in the City. There is great potential of increase of GHG in the planning area. Impacts may be significant and will be assessed in the EIR.

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

Among many federal and state regulations and strategies to reduce GHG include AB32 passed in 2006, SB 375, and the Regional Transportation Plan (RTP). The City lies within the Southern California Air Quality Management District that oversees local agencies. The General Plan update will generate activities and development that can contribute to GHG. Without proper mitigation, there could be potential to conflict with applicable plans adopted to reduce GHG. Impacts may be significant and will be analyzed in the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

There are a few sites containing hazardous materials within the City of Coachella. According to the Toxic Release Inventory (TRI) database, one manufacturer using hazardous materials is registered in the City of Coachella. There are also twenty-one other sites that small and conditionally exempt having hazardous materials. The City also has no existing transporters of hazardous materials. However, State and local highways, and rail lines that transport hazardous materials through the City boundaries intersect Coachella. The hazards of this potential impact will be analyzed in the EIR.

- b) **Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous material into the environment?**

Hazardous materials associated with industrial, commercial, agriculture, and manufacturing facilities are located within the planning area. The use of hazardous materials creates certain risks of exposure that could affect the public. The General Plan's population projections both increase amount of public that is at risk to hazards, and creates a need to increase industrial, commercial, and agriculture to supply the growing population. There is potential of release of hazardous material into the environment. Impacts may be significant and will be assessed in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The General Plan does not specifically propose for facilities that would cause hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. It may be possible that this physical arrangement could occur. Impacts may be significant and will be analyzed in the EIR.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65961.5 and, as a result, would it create a significant hazard to the public or the environment?

The General Plan is not a site-specific project, and does not allocate specific development of on existing hazardous materials sites. However, development in such sites within Coachella could occur under the General Plan. Impacts may be significant and will be analyzed in the EIR.

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?

There are portions of the city that are located within the Riverside County Airport Land Use Plan (RCALUP) for the Jacqueline Cochran Regional Airport. The General Plan preparation process considered the RCALUP Compatibility Policies to address safety and conflicts are not anticipated. However, this potential impact will be analyzed within the EIR.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people result in a safety hazard for people residing or working in the project area?

There are no private airstrips in the vicinity of the City of Coachella's Planning Area. The General Plan would not result in safety hazards for people in the vicinity of a private airstrip. Due to the absence of a private airstrip, the General Plan will have no significant impact.

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City of Coachella's Fire Services adopted the City Fire and Emergency Medical Services Master Plan. The General Plan does propose development that could physically change the existing environment and affect existing emergency response or evacuation plans. The increased population could also affect emergency evacuation plans, and more people will add to

congestion in the event of an emergency. The General Plan's potential impact on an adopted emergency response or evacuation plan will be analyzed in the EIR.

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?

There is significant development in areas of the City and planning adjacent area considered wildland, where urban-wildland interfaces occur. The wildland areas have experienced prolonged droughts or are excessively dry and at risk of wildfire. The close proximity to land at risk of wildfire poses risks to people and structures adjacent to these areas. The new development will occur under the proposed General Plan, thus increasing the amount of people at risk of this interface. The potential impacts associated with the urban-wildland and fire hazards will be analyzed in the EIR.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

Water quality standards and waste discharge requirements have been put in place to mitigate pollutants entering waterways. Common pollutants come from a number of land uses including, agriculture, residential, commercial, and industrial, all of which are in the City and planning area. Increased activity and coverage of land uses could result in increase of pollutants, and possible violation of water quality standards. Impacts may be significant and will be analyzed in the EIR.

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)?

The City of Coachella is located over the Coachella Valley Groundwater Basin, more specifically over the Indio Subbasin. The groundwater supplies have slowly been declining since 1949, including recharge efforts from Colorado River imports. The General Plan's encouragement of increased development may also increase demands of water usage in the planning area, diverting it from recharge basins to residential, commercial and industrial uses. Impacts may be significant and will be analyzed in the EIR.

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, which would result in substantial erosion or siltation on- or off-site?

Within the City of Coachella is the drainage path of the Whitewater River in the Whitewater Hydraulic Unit watershed. Water supervision comes from the Colorado Regional Water Quality Control Board (RWQCB). The General Plan does not specifically propose reconfiguration of the river course. Some of the development planned within the General Plan area will be adjacent to river course, and may add erosion that could alter the existing drainage pattern. Impacts may be significant and will be analyzed in the EIR.

- 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 in- or off-site?**

Within the City of Coachella is the drainage path of the Whitewater River in the Whitewater Hydraulic Unit watershed. Water supply oversight comes from the Colorado Regional Water Quality Control Board (RWQCB). As development increases, the amount of impervious surfaces increases with minor alterations in the existing drainage runoff patterns. Impacts may be significant and will be analyzed in the EIR.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

The General Plan does not specifically propose plans that would increase the rate or amount of surface runoff. However, as development increases, water runoff increases load on drainage systems. Impacts may be significant and will be analyzed in the EIR.

- f) Otherwise substantially degrade water quality?**

Development and population under the General Plan will increase greatly through 2035. The increase of urban activities, residential uses, and water uses, can have affects on water quality. Degrading water quality has lasting ecological effects, and applicable thresholds will determine adequate water quality levels that will be suitable to the water quality in the planning area. Impacts may be significant and will be analyzed in the EIR.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard boundary of Flood Insurance Rate Map or other flood hazard delineation map?**

According to the 2008 FIRM published by FEMA for the planning area indicates that the City of Coachella is located beyond the 100-year flood zone. However, the Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs) to identify areas subject to flooding during different flood events, such as 100-year floods. These maps show that 100-year flood areas exist in the planning area along Whitewater River. The middle and western portions of the city are also considered areas of 100-year flood zones with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. Housing development under the General Plan could place housing within this area, as it is located in areas where neighborhood and urban development currently exist. Impacts may be significant and will be analyzed in the EIR.

- h) Place within 100-year flood hazard area structure, which would impede or redirect flood flows?**

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRMs) to identify areas subject to flooding during different flood events, such as 100-year floods. These maps show that 100-year flood areas exist in the planning area along Whitewater River. The middle and western portions of the city are also considered areas of 100-year flood

zones with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. Under the General Plan, structures are proposed in these portions of the City, and could potentially impede 100-year flood flows. Impacts may be significant and will be analyzed in the EIR.

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?

The City of Coachella does experience seasonal flooding with waters coming from the Whitewater River. Development under the General Plan may increase the exposure of structures to flooding. Impacts may be significant and will be analyzed in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

The City of Coachella is located more than 100 miles from coastal property, and is not at risk of inundation of a tsunami. Seiches and mudflow can occur in soil types and water bodies near the City. Such occurrences can effect development under the General Plan. Impacts may be significant and will be analyzed in the EIR.

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?

The City of Coachella is made up of multiple established communities. The General Plan involves a number of changes, recommendations, and policies that could affect established communities. Location of increased development could potentially divide existing community conditions. Impacts may be significant and will be analyzed in the EIR.

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?

The 2035 General Plan update will replace the existing General Plan for the City of Coachella. There would be no conflict between the existing and updated General Plan because of this replacement. Further analysis will look into the potential conflicts between the proposed General Plan would potentially with any other existing land use plans, specific plans, or zoning ordinances. Impacts may be significant and will be analyzed in the EIR.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The General Plan Planning Area covers land that is also covered by various habitat conservation plans. Local conservation plans include the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan (HCP) of 1986 and the Coachella Valley Multiple Species Conservation Plan/Natural Community Conservation Plan of 2008. Development under the General Plan may conflict with conservation plans. Impacts may be significant and will be analyzed in the EIR.

XI. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

Mineral resources within the City, and sphere of influence, include sand and gravel, clay, oil and gas, and geothermal. Development under the General Plan may affect availability of the known minerals. Impacts may be significant and will be analyzed in the EIR.

- 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**

Currently there are no locally important mineral resource recovery sites within the City limits. The loss of availability of such sites would not occur in the General Plan Planning Area, and no significant impacts would occur.

XII. NOISE. Would the project:

- 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?**

Under the General Plan, a number of development and activities are likely to increase in the Planning Area. These activities could contribute to exposure to or generate noise levels in excess of established standards. Impacts may be significant and will be analyzed in the EIR.

- b) Exposure of persons to or generation of noise levels in excess groundbourne vibration or groundbourne noise levels?**

Under the General Plan, a number of development and activities are likely to increase in the Planning Area. These activities could contribute to exposure to or generate noise levels in excess groundbourne vibrations or groundbourne noise levels. Impacts may be significant and will be analyzed in the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Under the General Plan, a number of development and activities are likely to increase in the Planning Area. These activities could contribute to permanent increase in ambient noise levels in the project vicinity. Impacts may be significant and will be analyzed in the EIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Under the General Plan, a number of development and activities are likely to increase in the Planning Area. These activities could contribute to temporary or periodic increase in ambient noise levels in the project vicinity. Impacts may be significant and will be analyzed in the EIR.

- e) **For a project located within an airport land use plan, or where such a plan has 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?**

There are portions of the city that are located within the Riverside County Airport Land Use Plan (RCALUP) for the Jacqueline Cochran Regional Airport. The General Plan development within these portions may expose residents and workers in the project area to excessive noise levels. Impacts may be significant and will be analyzed in the EIR.

- 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?**

The General Plan Planning Area is not in the vicinity of a private airstrip. The project would not expose people residing or working in the project area to excessive noise levels. Because of no existence of a private airstrip, there would be no significant impact created by noise levels.

XIII. POPULATION AND HOUSING. Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?**

The development under the General Plan will increase the population of the City. The population of Coachella is currently 40,000, and is expected to grow to 155,000 by 2035. Impacts may be significant and will be analyzed in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

In an increase in population, as planned under the General Plan, housing needs and development may also increase. Through the implementation of the General Plan, existing housing may be displaced because of this new growth. Impacts may be significant and will be analyzed in the EIR.

- c) **Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?**

The increase of population and housing needs under the development of the General Plan will form a new housing profile for the City. The development has potential to displace people, as the city develops through 2035, and may need to construct replacement-housing elsewhere. Impacts may be significant and will be analyzed in the EIR.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would 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?** The City of Coachella currently contracts fire services from the Riverside County Fire Department and the Department of Forestry. As the City grows, more structures and people will need this governmental service. The development growth under the General Plan has potential to increase need for more fire facilities to maintain acceptable ratios. Impacts may be significant and will be analyzed in the EIR.
- b) **Police protection?** The City of Coachella Police Department services Coachella, and the City's sphere of influence is serviced by the Riverside County Sheriff's Department. As population grows, more people and places will need this governmental service. The development growth under the General Plan has potential to increase need for more police protection and the facilities that come along with it. Impacts may be significant and will be analyzed in the EIR.
- c) **Schools?** There are two unified school districts within the planning area, Coachella Valley Unified School District (CVUSD) and Desert Sands Unified School District (DSUSD). With project population of 155,000 by 2035, there will be a need to increase school facilities to service the number of people in the City. Impacts may be significant and will be analyzed in the EIR.
- d) **Parks?** Currently, there are 48.2 acres of public parks within the City of Coachella. As population increases under the General Plan, more parks will be needed to meet the growing demand. An increase in park facilities may have potential affects in the City. Impacts may be significant and will be analyzed in the EIR.
- e) **Other public facilities?** The General Plan outlines a large Planning Area, with an increase in population coming to the City. With this development, governmental services may be needed during the growth process, including postal services and libraries. An increase in the number of public facilities may have potential impacts on environment conditions. Impacts may be significant and will be analyzed in the EIR.

XV. RECREATION: Would the project:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

The growth under the General Plan an increase in population would bring more activity into the City limits and sphere of influence. The increased activity may affect the physical conditions of existing neighborhood and regional facilities. Impacts may be significant and will be analyzed in the EIR.

- c) **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?**

Under the General Plan, the City will experience an increase in population and development through 2035. The increased amount of activity and need for infrastructure will require the construction and expansion of recreational facilities, that has potential to cause adverse affects to existing facilities. Impacts may be significant and will be analyzed in the EIR.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Under the General Plan several modes of transportation are accounted for, and are planned to expand the City's circulation system. The increase in population and transportation needs can potentially affect the effectiveness of the performance of the circulation system. Impacts may be significant and will be analyzed in the EIR.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

The City of Coachella's congestion is a part of the Riverside County Congestion Management Plan. The increase in population under the General Plan will add more people to the existing built environment and may affect the level of service standards established by the Riverside County Congestion Management Plan. Impacts may be significant and will be analyzed in the EIR.

- 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?**

Development under the General Plan incorporates many aspects involved in a growing City, including traffic patterns. Increase activity, and development in new areas can potentially alter the patterns. Impacts may be significant and will be analyzed in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

New development under the General Plan will create a need for new roads, trails, and paths to be designed throughout the City. Hazardous design features can negatively affect the circulation system, and place risks its users. Increased number of design features may increase these hazards within the Planning Area. Impacts may be significant and will be analyzed in the EIR.

- e) Result in inadequate emergency access?**

The General Plan will support growth in population and infrastructure throughout the Planning Area. The new layout of the City will need to be accessible in case of any emergency, and efficient access to important to safety of all people. Changes in the built environment under the General Plan may affect access during emergencies. Impacts may be significant and will be analyzed in the EIR.

- f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

The City of Coachella has existing multi-modal transportation infrastructure. Development under the General Plan can affect existing transportation systems and adopted plans, policies, or programs. Impacts may be significant and will be analyzed in the EIR.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

The Planning Area is under the jurisdiction of the Colorado River Regional Water Quality Control Board (CRRWQB) that outlines treatment requirements within the Coachella Valley, including the City of Coachella. The growth and development under the General Plan will increase the amount of wastewater treatment that will be regulated by the CRRWQB, and could exceed treatment requirements. Impacts may be significant and will be analyzed in the EIR.

- 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?**

The Coachella Sanitary District's sole Wastewater Treatment Plant (WWTP) is located in the southern most portion of the City on 54th Avenue. The existing plan services the existing City population of 40,000. The population growth under the General Plan is expected to exceed 100,000 by 2035. Because of population growth, wastewater treatment facilities will need to expand, or be added, to reach a capacity that facilitates expected growth. The construction of these facilities could have environmental impacts. Impacts may be significant and will be analyzed in the EIR.

- d) **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?**

Under the General Plan new development and population increased are expected. With this increase comes need for new facilities to maintain proper service levels for water drainage systems. The construction of the new, or expanded, facilities can potentially affect the existing environment. Impacts may be significant and will be analyzed in the EIR.

- e) **Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?**

The majority of the City of Coachella's domestic water service is provided through the Coachella Municipal Water Department, with the unincorporated areas being served by the Coachella Valley Water District (CVWD). The City's water source comes from underground aquifers with four wells that are owned and operated by the City. The increased population, development, and activity under the General Plan will also increase demand on water supplies. Increase water

supply could have environmental effects. Impacts may be significant and will be analyzed in the EIR.

- f) 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?**

The Coachella Valley Water District (CVWD) provides wastewater treatment to the City of Coachella. The capacity of the treatment plant is currently at 45%, and has existing capacity to serve the City of Coachella and Sphere's influence's growth. The build out projections for the CVWD treatment plants is 55-60 years, which lies beyond the growth under the General Plan Update 2035. Though development under the General Plan will not exceed existing capacity, the increase of wastewater would contribute to the projected build out year. Impacts are anticipated to be less than significant.

- g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Two landfills in Riverside County serve the City, the Lamb Canyon Landfill and Badlands Landfill. The 2012 estimated closure dates for the Lamb Canyon Landfill and the Badlands Landfill are 2021 and 2024, respectively. These dates are exceeded by the General Plan time line and could affect the permitted capacity to accommodate the Planning Areas solid waste disposal. Impacts may be significant and will be analyzed in the EIR.

- h) Comply with federal, state, and local statutes and regulation related to solid waste?**

The Planning Area of the General Plan will need to meet multiple regulations to comply with the California Integrated Waste Management Act, California Integrated Waste Management Board Model Ordinance, and Riverside County Integrated Waste Management Plan. The growth under the General Plan will increase solid waste within the Planning Area that will need to comply with federal, state, and local statutes. Impacts may be significant and will be analyzed in the EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project 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?**

The City of Coachella is located next to vast areas of where multiple habitats are able to self-sustain life cycles. The close proximity of the City, its sphere of influence, and fish or wildlife creates could create a conflict of species, causing environmental pressures that could result in loss of numbers. The increased development under the General Plan could contribute to species stressors creating adverse effects. Impacts may be significant and will be analyzed in the EIR.

- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable**

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

The General Plan Update plans for incremental growth and development for the City of Coachella through 2035. The former and future growth outside of the project timeline contributes to a growing cityscape and population within the City and its sphere of influence. Because the General Plan is very comprehensive, and covers many aspects of growth and change, there is potential that the impacts may be cumulatively considerable. Impacts may be significant and will be analyzed in the EIR.

d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

The General Plan will affect a number of people from residents and visitors, to business owners and workers within the City. Because of the size and scope of the development under the General Plan, there may be adverse effects on human beings. Impacts may be significant and will be analyzed in the EIR.